

Our proposed Housing and Business Choice Plan Change 14

Summary of Original and Further Submissions by Category

18/09/2023

Introduction

Submission Number	Further Submission No	Position	Decision Requested	FS Position
David McLauchlan/ #653.6		Seek Amendment	Have the outer areas zoned RMDZ deferred.	
Christchurch City Council/ #751.1		Seek Amendment	Please see attached documentation.	
Christchurch City Council/751.1	Daniel Crawford/ #FS2033.2	Seek Amendment	Please see attached documentation. Please see attached documentation.	Oppose
Christchurch City Council/751.1	Anne Dingwall/ #FS2037.823	Seek Amendment	Please see attached documentation. Please see attached documentation.	Support
Christchurch City Council/751.1	Lyttelton Port Company Limited/ #FS2054.2	Seek Amendment	Please see attached documentation. Please see attached documentation.	Oppose
Christchurch City Council/751.1	Kāinga Ora/ #FS2082.500	Seek Amendment	Please see attached documentation. Please see attached documentation.	Support
The Catholic Diocese of Christchurch / #823.1		Support	Retain 1.3.4.2.e as notified.	
The Catholic Diocese of Christchurch /823.1	Anne Dingwall/ #FS2037.1233	Support	Retain 1.3.4.2.e as notified. PC14 proposes explanatory text regarding the potential infrastructure constraints for development that is enabled by the District Plan and PC14. The submitter considers this text is ultimately helpful to readers of the District Plan but is concerned at this possibility eventuating.	Oppose
The Catholic Diocese of Christchurch /823.1	Carter Group Limited/ #FS2045.174	Support	Retain 1.3.4.2.e as notified. PC14 proposes explanatory text regarding the potential infrastructure constraints for development that is enabled by the District Plan and PC14. The submitter considers this text is ultimately helpful to readers of the District Plan but is concerned at this possibility eventuating.	Support
The Catholic Diocese of Christchurch /823.1	Kāinga Ora/ #FS2082.1086	Support	Retain 1.3.4.2.e as notified. PC14 proposes explanatory text regarding the potential infrastructure constraints for development that is enabled by the District Plan and PC14. The submitter considers this text is ultimately helpful to readers of the District Plan but is concerned at this possibility eventuating.	Seek Amendment
Anne Dingwall/ #1089.3		Seek Amendment	Clarify point of legal effect.	
Anne Dingwall/1089.3	Anne Dingwall/ #FS2037.654	Seek Amendment	Clarify point of legal effect. Next steps for our plan changes:glaring error in penultimate sentence of para 3 (rh column) which should say'... be March / April 2024.'potential confusion between final sentence 'All heritage-related controls...immediate legal effect upon notification ...' and in Decision-making processstep 6 'By April 2024 ... and Heritage Plan Change become operative'Decision-making process: there is also a need to clarify step 5 – the Ministerfor the Environment does not make the final decision for disputed PC 13heritage matters.	Support
Anne Dingwall/1089.3	Carter Group Limited/ #FS2045.158	Seek Amendment	Clarify point of legal effect. Next steps for our plan changes:glaring error in penultimate sentence of para 3 (rh column) which should say'... be March / April 2024.'potential confusion between final sentence 'All heritage-related controls...immediate legal effect upon notification ...' and in Decision-making processstep 6 'By April 2024 ... and Heritage Plan Change become operative'Decision-making process: there is also a need to clarify step 5 – the Ministerfor the Environment does not make the final decision for disputed PC 13heritage matters.	Oppose

Introduction > Statutory Context > The Relationship with Other Plans and Documents

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Lendlease Limited/ #855.5		Support	Retain changes to 1.3.4.2 as notified.	

Introduction > Statutory Context > The Relationship with Other Plans and Documents > Long Term Plan, the 3 Year Plan and Annual Plan

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Clare Marshall/ #268.13		Seek Amendment	Plans need to be made with climate change in mind.	
Rob Harris/ #270.13		Seek Amendment	Seek amendment [to Chapter 1 to provide a buffer around areas with known heritage value]	
Carter Group Limited/ #814.1		Support	Retain 1.3.4.2 as notified.	
Carter Group Limited/814.1	Catholic Diocese of Christchurch/ #FS2044.160	Support	Retain 1.3.4.2 as notified. PC14 proposes explanatory text regarding the potential infrastructure constraints for development that is enabled by the District Plan and PC14. The submitter considers this text is ultimately helpful to readers of the District Plan but is concerned at this possibility eventuating	Oppose
Carter Group Limited/814.1	Kauri Lodge Rest Home 2008 Limited/ #FS2059.34	Support	Retain 1.3.4.2 as notified. PC14 proposes explanatory text regarding the potential infrastructure constraints for development that is enabled by the District Plan and PC14. The submitter considers this text is ultimately helpful to readers of the District Plan but is concerned at this possibility eventuating	Support
Carter Group Limited/814.1	Kāinga Ora/ #FS2082.831	Support	Retain 1.3.4.2 as notified. PC14 proposes explanatory text regarding the potential infrastructure constraints for development that is enabled by the District Plan and PC14. The submitter considers this text is ultimately helpful to readers of the District Plan but is concerned at this possibility eventuating	Seek Amendment

Abbreviations and Definitions

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.1		Support	[Retain new and amended abbreviations and definitions]	
Environment Canterbury / Canterbury Regional Council/689.1	Anne Dingwall/ #FS2037.1023	Support	[Retain new and amended abbreviations and definitions] [T]hey are consistent with the CRPS and give effect to national direction	Support

Abbreviations and Definitions > Definitions List

Submission Number	Further Submission No	Position	Decision Requested	FS Position
South Shore Resident's Association (SSRA) / #380.5		Seek Amendment	[That] "development" and "intensification" [have] clear and robust definition/s.	
James Carr/ #519.25		Seek Amendment	seeks to amend the height limits in the Central City zones to allow exemptions for spires, domes, sculptural caphouses or other architectural features [etc.] that add visual interest to the skyline without adding bulk or significant shading.	
James Harwood/ #571.12		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan includes associated definitions	
Analijia Thomas/ #615.8		Support	Seek that the council retains the tree canopy requirement and contributions plan [as it relates to the associated definitions]	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.3		Seek Amendment	[Regarding the definitions that relate to Chapter 9.3 Historic heritage] amend the provisions to enable Rāpaki Rūnanga to develop ancestral land within its takiwā to give effect to section 6 (e) of the RMA; and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA.	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.3	Anne Dingwall/ #FS2037.996	Seek Amendment	<p>[Regarding the definitions that relate to Chapter 9.3 Historic heritage] amend the provisions to enable Rāpaki Rūnanga to develop ancestral land within its takiwā to give effect to section 6 (e) of the RMA; and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA.</p> <p>Rāpaki Rūnanga is concerned that their development aspirations for their whenua, particularly papakainga/ kāinga nohoanga could be further constrained through the introduction of additional heritage related provisions, which includes the introduction of additional rules for activities undertaken within prescribed heritage areas as well as more built form standards. Further, Rāpaki Rūnanga are concerned that the heritage provisions are ethnocentric and do not provide for a Ngāi Tahu worldview.</p> <p>Whilst it is acknowledged that future collaboration between Mahaanui Kurataiao and Council is proposed to enable papakainga/ kāinga nohoanga within the district, at this time the scope/extent of the proposed changes and timeframe for undertaking these future changes is uncertain. As such, Rāpaki seeks certainty that these proposed plan changes will not further restrict rūnanga led development.</p> <p>[T]hese changes are necessary to:</p>	Support

			<ul style="list-style-type: none"> Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; Take into account the relevant iwi management plan namely: ▪ Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and Consequently, discharge the councils' duties under s32 of the RMA. 	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.3	Kāinga Ora/ #FS2082.454	Seek Amendment	<p>[Regarding the definitions that relate to Chapter 9.3 Historic heritage] amend the provisions to enable Rāpaki Rūnanga to develop ancestral land within its takiwā to give effect to section 6 (e) of the RMA; and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA.</p> <p>Rāpaki Rūnanga is concerned that their development aspirations for their whenua, particularly papakainga/ kāinga nohoanga could be further constrained through the introduction of additional heritage related provisions, which includes the introduction of additional rules for activities undertaken within prescribed heritage areas as well as more built form standards. Further, Rāpaki Rūnanga are concerned that the heritage provisions are ethnocentric and do not provide for a Ngāi Tahu worldview.</p> <p>Whilst it is acknowledged that future collaboration between Mahaanui Kurataiao and Council is proposed to enable papakainga/ kāinga nohoanga within the district, at this time the scope/extent of the proposed changes and timeframe for undertaking these future changes is uncertain. As such, Rāpaki seeks certainty that these proposed plan changes will not further restrict rūnanga led development.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; Take into account the relevant iwi management plan namely: ▪ Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Christchurch City Council/ #751.4		Seek Amendment	<p>Remove [all definitions that relate to the] Meadowlands Exemplar overlay:</p> <ul style="list-style-type: none"> Context and sight analysis (meadowlands) Future development allotment (meadowlands) Neighbourhood plan (meadowlands) 	
Christchurch City Council/751.4	Anne Dingwall/ #FS2037.826	Seek Amendment	<p>Remove [all definitions that relate to the] Meadowlands Exemplar overlay:</p> <ul style="list-style-type: none"> Context and sight analysis (meadowlands) Future development allotment (meadowlands) Neighbourhood plan (meadowlands) <p>These definitions are no longer required with the Meadowland Exemplar Overlay not being carried over from the Operative District Plan.</p>	Support
Christchurch City Council/751.4	Andrew Mactier/ #FS2066.1	Seek Amendment	<p>Remove [all definitions that relate to the] Meadowlands Exemplar overlay:</p> <ul style="list-style-type: none"> Context and sight analysis (meadowlands) Future development allotment (meadowlands) Neighbourhood plan (meadowlands) <p>These definitions are no longer required with the Meadowland Exemplar Overlay not being carried over from the Operative District Plan.</p>	Support
Lendlease Limited/ #855.6		Seek Amendment	<p>Amend the definition of "Commercial Centre" to include reference to the "Metropolitan Centre Zone", as follows:</p>	

			Commercial Centre means the city centre, metropolitan centres, town centres, local centres, neighbourhood centres and large format centres zoned City Centre, Metropolitan Centre, Town Centre, Local Centre, Neighbourhood Centre, Commercial Banks Peninsula and Large Format Retail zone.	
Lendlease Limited/855.6	Kāinga Ora/ #FS2082.790	Seek Amendment	<p>Amend the definition of “Commercial Centre” to include reference to the “Metropolitan Centre Zone”, as follows:</p> <p>Commercial Centre means the city centre, metropolitan centres, town centres, local centres, neighbourhood centres and large format centres zoned City Centre, Metropolitan Centre, Town Centre, Local Centre, Neighbourhood Centre, Commercial Banks Peninsula and Large Format Retail zone.</p> <p>The submitter seeks that the Hornby Commercial Core is rezoned “Metropolitan Centre Zone”. A consequential change is required to the definition of “Commercial Centre” to include reference to the “Metropolitan Centre Zone”.</p>	Support
Lendlease Limited/855.6	Vaughan Smith/ #FS2090.29	Seek Amendment	<p>Amend the definition of “Commercial Centre” to include reference to the “Metropolitan Centre Zone”, as follows:</p> <p>Commercial Centre means the city centre, metropolitan centres, town centres, local centres, neighbourhood centres and large format centres zoned City Centre, Metropolitan Centre, Town Centre, Local Centre, Neighbourhood Centre, Commercial Banks Peninsula and Large Format Retail zone.</p> <p>The submitter seeks that the Hornby Commercial Core is rezoned “Metropolitan Centre Zone”. A consequential change is required to the definition of “Commercial Centre” to include reference to the “Metropolitan Centre Zone”.</p>	Support
Lendlease Limited/ #855.8		Seek Amendment	The submitter requests Council amend the definition of “Commercial Zones” to include reference to the “Metropolitan Centre Zone”, as follows: Commercial Zones means the following zones: Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone, Commercial Banks Peninsula Zone, Large Format Retail Zone, Commercial Office Zone, Mixed Use Zone, Metropolitan Centre Zone, City Centre Zone, Central City Mixed Use Zone and Central City Mixed Use (South Frame) Zone.	
Lendlease Limited/855.8	Kāinga Ora/ #FS2082.792	Seek Amendment	The submitter requests Council amend the definition of “Commercial Zones” to include reference to the “Metropolitan Centre Zone”, as follows: Commercial	Support

			Zones means the following zones: Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone, Commercial Banks Peninsula Zone, Large Format Retail Zone, Commercial Office Zone, Mixed Use Zone, Metropolitan Centre Zone, City Centre Zone, Central City Mixed Use Zone and Central City Mixed Use (South Frame) Zone. Consequential change is required to the definition of "Commercial Zones" to include reference to the "Metropolitan Centre Zone" as requested in the submission point.	
Lendlease Limited/855.8	Vaughan Smith/ #FS2090.30	Seek Amendment	The submitter requests Council amend the definition of "Commercial Zones" to include reference to the "Metropolitan Centre Zone", as follows: Commercial Zones means the following zones: Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone, Commercial Banks Peninsula Zone, Large Format Retail Zone, Commercial Office Zone, Mixed Use Zone, Metropolitan Centre Zone, City Centre Zone, Central City Mixed Use Zone and Central City Mixed Use (South Frame) Zone. Consequential change is required to the definition of "Commercial Zones" to include reference to the "Metropolitan Centre Zone" as requested in the submission point.	Support
Lendlease Limited/ #855.9		Seek Amendment	Amend the definition of "Habitable room" as follows: Habitable room means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, home office or other room specified in the District Plan to be a similarly occupied room.	
Lendlease Limited/ #855.10		Seek Amendment	Amend the definition of "Human scale" to remove the words "and lower building heights", as follows: Human scale means incorporating dimensions that result in smaller built components and lower building heights, with attention to the human experience from eye level, relative to the physical size of a person.	
Lendlease Limited/855.10	Chapman Tripp/ #FS2063.167	Seek Amendment	Amend the definition of "Human scale" to remove the words "and lower building heights", as follows: Human scale means incorporating dimensions that result in smaller built components and lower building heights, with attention to the human experience from eye level, relative to the physical size of a person. While the submitter recognises that the term "human scale" needs to be read in the context of the policies that apply, the inclusion of the words "and lower building heights" implies that a reduction in building height, below that permitted by the plan could be necessary to achieve "human scale". Such an outcome would run counter to the requirements of Policy 3 of the NPS-UD and is not supported. Amendments are therefore required to this definition to remove the words "and lower building heights".	Support
Lendlease Limited/855.10	Chapman Tripp/ #FS2064.161	Seek Amendment	Amend the definition of "Human scale" to remove the words "and lower building heights", as follows: Human scale means incorporating dimensions that result in smaller built components and lower building heights, with attention to the human experience from eye level, relative to the physical size of a person. While the submitter recognises that the term "human scale" needs to be read in the context of the policies that apply, the inclusion of the words "and lower building heights" implies that a reduction in building height, below that permitted by the plan could be necessary to achieve "human scale". Such an outcome would run counter to the requirements of Policy 3 of the NPS-UD and is not supported. Amendments are therefore required to this definition to remove the words "and lower building heights".	Seek Amendment
Lendlease Limited/ #855.11		Seek Amendment	Amend the definition of "Key Activity Centres" to include reference to the "Metropolitan Centre Zone", as follows: Key Activity Centres means.....The key activity centre in each location is land zoned either Metropolitan Centre, Town Centre or Local Centre Zone.	
Lendlease Limited/855.11	Kāinga Ora/ #FS2082.793	Seek Amendment	Amend the definition of "Key Activity Centres" to include reference to the "Metropolitan Centre Zone", as follows: Key Activity Centres means.....The key activity centre in each location is land zoned either Metropolitan Centre, Town Centre or Local Centre Zone. Consequential change is required to the definition of "Key Activity Centres" to include reference to the "Metropolitan Centre Zone"	Support
Lendlease Limited/855.11	Vaughan Smith/ #FS2090.31	Seek Amendment	Amend the definition of "Key Activity Centres" to include reference to the "Metropolitan Centre Zone", as follows: Key Activity Centres means.....The key activity centre in each location is land zoned either Metropolitan Centre, Town Centre or Local Centre Zone. Consequential change is required to the definition of "Key Activity Centres" to include reference to the "Metropolitan Centre Zone"	Support
Lendlease Limited/ #855.12		Seek Amendment	Insert a new definition of Metropolitan Centre as follows: Metropolitan Centre means areas used predominantly for a broad range of commercial, community, recreational and residential activities. The zone is a focal point for sub-regional urban catchments. The Metropolitan Centre zone includes the Key Activity Centres at Hornby, [other].	
Lendlease Limited/855.12	Kāinga Ora/ #FS2082.794	Seek Amendment	Insert a new definition of Metropolitan Centre as follows: Metropolitan Centre means areas used predominantly for a broad range of commercial, community, recreational and residential activities. The zone is a focal point for sub-regional urban catchments. The Metropolitan Centre zone includes the Key Activity Centres at Hornby, [other]. The submitter seeks that the Hornby Commercial Core is rezoned "Metropolitan Centre Zone". Consistent with the proposed definitions for other centres, a definition of "Metropolitan Centre" is required to align with the description provided within the NPS. While Lendlease has identified that Hornby functions as a Metropolitan Centre, other large Town Centres, such as Riccarton and Papanui, may also meet the status of a Metropolitan Centre and should be identified in the definition.	Support
Lendlease Limited/ #855.13		Seek Amendment	Amend the definition of Town Centre as follows and provide for any other consequential amendments.	

			<p>Town Centre means areas used predominantly for:</p> <ul style="list-style-type: none"> • in smaller urban areas, a range of commercial, community, recreational and residential activities. • in larger urban areas, a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs. <p>The Town Centre zones includes the centres at Belfast/Northwood, Eastgate/Linwood, Hornby, North Halswell, Papanui/Northlands, Riccarton, Shirley /Palms.</p>	
Lendlease Limited/855.13	Kāinga Ora/ #FS2082.795	Seek Amendment	<p>Amend the definition of Town Centre as follows and provide for any other consequential amendments.</p> <p>Town Centre means areas used predominantly for:</p> <ul style="list-style-type: none"> • in smaller urban areas, a range of commercial, community, recreational and residential activities. • in larger urban areas, a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs. <p>The Town Centre zones includes the centres at Belfast/Northwood, Eastgate/Linwood, Hornby, North Halswell, Papanui/Northlands, Riccarton, Shirley /Palms.</p> <p>The definition of Town Centre does not align with the description of the NPS. Aligning the definition of a with the description in the National Planning Standards will ensure that the proposal is consistent with this framework. It will also ensure that stakeholders, such as developers, residents, and businesses, have a clear understanding of what is meant by this term. This will reduce confusion and improve a consistent application of the District Plan. Lendlease seeks that the Hornby Commercial Core is rezoned "Metropolitan Centre Zone". A consequential change is required to the definition of "Town Centre" to delete the reference to Hornby</p>	Support
Lendlease Limited/ #855.14		Seek Amendment	<p>Amend the definition of Neighbourhood Centre, as follows:</p> <p>Means the areas zoned Neighbourhood Centre Areas used predominantly for small-scale commercial and community activities that service the needs of their immediate residential neighbourhood.</p>	
Lendlease Limited/855.14	Kāinga Ora/ #FS2082.796	Seek Amendment	<p>Amend the definition of Neighbourhood Centre, as follows:</p> <p>Means the areas zoned Neighbourhood Centre Areas used predominantly for small-scale commercial and community activities that service the needs of their immediate residential neighbourhood.</p> <p>Amendments are required to the definition of Neighbourhood Centre to ensure that it aligns with the description of the NPS.</p>	Support
Lendlease Limited/ #855.15		Seek Amendment	<p>Amend the definition of Local Centre, as follows:</p> <p>means: Areas used predominantly for a range of commercial and community activities that service the needs of the residential catchment.</p> <p>Includes the Local Centre zone at Addington, Avonhead, Beckenham, Bishopdale, Colombo/Beaumont, Cranford, Edgware, Fendalton, Ferrymead, Halswell, Hillmorton, Ilam/Clyde, Merivale, New Brighton, Northwest Belfast, Parklands, Prestons, Redcliffs, Richmond, Linwood Village, Barrington, St Martins, Sumner, Sydenham North, Sydenham South, Wairakei/Greens Road, Wigram, Woolston and Yaldhurst; and the Commercial Banks Peninsula Zone at Lyttelton and Akaroa.</p>	
Lendlease Limited/855.15	Chapman Tripp/ #FS2063.168	Seek Amendment	<p>Amend the definition of Local Centre, as follows:</p> <p>means: Areas used predominantly for a range of commercial and community activities that service the needs of the residential catchment.</p>	Seek Amendment

			Includes the Local Centre zone at Addington, Avonhead,Beckenham, Bishopdale, Colombo/Beaumont, Cranford,Edgware, Fendalton, Ferrymead, Halswell, Hillmorton,Ilam/Clyde, Merivale, New Brighton, Northwest Belfast,Parklands, Prestons, Redcliffs, Richmond, LinwoodVillage, Barrington, St Martins, Sumner, SydenhamNorth, Sydenham South, Wairakei/Greers Road,Wigram, Woolston and Yaldhurst;andthe Commercial Banks Peninsula Zone at Lyttelton andAkaroa. Amendments are required to the definition of LocalCentre to ensure that it aligns with the description ofthe NPS.	
Lendlease Limited/855.15	Chapman Tripp/ #FS2064.162	Seek Amendment	Amend the definition of Local Centre, as follows: means:Areas used predominantly for a range of commercial andcommunity activities that service the needs of theresidential catchment. Includes the Local Centre zone at Addington, Avonhead,Beckenham, Bishopdale, Colombo/Beaumont, Cranford,Edgware, Fendalton, Ferrymead, Halswell, Hillmorton,Ilam/Clyde, Merivale, New Brighton, Northwest Belfast,Parklands, Prestons, Redcliffs, Richmond, LinwoodVillage, Barrington, St Martins, Sumner, SydenhamNorth, Sydenham South, Wairakei/Greers Road,Wigram, Woolston and Yaldhurst;andthe Commercial Banks Peninsula Zone at Lyttelton andAkaroa. Amendments are required to the definition of LocalCentre to ensure that it aligns with the description ofthe NPS.	Seek Amendment
Lendlease Limited/855.15	Kāinga Ora/ #FS2082.797	Seek Amendment	Amend the definition of Local Centre, as follows: means:Areas used predominantly for a range of commercial andcommunity activities that service the needs of theresidential catchment. Includes the Local Centre zone at Addington, Avonhead,Beckenham, Bishopdale, Colombo/Beaumont, Cranford,Edgware, Fendalton, Ferrymead, Halswell, Hillmorton,Ilam/Clyde, Merivale, New Brighton, Northwest Belfast,Parklands, Prestons, Redcliffs, Richmond, LinwoodVillage, Barrington, St Martins, Sumner, SydenhamNorth, Sydenham South, Wairakei/Greers Road,Wigram, Woolston and Yaldhurst;andthe Commercial Banks Peninsula Zone at Lyttelton andAkaroa. Amendments are required to the definition of LocalCentre to ensure that it aligns with the description ofthe NPS.	Support
Lendlease Limited/ #855.16		Seek Amendment	Amend the definition of large format centre, as follows: Large format centre retail zone Means areas used predominantly for commercial,community, recreational and residential activities. Includes those commercial centres at MoorhouseAvenue, Shirley Homebase, Tower Junction, NorthlinkPapanui, SupaCenta Belfast and Chappie Place Hornbyzoned Large Format Retail Zone on the planning maps.	
Danne Mora Limited/ #903.17		Oppose	Delete definitions of “Context and site analysis”, “Future development allotment” and “Neighbourhood Plan”	
New Zealand Police/ #2005.2		Support	Retain as notified	

Abbreviations and Definitions > Definitions List > A

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.1		Support	[Retain the proposed] definition of alteration.	
Heritage New Zealand Pouhere Taonga (HNZPT) /193.1	Anne Dingwall/ #FS2037.269	Support	[Retain the proposed] definition of alteration. HNZPT supports these changes which strengthen andsimplify the definition of alteration. We consider this to bebeneficial in terms of reducing ambiguity and providingclear and concise guidance for users.	Support
ChristchurchNZ/ #760.29		Seek Amendment	Add a new definition for 'Accessible residential units' as follows: “For the purposes of the Mixed Use Zone(Sydenham and Waltham), means:A residential unit that is located, constructed,and configured to allow for people of all agesand abilities to move freely and independently,and meet their functional requirements, to andwithin the unit”	
ChristchurchNZ/760.29	Kāinga Ora/ #FS2082.537	Seek Amendment	Add a new definition for 'Accessible residential units' as follows: “For the purposes of the Mixed Use Zone(Sydenham and Waltham), means:A	Oppose

			<p>residential unit that is located, constructed, and configured to allow for people of all ages and abilities to move freely and independently, and meet their functional requirements, to and within the unit"</p> <p>Provisions for the Mixed Use Zone (Comprehensive Housing Precinct) seek to introduce a requirement for a minimum proportion of new residential units to be accessible. We strongly support this provision and believe that it is both necessary to ensure that satisfactory housing options are available for people at all ages and abilities. We note that whilst some residential house builders are including accessible units in their developments, it is still not sufficient to meet needs. We also note our experience that including accessibly designed units in a development does not materially affect commercial feasibility but rather can improve marketability.</p> <p>Throughout the PC14 provisions, the term 'accessible residential unit' is included and shown in green but there is no corresponding definition included. This should be remedied to improve plan clarity consistent with Objective 3.3.2.</p>	
ChristchurchNZ/ #760.30		Seek Amendment	Add a new definition for 'Apartment building' as follows: "For the purposes of the Mixed Use Zone (Sydenham and Waltham), means: A residential building that contains two or more residential units where those units are aligned vertically one on top of the other" .	
ChristchurchNZ/760.30	Kāinga Ora/ #FS2082.538	Seek Amendment	Add a new definition for 'Apartment building' as follows: "For the purposes of the Mixed Use Zone (Sydenham and Waltham), means: A residential building that contains two or more residential units where those units are aligned vertically one on top of the other" . To provide greater clarity to the intent of the definition.	Oppose
Carter Group Limited/ #814.2		Oppose	Oppose the new definition of Accessory Building. Amend to original definition.	
Carter Group Limited/814.2	Kāinga Ora/ #FS2082.832	Oppose	Oppose the new definition of Accessory Building. Amend to original definition. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density Residential zones. This will provide conflict between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications. For example, attached accessory buildings may require consent where they would otherwise be permitted in other zones (e.g. attached garages, solar heating devices, etc).	Seek Amendment
Carter Group Limited/ #814.3		Oppose	Oppose this definition of Alteration. Amend to original definition.	
Carter Group Limited/814.3	Heritage New Zealand Pouhere Taonga/ #FS2051.1	Oppose	Oppose this definition of Alteration. Amend to original definition. The definition has the effect of meaning that any change, modification or addition to a heritage item, heritage setting or heritage fabric, or a building in a heritage area will constitute an 'alteration' and trigger corresponding rules and consent requirements, irrespective of whether it impacts on heritage fabric. This will create unnecessary, costly and inefficient consent requirements, and provide no benefits irrespective of heritage.	Oppose
Carter Group Limited/814.3	Kāinga Ora/ #FS2082.833	Oppose	Oppose this definition of Alteration. Amend to original definition. The definition has the effect of meaning that any change, modification or addition to a heritage item, heritage setting or heritage fabric, or a building in a heritage area will constitute an 'alteration' and trigger corresponding rules and consent requirements, irrespective of whether it impacts on heritage fabric. This will create unnecessary, costly and inefficient consent requirements, and provide no benefits irrespective of heritage.	Seek Amendment
The Catholic Diocese of Christchurch / #823.2		Oppose	Definition of 'Accessory building'. Retain status quo.	
The Catholic Diocese of Christchurch /823.2	Anne Dingwall/ #FS2037.1234	Oppose	Definition of 'Accessory building'. Retain status quo. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density Residential zones. This will provide conflict between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications. For example, attached accessory buildings may require consent where they would otherwise be permitted in other zones (e.g. attached garages, solar heating devices, etc).	Oppose
The Catholic Diocese of Christchurch /823.2	Carter Group Limited/ #FS2045.175	Oppose	Definition of 'Accessory building'. Retain status quo. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density Residential zones. This will provide conflict between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications. For example, attached accessory buildings may require consent where they would otherwise be permitted in other zones (e.g. attached garages, solar heating devices, etc).	Support
The Catholic Diocese of Christchurch /823.2	Kāinga Ora/ #FS2082.1087	Oppose	Definition of 'Accessory building'. Retain status quo. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density Residential zones. This will provide conflict between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications. For example, attached accessory buildings may require consent where they would otherwise be permitted in other zones (e.g. attached garages, solar heating devices, etc).	Seek Amendment
The Catholic Diocese of Christchurch / #823.3		Oppose	Definition of 'Alteration". Retain status quo.	
The Catholic Diocese of Christchurch /823.3	Anne Dingwall/ #FS2037.1235	Oppose	Definition of 'Alteration". Retain status quo. The definition has the effect of meaning that any change, modification or addition to a heritage item, heritage setting or heritage fabric, or a building in a heritage area will	Oppose

			constitute an 'alteration' and trigger corresponding rules and consent requirements, irrespective of whether it impacts on heritage fabric. This will create unnecessary, costly and inefficient consent requirements, and provide no benefits in respect of heritage.	
The Catholic Diocese of Christchurch /823.3	Carter Group Limited/ #FS2045.176	Oppose	Definition of 'Alteration". Retain status quo. The definition has the effect of meaning that any change, modification or addition to a heritage item, heritage setting or heritage fabric, or a building in a heritage area will constitute an 'alteration' and trigger corresponding rules and consent requirements, irrespective of whether it impacts on heritage fabric. This will create unnecessary, costly and inefficient consent requirements, and provide no benefits in respect of heritage.	Support
The Catholic Diocese of Christchurch /823.3	Heritage New Zealand Pouhere Taonga/ #FS2051.2	Oppose	Definition of 'Alteration". Retain status quo. The definition has the effect of meaning that any change, modification or addition to a heritage item, heritage setting or heritage fabric, or a building in a heritage area will constitute an 'alteration' and trigger corresponding rules and consent requirements, irrespective of whether it impacts on heritage fabric. This will create unnecessary, costly and inefficient consent requirements, and provide no benefits in respect of heritage.	Oppose
The Catholic Diocese of Christchurch /823.3	Kāinga Ora/ #FS2082.1088	Oppose	Definition of 'Alteration". Retain status quo. The definition has the effect of meaning that any change, modification or addition to a heritage item, heritage setting or heritage fabric, or a building in a heritage area will constitute an 'alteration' and trigger corresponding rules and consent requirements, irrespective of whether it impacts on heritage fabric. This will create unnecessary, costly and inefficient consent requirements, and provide no benefits in respect of heritage.	Seek Amendment
Carter Group Limited / #824.15		Seek Amendment	amend definition of alteration to the status quo [inferred amend to operative plan definition]	
Church Property Trustees / #825.1		Oppose	[Retain status quo with regard to the definition of 'Alteration'].	
Church Property Trustees /825.1	Anne Dingwall/ #FS2037.1225	Oppose	[Retain status quo with regard to the definition of 'Alteration']. The definition has the effect of meaning that any change, modification or addition to a heritage item, heritage setting or heritage fabric, or a building in a heritage area will constitute an 'alteration' and trigger corresponding rules and consent requirements, irrespective of whether it impacts on heritage fabric. This will create unnecessary, costly and inefficient consent requirements, and provide no benefits in respect of heritage.	Oppose
Church Property Trustees /825.1	Heritage New Zealand Pouhere Taonga/ #FS2051.3	Oppose	[Retain status quo with regard to the definition of 'Alteration']. The definition has the effect of meaning that any change, modification or addition to a heritage item, heritage setting or heritage fabric, or a building in a heritage area will constitute an 'alteration' and trigger corresponding rules and consent requirements, irrespective of whether it impacts on heritage fabric. This will create unnecessary, costly and inefficient consent requirements, and provide no benefits in respect of heritage.	Oppose
Daresbury Ltd/ #874.1		Oppose	[Seeks to oppose the] [d]efinition of 'Alteration'	
Daresbury Ltd/874.1	Anne Dingwall/ #FS2037.613	Oppose	[Seeks to oppose the] [d]efinition of 'Alteration' The definition has the effect of meaning that any change, modification or addition to a heritage item, heritage setting or heritage fabric, or a building in a heritage area will constitute an 'alteration' and triggers corresponding rules and consent requirements, irrespective of whether it impacts on heritage fabric. This will create unnecessary, costly and inefficient consent requirements, and provide no benefits in respect of heritage.	Oppose
Daresbury Ltd/874.1	Heritage New Zealand Pouhere Taonga/ #FS2051.4	Oppose	[Seeks to oppose the] [d]efinition of 'Alteration' The definition has the effect of meaning that any change, modification or addition to a heritage item, heritage setting or heritage fabric, or a building in a heritage area will constitute an 'alteration' and triggers corresponding rules and consent requirements, irrespective of whether it impacts on heritage fabric. This will create unnecessary, costly and inefficient consent requirements, and provide no benefits in respect of heritage.	Oppose
Melissa Macfarlane/ #1003.3		Seek Amendment	Amend the definition of 'alteration' to include more examples of changes that would not be considered 'alterations'.	
Cameron Matthews/ #1048.19		Seek Amendment	[Re: definition of 'Alteration of heritage item'] Strike out all rules or parts of rules as they relate to Residential Heritage Areas.	
Cameron Matthews/1048.19	Heritage New Zealand Pouhere Taonga/ #FS2051.5	Seek Amendment	[Re: definition of 'Alteration of heritage item'] Strike out all rules or parts of rules as they relate to Residential Heritage Areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan. [Re: definition of 'Alteration of heritage item'] Strike out all rules or parts of rules as they relate to Residential Heritage Areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.	Oppose

Abbreviations and Definitions > Definitions List > B

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Luke Morreau/ #488.3		Seek Amendment	Requests that Council reviews the method of calculating site coverage/non landscaped areas.	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.2		Seek Amendment	[With respect to the definition of "Building"]: [amend f. to clarify whether this means] the area in plan, or the vertical surface area of a retaining wall.	
Canterbury / Westland Branch of Architectural Designers NZ/685.2	Anne Dingwall/ #FS2037.1106	Seek Amendment	[With respect to the definition of "Building"]: [amend f. to clarify whether this means] the area in plan, or the vertical surface area of a retaining wall.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.2	Kāinga Ora/ #FS2082.346	Seek Amendment	[With respect to the definition of "Building"]: [amend f. to clarify whether this means] the area in plan, or the vertical surface area of a retaining wall.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.3		Seek Amendment	[With respect to the definition of "Building"]: [Amend subclause (o) to clarify] the word 'roofed'. Does 'roofed', for example, include a louvre, pergola or shade sail structure over a deck? Does it include bike parkspaces? Does it include stormwater attenuation tanks?	
Canterbury / Westland Branch of Architectural Designers NZ/685.3	Anne Dingwall/ #FS2037.1107	Seek Amendment	[With respect to the definition of "Building"]: [Amend subclause (o) to clarify] the word 'roofed'. Does 'roofed', for example, include a louvre, pergola or shade sail structure over a deck? Does it include bike parkspaces? Does it include stormwater attenuation tanks?	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.3	Kāinga Ora/ #FS2082.347	Seek Amendment	[With respect to the definition of "Building"]: [Amend subclause (o) to clarify] the word 'roofed'. Does 'roofed', for example, include a louvre, pergola or shade sail structure over a deck? Does it include bike parkspaces? Does it include stormwater attenuation tanks?	Oppose
Mitchell Coll/ #720.2		Seek Amendment	Seek amendment to Building definition sub clause (f) to clarify if referring to plan area or vertical surface area.	
Mitchell Coll/ #720.3		Seek Amendment	Seeks amendment of subclause (o) of the "Building" definition to clarify what roof includes within the definition.	
Christchurch City Council/ #751.5		Seek Amendment	<ol style="list-style-type: none"> 1. Amend [definition of] Building Base as follows: In respect to the City Centre and Central City Mixed Use Zones, means any part of any building that is below the maximum permitted height for the building base for that type of building in the zone. 2. Amend [definition of] Building Tower as follows: In respect to the City Centre and Central City Mixed Use Zones, means the part of any building that is above the maximum permitted height for the building base for that type of building in the zone... 	
Christchurch City Council/751.5	Anne Dingwall/ #FS2037.827	Seek Amendment	<ol style="list-style-type: none"> 1. Amend [definition of] Building Base as follows: In respect to the City Centre and Central City Mixed Use Zones, means any part of any building that is below the maximum permitted height for the building base for that type of building in the zone. 2. Amend [definition of] Building Tower as follows: In respect to the City Centre and Central City Mixed Use Zones, means the part of any building that is above the maximum permitted height for the building base for that type of building in the zone... <p>It was intended that the building base would be the part of the building below the base height (either 17m or 28m) and that the tower would be the part above it. At present, the tower is defined as the part of the building above the permitted height (32m or 90m).</p>	Support
Carter Group Limited/ #814.4		Oppose	Oppose definition of Building. Amend to original definition.	
Carter Group Limited/814.4	Kāinga Ora/ #FS2082.834	Oppose	Oppose definition of Building. Amend to original definition. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density Residential zones. This will provide conflict between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications (e.g. for swimming pools, decks, balconies, etc).	Seek Amendment
Carter Group Limited/ #814.5		Oppose	Oppose definition of Building Base. Seek that it is deleted.	
Carter Group Limited/814.5	Kāinga Ora/ #FS2082.835	Oppose	Oppose definition of Building Base. Seek that it is deleted. This definition is opposed to the extent that it relates to the constraint of building heights, in a manner that is inconsistent with the NPS-UD and is not otherwise necessary or appropriate for the purposes of promoting intensification.	Seek Amendment
Carter Group Limited/ #814.6		Oppose	Oppose definition of Building Tower. Seek that it is deleted.	

Carter Group Limited/814.6	Kāinga Ora/ #FS2082.836	Oppose	Oppose definition of Building Tower. Seek that it is deleted. This definition is opposed to the extent that it relates to the constraint of building heights, in a manner that is inconsistent with the NPS-UD and is not otherwise necessary or appropriate for the purposes of promoting intensification.	Seek Amendment
Carter Group Limited/ #814.7		Seek Amendment	Amend the Building Coverage definition such that the term 'building footprint' is marked with reference to the corresponding definition of this term.	
Carter Group Limited/814.7	Kāinga Ora/ #FS2082.837	Seek Amendment	Amend the Building Coverage definition such that the term 'building footprint' is marked with reference to the corresponding definition of this term. The definition refers to 'building footprint' however that term is not coloured/underlined so as to refer to the corresponding definition.	Seek Amendment
Carter Group Limited/ #814.8		Seek Amendment	Amend Building Footprint definition to make clearer.	
Carter Group Limited/814.8	Kāinga Ora/ #FS2082.838	Seek Amendment	Amend Building Footprint definition to make clearer. The definition is not clear, insofar that it refers to 'any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground'.	Seek Amendment
The Catholic Diocese of Christchurch / #823.4		Oppose	Definition 'Building'. Retain status quo.	
The Catholic Diocese of Christchurch /823.4	Anne Dingwall/ #FS2037.1236	Oppose	Definition 'Building'. Retain status quo. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density Residential zones. This will provide conflict between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications (e.g. for swimming pools, decks, balconies, etc).	Oppose
The Catholic Diocese of Christchurch /823.4	Carter Group Limited/ #FS2045.177	Oppose	Definition 'Building'. Retain status quo. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density Residential zones. This will provide conflict between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications (e.g. for swimming pools, decks, balconies, etc).	Support
The Catholic Diocese of Christchurch /823.4	Kāinga Ora/ #FS2082.1089	Oppose	Definition 'Building'. Retain status quo. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density Residential zones. This will provide conflict between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications (e.g. for swimming pools, decks, balconies, etc).	Seek Amendment
The Catholic Diocese of Christchurch / #823.5		Oppose	Definition 'Building Base'. Delete	
The Catholic Diocese of Christchurch /823.5	Anne Dingwall/ #FS2037.1237	Oppose	Definition 'Building Base'. Delete This definition is opposed to the extent that it relates to the constraint of building heights, in a manner that is inconsistent with the NPS-UD and is not otherwise necessary or appropriate for the purposes of promoting intensification.	Oppose
The Catholic Diocese of Christchurch /823.5	Carter Group Limited/ #FS2045.178	Oppose	Definition 'Building Base'. Delete This definition is opposed to the extent that it relates to the constraint of building heights, in a manner that is inconsistent with the NPS-UD and is not otherwise necessary or appropriate for the purposes of promoting intensification.	Support
The Catholic Diocese of Christchurch /823.5	Kāinga Ora/ #FS2082.1090	Oppose	Definition 'Building Base'. Delete This definition is opposed to the extent that it relates to the constraint of building heights, in a manner that is inconsistent with the NPS-UD and is not otherwise necessary or appropriate for the purposes of promoting intensification.	Seek Amendment
The Catholic Diocese of Christchurch / #823.6		Oppose	Definition 'Building Tower'. Delete.	
The Catholic Diocese of Christchurch /823.6	Lydia Shirley/ #FS2010.2	Oppose	Definition 'Building Tower'. Delete. This definition is opposed to the extent that it relates to the constraint of building	Oppose

			heights, in a manner that is inconsistent with the NPS-UD and is not otherwise necessary or appropriate for the purposes of promoting intensification.	
The Catholic Diocese of Christchurch /823.6	Anne Dingwall/ #FS2037.1238	Oppose	Definition 'Building Tower'. Delete. This definition is opposed to the extent that it relates to the constraint of building heights, in a manner that is inconsistent with the NPS-UD and is not otherwise necessary or appropriate for the purposes of promoting intensification.	Oppose
The Catholic Diocese of Christchurch /823.6	Carter Group Limited/ #FS2045.179	Oppose	Definition 'Building Tower'. Delete. This definition is opposed to the extent that it relates to the constraint of building heights, in a manner that is inconsistent with the NPS-UD and is not otherwise necessary or appropriate for the purposes of promoting intensification.	Support
The Catholic Diocese of Christchurch /823.6	Kāinga Ora/ #FS2082.1091	Oppose	Definition 'Building Tower'. Delete. This definition is opposed to the extent that it relates to the constraint of building heights, in a manner that is inconsistent with the NPS-UD and is not otherwise necessary or appropriate for the purposes of promoting intensification.	Seek Amendment
The Catholic Diocese of Christchurch / #823.7		Seek Amendment	Definition 'Building Coverage'. Seek amendment such that the term 'building footprint' is marked with reference to the corresponding definition of this term.	
The Catholic Diocese of Christchurch /823.7	Anne Dingwall/ #FS2037.1239	Seek Amendment	Definition 'Building Coverage'. Seek amendment such that the term 'building footprint' is marked with reference to the corresponding definition of this term. The definition refers to 'building footprint' however that term is not coloured/underlined so as to refer to the corresponding definition.	Oppose
The Catholic Diocese of Christchurch /823.7	Carter Group Limited/ #FS2045.180	Seek Amendment	Definition 'Building Coverage'. Seek amendment such that the term 'building footprint' is marked with reference to the corresponding definition of this term. The definition refers to 'building footprint' however that term is not coloured/underlined so as to refer to the corresponding definition.	Support
The Catholic Diocese of Christchurch /823.7	Kāinga Ora/ #FS2082.1092	Seek Amendment	Definition 'Building Coverage'. Seek amendment such that the term 'building footprint' is marked with reference to the corresponding definition of this term. The definition refers to 'building footprint' however that term is not coloured/underlined so as to refer to the corresponding definition.	Seek Amendment
The Catholic Diocese of Christchurch / #823.8		Seek Amendment	Definition 'Building Footprint'. Seek amendment to provide greater clarity.	
The Catholic Diocese of Christchurch /823.8	Anne Dingwall/ #FS2037.1240	Seek Amendment	Definition 'Building Footprint'. Seek amendment to provide greater clarity. The definition is not clear, insofar that it refers to refers to 'any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground'.	Oppose
The Catholic Diocese of Christchurch /823.8	Carter Group Limited/ #FS2045.181	Seek Amendment	Definition 'Building Footprint'. Seek amendment to provide greater clarity. The definition is not clear, insofar that it refers to refers to 'any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground'.	Support
The Catholic Diocese of Christchurch /823.8	Kāinga Ora/ #FS2082.1093	Seek Amendment	Definition 'Building Footprint'. Seek amendment to provide greater clarity. The definition is not clear, insofar that it refers to refers to 'any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground'.	Seek Amendment
Danne Mora Limited/ #903.19		Support	Retain the definition as notified [Building Coverage]	
Danne Mora Limited/ #903.20		Support	Retain the definition as notified [Building Footprint]	
Davie Lovell-Smith Ltd / #914.3		Support	Retain the Building Coverage definition as notified.	

Davie Lovell-Smith Ltd / #914.4		Support	Retain the Building Footprint definition as notified.	
Ian Cumberpatch Architects Ltd/ #2076.2		Seek Amendment	Seeks further clarification on Subclause (f) [to clarify if (f) is referring to area in plan or vertical surface area of a retaining wall].	
Ian Cumberpatch Architects Ltd/2076.2	Kainga Ora - Homes and Communities/ #FS2099.14	Seek Amendment	Seeks further clarification on Subclause (f) [to clarify if (f) is referring to area in plan or vertical surface area of a retaining wall]. Seeks clarification on if subclause (f) is referring to the area in plan, or the vertical surface area of a retaining wall?	Oppose
Ian Cumberpatch Architects Ltd/ #2076.3		Seek Amendment	Seeks further clarification on Subclause (o) [to clearly define 'roofed']	
Ian Cumberpatch Architects Ltd/2076.3	Kainga Ora - Homes and Communities/ #FS2099.15	Seek Amendment	Seeks further clarification on Subclause (o) [to clearly define 'roofed'] Subclause (o) requires further definition about the definition of the word 'roofed'. Does 'roofed', for example, include a louvre, pergola or shade sail structure over a deck? Does it include bike park spaces? Does it include stormwater attenuation tanks?	Oppose

Abbreviations and Definitions > Definitions List > C

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.2		Support	Retain the proposed definition for a contributory building in relation to heritage areas.	
Heritage New Zealand Pouhere Taonga (HNZPT) /193.2	Anne Dingwall/ #FS2037.270	Support	Retain the proposed definition for a contributory building in relation to heritage areas. HNZPT supports the inclusion of the definition for a contributory building in relation to heritage areas. We consider the identification and clear distinction between buildings that do and do not contribute to a heritage area will ensure the heritage areas are protected where necessary but not overly restrictive.	Support
Christchurch City Council/ #751.2		Seek Amendment	Amend the definition of "Comprehensive Residential Development" as follows: "Comprehensive residential development in relation to the Residential New Neighbourhood Zone , means a development of three four or more residential units which have been, or will be, designed, consented and constructed in an integrated manner (staged development is not precluded). It may include a concurrent or subsequent subdivision component."	
Christchurch City Council/751.2	Anne Dingwall/ #FS2037.824	Seek Amendment	Amend the definition of "Comprehensive Residential Development" as follows: "Comprehensive residential development in relation to the Residential New Neighbourhood Zone , means a development of three four or more residential units which have been, or will be, designed, consented and constructed in an integrated manner (staged development is not precluded). It may include a concurrent or subsequent subdivision component." The definition of "Comprehensive Residential Development" is proposed to be amended by deleting the reference to 'Residential New Neighbourhood Zone' to enable the application of the definition across other zones as required. To better align the definition with the Medium Density Standards permitting up to three residential units on a site, it is proposed to replace "three" residential units with "four".	Support
Christchurch City Council/751.2	ChristchurchNZ/ #FS2048.1	Seek Amendment	Amend the definition of "Comprehensive Residential Development" as follows: "Comprehensive residential development in relation to the Residential New Neighbourhood Zone , means a development of three four or more residential units which have been, or will be, designed, consented and constructed in an integrated manner (staged development is not precluded). It may include a concurrent or subsequent subdivision component." The definition of "Comprehensive Residential Development" is proposed to be amended by deleting the reference to 'Residential New Neighbourhood Zone' to enable the application of the definition across other zones as required. To better align the definition with the Medium Density Standards permitting up to three residential units on a site, it is proposed to replace "three" residential units with "four".	Support
ChristchurchNZ/ #760.32		Seek Amendment	Amend definition of 'Comprehensive residential development' to read: Comprehensive residential development in relation to the Residential New Neighbourhood Zone Future Urban Zone , means a development of three or more residential units which have been, or will be, designed, consented and constructed in an integrated manner (staged development may is not be precluded). It may include a concurrent or subsequent subdivision component.	
ChristchurchNZ/760.32	Kāinga Ora/ #FS2082.540	Seek Amendment	Amend definition of 'Comprehensive residential development' to read: Comprehensive residential development in relation to the Residential New Neighbourhood Zone Future Urban Zone , means a development of three or more residential units which have been, or will be, designed, consented and constructed in an integrated manner (staged development may is not be precluded). It may include a concurrent or subsequent subdivision component. The Mixed Use Zone relies on the definition of Comprehensive residential development as a defined term but the definition itself as notified limits the application of the term to the Future Urban Zone. The pre-engagement draft had no such limitation, which was more appropriate and should be reinstated as per our proposed relief. That would provide more clarity for plan users for a term that is not otherwise well understood	Support

Retirement Villages Association of New Zealand Inc/ #811.5		Oppose	delete definition of 'Care-home within a retirement village'	
Retirement Villages Association of New Zealand Inc/811.5	Summerset Group Holdings Limited/ #FS2097.1	Oppose	delete definition of 'Care-home within a retirement village'	Support
Carter Group Limited/ #814.9		Oppose	Oppose the definition for Contributory Building. Seek that this is deleted.	
Carter Group Limited/814.9	Heritage New Zealand Pouhere Taonga/ #FS2051.6	Oppose	Oppose the definition for Contributory Building. Seek that this is deleted. Heritage areas (and associated provisions)are generally opposed for the reasons statedin the covering submission.Regardless, the proposed definition is vagueand provides little certainty as to whetherbuildings would or would not constitute acontributory building.	Oppose
Carter Group Limited/814.9	Kāinga Ora/ #FS2082.839	Oppose	Oppose the definition for Contributory Building. Seek that this is deleted. Heritage areas (and associated provisions)are generally opposed for the reasons statedin the covering submission.Regardless, the proposed definition is vagueand provides little certainty as to whetherbuildings would or would not constitute acontributory building.	Seek Amendment
Carter Group Limited/ #814.10		Seek Amendment	Oppose new definition of Coverage. Seek that the original definition is retained.	
Carter Group Limited/814.10	Kāinga Ora/ #FS2082.840	Seek Amendment	Oppose new definition of Coverage. Seek that the original definition is retained. PC14 unnecessarily provides a distinctdefinition of this term for the MediumDensity Residential and High DensityResidential zones. This will provide conflict between zones, confusion to users of theplan, and unintended consequencesincluding a likelihood of unnecessary andcostly resource consent applications.	Seek Amendment
The Catholic Diocese of Christchurch / #823.9		Oppose	Definition of 'Contributory Building'. Delete.	
The Catholic Diocese of Christchurch /823.9	Anne Dingwall/ #FS2037.1241	Oppose	Definition of 'Contributory Building'. Delete. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Regardless, the proposed definition is vague and provides little certainty as to whether buildings would or would not constitute a contributory building.	Oppose
The Catholic Diocese of Christchurch /823.9	Carter Group Limited/ #FS2045.182	Oppose	Definition of 'Contributory Building'. Delete. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Regardless, the proposed definition is vague and provides little certainty as to whether buildings would or would not constitute a contributory building.	Support
The Catholic Diocese of Christchurch /823.9	Heritage New Zealand Pouhere Taonga/ #FS2051.7	Oppose	Definition of 'Contributory Building'. Delete. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Regardless, the proposed definition is vague and provides little certainty as to whether buildings would or would not constitute a contributory building.	Oppose
The Catholic Diocese of Christchurch /823.9	Kāinga Ora/ #FS2082.1094	Oppose	Definition of 'Contributory Building'. Delete.	Seek Amendment

			Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Regardless, the proposed definition is vague and provides little certainty as to whether buildings would or would not constitute a contributory building.	
The Catholic Diocese of Christchurch / #823.10		Oppose	Definition of 'Coverage'. Retain status quo.	
The Catholic Diocese of Christchurch /823.10	Anne Dingwall/ #FS2037.1242	Oppose	Definition of 'Coverage'. Retain status quo. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density Residential zones. This will provide conflict between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications.	Oppose
The Catholic Diocese of Christchurch /823.10	Carter Group Limited/ #FS2045.183	Oppose	Definition of 'Coverage'. Retain status quo. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density Residential zones. This will provide conflict between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications.	Support
The Catholic Diocese of Christchurch /823.10	Kāinga Ora/ #FS2082.1095	Oppose	Definition of 'Coverage'. Retain status quo. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density Residential zones. This will provide conflict between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications.	Seek Amendment
Carter Group Limited / #824.21		Oppose	Oppose the definition for Contributory Building. Seek that this is deleted.	
Cameron Matthews/ #1048.17		Seek Amendment	[Re definition of 'contributory building']- strike out all rules or parts of rules as they relate to Residential Heritage Areas.	
Cameron Matthews/1048.17	Heritage New Zealand Pouhere Taonga/ #FS2051.8	Seek Amendment	[Re definition of 'contributory building']- strike out all rules or parts of rules as they relate to Residential Heritage Areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan. [Re definition of 'contributory building']- strike out all rules or parts of rules as they relate to Residential Heritage Areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.	Oppose
Lydia Shirley/ #2010.1		Support	Fire and Emergency seek that the whole submission point is allowed except for the removal of (as required by NZS 4509:2008). Fire and Emergency seek that reference to NZS 4509:2008 is retained.	

Abbreviations and Definitions > Definitions List > D

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.3		Support	Retain the proposed definition for adefining building in relation to heritage areas.	
Carter Group Limited/ #814.11		Oppose	Oppose definition of Defining Building. Seek that it is deleted.	
Carter Group Limited/814.11	Heritage New Zealand Pouhere Taonga/ #FS2051.9	Oppose	Oppose definition of Defining Building. Seek that it is deleted. Heritage areas (and associated provisions)are generally opposed for the reasons statedin the covering submission.Regardless, the proposed definition is vagueand provides little certainty as to whetherbuildings would or would not constitute adefining building.	Support
Carter Group Limited/814.11	Kāinga Ora/ #FS2082.841	Oppose	Oppose definition of Defining Building. Seek that it is deleted. Heritage areas (and associated provisions)are generally opposed for the reasons statedin	Seek Amendment

			the covering submission. Regardless, the proposed definition is vague and provides little certainty as to whether buildings would or would not constitute a defining building.	
Carter Group Limited/ #814.12		Seek Amendment	Oppose the new definition of Demolition. Seek that the original definition is retained.	
Carter Group Limited/814.12	Kāinga Ora/ #FS2082.842	Seek Amendment	Oppose the new definition of Demolition. Seek that the original definition is retained. The amended definition has the effect of meaning that any destruction of a nonsubstantial part of a building constitutes 'demolition' and triggers corresponding rules and consent requirements. This will create unnecessary, costly and inefficient consent requirements for inconsequential partial demolition work, create conflict with the definition of 'alteration', and provide no benefits in respect of heritage.	Seek Amendment
Carter Group Limited/ #814.13		Support	Retain the definition for Development Site as notified.	
Carter Group Limited/814.13	Kāinga Ora/ #FS2082.843	Support	Retain the definition for Development Site as notified. The proposed definition sensibly enables sites to be defined and assessed for the purposes of compliance, notwithstanding that they may not fall within the mandatory definition of 'site' under the National Planning Standards.	Seek Amendment
Carter Group Limited/ #814.14		Seek Amendment	Oppose the new definition for Dripline. Seek that the original definition is retained.	
Carter Group Limited/814.14	Kāinga Ora/ #FS2082.844	Seek Amendment	Oppose the new definition for Dripline. Seek that the original definition is retained. This definition is deleted, evidently, on the basis that it will be replaced by a new definition of 'Tree protection zone radius'. The dripline definition is preferred on the basis that it is more readily understood.	Seek Amendment
The Catholic Diocese of Christchurch / #823.11		Oppose	Definition 'Defining building'. Delete	
The Catholic Diocese of Christchurch /823.11	Anne Dingwall/ #FS2037.1243	Oppose	Definition 'Defining building'. Delete Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Regardless, the proposed definition is vague and provides little certainty as to whether buildings would or would not constitute a defining building.	Oppose
The Catholic Diocese of Christchurch /823.11	Carter Group Limited/ #FS2045.184	Oppose	Definition 'Defining building'. Delete Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Regardless, the proposed definition is vague and provides little certainty as to whether buildings would or would not constitute a defining building.	Support
The Catholic Diocese of Christchurch /823.11	Heritage New Zealand Pouhere Taonga/ #FS2051.10	Oppose	Definition 'Defining building'. Delete Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Regardless, the proposed definition is vague and provides little certainty as to whether buildings would or would not constitute a defining building.	Oppose
The Catholic Diocese of Christchurch /823.11	Kāinga Ora/ #FS2082.1096	Oppose	Definition 'Defining building'. Delete	Seek Amendment

			<p>Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission.</p> <p>Regardless, the proposed definition is vague and provides little certainty as to whether buildings would or would not constitute a defining building.</p>	
The Catholic Diocese of Christchurch / #823.12		Oppose	Definition 'Demolition'. Retain status quo.	
The Catholic Diocese of Christchurch /823.12	Anne Dingwall/ #FS2037.1244	Oppose	Definition 'Demolition'. Retain status quo. The amended definition has the effect of meaning that any destruction of a non-substantial part of a building constitutes 'demolition' and triggers corresponding rules and consent requirements. This will create unnecessary, costly and inefficient consent requirements for inconsequential partial demolition work, create conflict with the definition of 'alteration', and provide no benefits in respective of heritage.	Oppose
The Catholic Diocese of Christchurch /823.12	Carter Group Limited/ #FS2045.185	Oppose	Definition 'Demolition'. Retain status quo. The amended definition has the effect of meaning that any destruction of a non-substantial part of a building constitutes 'demolition' and triggers corresponding rules and consent requirements. This will create unnecessary, costly and inefficient consent requirements for inconsequential partial demolition work, create conflict with the definition of 'alteration', and provide no benefits in respective of heritage.	Support
The Catholic Diocese of Christchurch /823.12	Kāinga Ora/ #FS2082.1097	Oppose	Definition 'Demolition'. Retain status quo. The amended definition has the effect of meaning that any destruction of a non-substantial part of a building constitutes 'demolition' and triggers corresponding rules and consent requirements. This will create unnecessary, costly and inefficient consent requirements for inconsequential partial demolition work, create conflict with the definition of 'alteration', and provide no benefits in respective of heritage.	Seek Amendment
The Catholic Diocese of Christchurch / #823.13		Support	Definition 'Development site'. Retain as notified.	
The Catholic Diocese of Christchurch /823.13	Anne Dingwall/ #FS2037.1245	Support	Definition 'Development site'. Retain as notified. The proposed definition sensibly enables sites to be defined and assessed for the purposes of compliance, notwithstanding that they may not fall within the mandatory definition of 'site' under the National Planning Standards.	Oppose
The Catholic Diocese of Christchurch /823.13	Carter Group Limited/ #FS2045.186	Support	Definition 'Development site'. Retain as notified. The proposed definition sensibly enables sites to be defined and assessed for the	Support

Daresbury Ltd/874.2	Kāinga Ora/ #FS2082.800	Oppose	<p>The amended definition has the effect of meaning that any destruction of a non-substantial part of a building constitutes 'demolition' and triggers corresponding rules and consent requirements. This will create unnecessary, costly and inefficient consent requirements for inconsequential partial demolition work, create conflict with the definition of 'alteration', and provide no benefits in respect of heritage.</p> <p>[Seeks to oppose the] [d]efinition of 'Demolition'</p>	Support
Cameron Matthews/ #1048.18		Seek Amendment	[Re: definition of 'defining building'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.	
Cameron Matthews/1048.18	Heritage New Zealand Pouhere Taonga/ #FS2051.11	Seek Amendment	[Re: definition of 'defining building'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan. [Re: definition of 'defining building'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.	Oppose
Cameron Matthews/ #1048.20		Seek Amendment	[Re: definition of 'demolition'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.	

Abbreviations and Definitions > Definitions List > E

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Ara Poutama Aotearoa/ #259.5		Seek Amendment	[Re: Emergency and refuge accommodation] Amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community are provided for.	
Ara Poutama Aotearoa/259.5	Anne Dingwall/ #FS2037.350	Seek Amendment	<p>[Re: Emergency and refuge accommodation] Amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community are provided for.</p> <p>It is essential that the CDP as amended by PC14 enables a diverserange of households that exist within neighbourhoods, including homes that serve particular needs in ourcommunities. Those households may include those with specific health needs who are subject tosupervision and support. To support the effective functioning of the justice system and to enable AraPoutama to fulfil its statutory mandate, it should also include housing that it provides to those within its care.As outlined above, residents within that housing may receive varying levels of support and supervision, oftenfrom third party service providers. As noted above, they may also be subject to Court or Parole-Boardordered sentences and conditions, some of which may restrict when the resident can come and go from thehome without approval. Importantly, neither of these features detract from or erode the inherent residentialcharacter of the housing provided by Ara Poutama and/or third sector housing providers, nor do they giverise to any adverse effects that would distinguish that household from any other within the community. Putanother way, Ara Poutama considers there is no meaningful effects basis for distinguishing residentialactivities which include supervision, care, and support from any other residential activity.</p> <p>The decision to accommodate those persons within the community has already been made by the Courts orthe Parole Board through sentencing or release decisions. The CDP should not afford Council theopportunity to frustrate the statutory requirements under the Sentencing Act, Parole Act and Corrections Act.Imposing unnecessary consenting requirements on those activities, particularly when there is no materialeffects-based differential, risks undermining the operation of the justice system and Ara Poutama's ability tofulfil its statutory obligations.</p>	Support

			<p>In that context, to achieve a well-functioning urban environment that enables all people to provide for their social wellbeing, the relevant CDP activity definitions must clearly encompass – or at least not exclude – the diverse range of households within communities, including those that serve particular needs. Those activities must be enabled as permitted activities in relevant residential zones.</p> <p>To that end, Ara Poutama has identified a number of definitions which may be interpreted in a way that constrains the ability for PC14 and the CDP more generally to achieve those objectives.</p> <p>While included in the definition of “residential activity, emergency and refuge accommodation is not defined in the CDP, and therefore the scope of what it captures is uncertain.</p>	
Ara Poutama Aotearoa/259.5	Kāinga Ora/ #FS2082.217	Seek Amendment	<p><i>[Re: Emergency and refuge accommodation]</i> Amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community are provided for.</p> <p>It is essential that the CDP as amended by PC14 enables a diverse range of households that exist within neighbourhoods, including homes that serve particular needs in our communities. Those households may include those with specific health needs who are subject to supervision and support. To support the effective functioning of the justice system and to enable Ara Poutama to fulfil its statutory mandate, it should also include housing that it provides to those within its care. As outlined above, residents within that housing may receive varying levels of support and supervision, often from third party service providers. As noted above, they may also be subject to Court or Parole-Board ordered sentences and conditions, some of which may restrict when the resident can come and go from the home without approval. Importantly, neither of these features detract from or erode the inherent residential character of the housing provided by Ara Poutama and/or third sector housing providers, nor do they give rise to any adverse effects that would distinguish that household from any other within the community. Put another way, Ara Poutama considers there is no meaningful effects basis for distinguishing residential activities which include supervision, care, and support from any other residential activity.</p> <p>The decision to accommodate those persons within the community has already been made by the Courts or the Parole Board through sentencing or release decisions. The CDP should not afford Council the opportunity to frustrate the statutory requirements under the Sentencing Act, Parole Act and Corrections Act. Imposing unnecessary consenting requirements on those activities, particularly when there is no material effects-based differential, risks undermining the operation of the justice system and Ara Poutama’s ability to fulfil its statutory obligations.</p> <p>In that context, to achieve a well-functioning urban environment that enables all people to provide for their social wellbeing, the relevant CDP activity definitions must clearly encompass – or at least not exclude – the diverse range of households within communities, including those that serve particular needs. Those activities must be enabled as permitted activities in relevant residential zones.</p> <p>To that end, Ara Poutama has identified a number of definitions which may be interpreted in a way that constrains the ability for PC14 and the CDP more generally to achieve those objectives.</p> <p>While included in the definition of “residential activity, emergency and refuge accommodation is not defined in the CDP, and therefore the scope of what it captures is uncertain.</p>	Support
David Hood/ #356.1		Seek Amendment	[Regarding the definition of 'EDM Walking Distance'] [Seeks clarification on how this is measured and enacted for new buildings]	
Retirement Villages Association of New Zealand Inc/ #811.17		Not Stated	Amend definition of Elderly Person’s Housing Unit to clarify that such units are not part of retirement villages.	
Retirement Villages Association of New Zealand Inc/811.17	Summerset Group Holdings Limited/ #FS2097.13	Not Stated	Amend definition of Elderly Person’s Housing Unit to clarify that such units are not part of retirement villages. The RVA supports the differentiation between typical residential units and the housing units for older persons. However, the RVA considers it is important that these definitions are not confused with ‘retirement village’ or ‘retirement unit’. PC14 needs to clearly acknowledge the differences in terms of layout and amenity needs between retirement villages and either the term Elderly or Older Person’s housing unit.	Support

Abbreviations and Definitions > Definitions List > F

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.15		Oppose	Oppose the definition of Fine Grain. Seek that it is deleted.	
Carter Group Limited/814.15	Kāinga Ora/ #FS2082.845	Oppose	Oppose the definition of Fine Grain. Seek that it is deleted. The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation.	Seek Amendment

The Catholic Diocese of Christchurch / #823.15		Oppose	Definition 'Fine grain'. Delete	
The Catholic Diocese of Christchurch /823.15	Anne Dingwall/ #FS2037.1247	Oppose	Definition 'Fine grain'. Delete The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation.	Oppose
The Catholic Diocese of Christchurch /823.15	Carter Group Limited/ #FS2045.188	Oppose	Definition 'Fine grain'. Delete The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation.	Support
The Catholic Diocese of Christchurch /823.15	Kāinga Ora/ #FS2082.1100	Oppose	Definition 'Fine grain'. Delete The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation.	Seek Amendment

Abbreviations and Definitions > Definitions List > G

Submission Number	Further Submission No	Position	Decision Requested	FS Position
ChristchurchNZ/ #760.27		Seek Amendment	Add a new definition for 'greenway' as follows: For the purposes of the Mixed Use Zone(Sydenham and Waltham), means: “a high amenity corridor for the use ofpedestrians, people on bikes and other activetransport modes, in addition to the provision oflandscaping, trees, stormwater managementand informal recreation space. Greenways arenot open to general traffic, except authorizedmaintenance vehicles”.	
ChristchurchNZ/760.27	Kāinga Ora/ #FS2082.535	Seek Amendment	Add a new definition for 'greenway' as follows: For the purposes of the Mixed Use Zone(Sydenham and Waltham), means: “a high amenity corridor for the use ofpedestrians, people on bikes and other activetransport modes, in addition to the provision oflandscaping, trees, stormwater managementand informal recreation space. Greenways arenot open to general traffic, except authorizedmaintenance vehicles”. A definition is required to provide clarity given thatgreenway can mean different things to differentpeople. In this case, the opportunity and need for thiscorridor is multifunctional, given the lack ofconnection and amenity in the existing environment.	Support
Carter Group Limited/ #814.16		Seek Amendment	Oppose new definition of Ground level. Seek that the original definition is retained.	
Carter Group Limited/814.16	Kāinga Ora/ #FS2082.846	Seek Amendment	Oppose new definition of Ground level. Seek that the original definition is retained. PC14 unnecessarily provides a distinctdefinition of this term for the MediumDensity Residential and High DensityResidential zones. This will provide conflictbetween zones, confusion to users of theplan, and unintended consequencesincluding a likelihood of unnecessary andcostly resource consent applications.	Seek Amendment
Carter Group Limited/ #814.17		Oppose	Oppose the definition of Gust Equivalent Mean (GEM). Seek that it is deleted.	
Carter Group Limited/814.17	Kāinga Ora/ #FS2082.847	Oppose	Oppose the definition of Gust Equivalent Mean (GEM). Seek that it is deleted. The definition is highly subjective, lacksclarity and specificity, and is open toconflicting interpretation.	Seek Amendment
The Catholic Diocese of Christchurch / #823.16		Oppose	Definition 'Ground level'. Retain status quo.	
The Catholic Diocese of Christchurch /823.16	Anne Dingwall/ #FS2037.1248	Oppose	Definition 'Ground level'. Retain status quo. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density Residential zones. This will provide conflict between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications.	Oppose
The Catholic Diocese of Christchurch /823.16	Carter Group Limited/ #FS2045.189	Oppose	Definition 'Ground level'. Retain status quo. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density	Support

			Residential zones. This will provide conflict between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications.	
The Catholic Diocese of Christchurch /823.16	Kāinga Ora/ #FS2082.1101	Oppose	Definition 'Ground level'. Retain status quo. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density Residential zones. This will provide conflict between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications.	Seek Amendment
The Catholic Diocese of Christchurch / #823.17		Oppose	Definition 'Gust Equivalent Mean (GME)'. Delete	
The Catholic Diocese of Christchurch /823.17	Anne Dingwall/ #FS2037.1249	Oppose	Definition 'Gust Equivalent Mean (GME)'. Delete The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation.	Oppose
The Catholic Diocese of Christchurch /823.17	Carter Group Limited/ #FS2045.190	Oppose	Definition 'Gust Equivalent Mean (GME)'. Delete The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation.	Support
The Catholic Diocese of Christchurch /823.17	Kāinga Ora/ #FS2082.1102	Oppose	Definition 'Gust Equivalent Mean (GME)'. Delete The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation.	Seek Amendment

Abbreviations and Definitions > Definitions List > H

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.4		Seek Amendment	[With respect to the Heritage fabric definition]: remove part (b)	
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.5		Support	Retain proposed definition of heritage professional	
Heritage New Zealand Pouhere Taonga (HNZPT) /193.5	Anne Dingwall/ #FS2037.271	Support	Retain proposed definition of heritage professional HNZPT supports the amendment of the definition of heritage professional, in particular the requirement to have membership of an organisation for heritage professionals such as ICOMOS New Zealand, New Zealand Archaeological Association, or Pū Manaaki Kahurangi New Zealand Conservators of Cultural Materials.	Support
Winton Land Limited/ #556.1		Seek Amendment	That the definition of height be amended as follows: Within the Medium Density Residential zone and High Density Residential zone only, means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point. In Flood Management Areas, height shall be measured from the FFL recorded in a minimum finished floor level certificate	
Winton Land Limited/556.1	Kāinga Ora/ #FS2082.325	Seek Amendment	That the definition of height be amended as follows: Within the Medium Density Residential zone and High Density Residential zone only, means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point. In Flood Management Areas, height shall be measured from the FFL recorded in a minimum finished floor level certificate	Support

			Winton submit that within Flood Management Areas ('FMA'), height should be measured from the specified minimum Finished Floor Level ('FFL'). [Please refer to attachment for full submission]	
Beca/ #806.1		Support	[Regarding definition of habitable room] Retain as drafted	
Retirement Villages Association of New Zealand Inc/ #811.6		Oppose	delete definition of 'hospital within a retirement village'	
Retirement Villages Association of New Zealand Inc/811.6	Summerset Group Holdings Limited/ #FS2097.2	Oppose	delete definition of 'hospital within a retirement village' As a result of its submissions on PC14, the RVA considers that the National Planning Standards definition of 'retirement village' appropriately includes comprehensive residential complexes and facilities (including hospital care) and so a separate definition for a 'hospital within a retirement village' is not required	Support
Carter Group Limited/ #814.18		Oppose	Oppose definition of Habitable room. Seek that it is deleted.	
Carter Group Limited/814.18	Kāinga Ora/ #FS2082.848	Oppose	Oppose definition of Habitable room. Seek that it is deleted. The definition is highly subjective, lacksclarity and specificity, and is open to conflicting interpretation insofar that it refers to 'a similarly occupied room'.	Seek Amendment
Carter Group Limited/ #814.19		Oppose	Oppose definition of Heat island. Seek that it is deleted.	
Carter Group Limited/814.19	Kāinga Ora/ #FS2082.849	Oppose	Oppose definition of Heat island. Seek that it is deleted. The definition is highly subjective, lacksclarity and specificity, and is open to conflicting interpretation.	Seek Amendment
Carter Group Limited/ #814.20		Oppose	Oppose definition of Hedge. Seek that it is deleted.	
Carter Group Limited/814.20	Kāinga Ora/ #FS2082.850	Oppose	Oppose definition of Hedge. Seek that it is deleted. The definition is highly subjective, lacksclarity and specificity, and is open to conflicting interpretation.	Seek Amendment
Carter Group Limited/ #814.21		Seek Amendment	Oppose new definition of Height. Seek that original definition is retained.	
Carter Group Limited/814.21	Kāinga Ora/ #FS2082.851	Seek Amendment	Oppose new definition of Height. Seek that original definition is retained. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density Residential zones. This will provide conflict between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications	Seek Amendment
Carter Group Limited/ #814.22		Seek Amendment	Oppose new definition of Heritage setting. Seek that the original definition is retained.	
Carter Group Limited/814.22	Heritage New Zealand Pouhere Taonga/ #FS2051.12	Seek Amendment	Oppose new definition of Heritage setting. Seek that the original definition is retained. The amended definition removes the wording that a setting 'together with the associated heritage item, has met the significance threshold' and instead states that 'Heritage settings have not been assessed as meeting the significance threshold for scheduling'. The submitter considers that heritage settings that do not meet the significance threshold for scheduling should not be listed, with associated regulatory requirements.	Oppose
Carter Group Limited/814.22	Kāinga Ora/ #FS2082.852	Seek Amendment	Oppose new definition of Heritage setting. Seek that the original definition is retained. The amended definition removes the wording that a setting 'together with the associated heritage item, has met the significance threshold' and instead states that 'Heritage settings have not been assessed as meeting the significance threshold for scheduling'. The submitter considers that heritage settings that do not meet the significance threshold for scheduling should not be listed, with associated regulatory requirements.	Seek Amendment
Carter Group Limited/ #814.23		Support	Retain the definition for Heritage Building Code works as notified.	
Carter Group Limited/814.23	Kāinga Ora/ #FS2082.853	Support	Retain the definition for Heritage Building Code works as notified. The amended definition provides greater clarity and certainty, and sensibly provides for insulation and glazing upgrades.	Seek Amendment
Carter Group Limited/ #814.24		Oppose	Oppose definition of Human scale. Seek that this definition is deleted.	
Carter Group Limited/814.24	Kāinga Ora/ #FS2082.854	Oppose	Oppose definition of Human scale. Seek that this definition is deleted. The definition is highly subjective, lacksclarity and specificity, and is open to conflicting interpretation	Seek Amendment
The Catholic Diocese of Christchurch / #823.18		Oppose	Definition 'Habitable room'. Delete	
The Catholic Diocese of Christchurch /823.18	Anne Dingwall/ #FS2037.1250	Oppose	Definition 'Habitable room'. Delete The definition is highly subjective, lacks clarity and specificity, and is open to	Oppose

			conflicting interpretation insofar that it refers to 'a similarly occupied room'.	
The Catholic Diocese of Christchurch /823.18	Carter Group Limited/ #FS2045.191	Oppose	Definition 'Habitable room'. Delete The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation insofar that it refers to 'a similarly occupied room'.	Support
The Catholic Diocese of Christchurch /823.18	Kāinga Ora/ #FS2082.1103	Oppose	Definition 'Habitable room'. Delete The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation insofar that it refers to 'a similarly occupied room'.	Seek Amendment
The Catholic Diocese of Christchurch / #823.19		Oppose	Definition 'Heat island'. Delete	
The Catholic Diocese of Christchurch /823.19	Anne Dingwall/ #FS2037.1251	Oppose	Definition 'Heat island'. Delete The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation.	Oppose
The Catholic Diocese of Christchurch /823.19	Carter Group Limited/ #FS2045.192	Oppose	Definition 'Heat island'. Delete The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation.	Support
The Catholic Diocese of Christchurch /823.19	Kāinga Ora/ #FS2082.1104	Oppose	Definition 'Heat island'. Delete The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation.	Seek Amendment
The Catholic Diocese of Christchurch / #823.20		Oppose	Definition 'Hedge'. Delete.	
The Catholic Diocese of Christchurch /823.20	Anne Dingwall/ #FS2037.1252	Oppose	Definition 'Hedge'. Delete. The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation.	Oppose
The Catholic Diocese of Christchurch /823.20	Carter Group Limited/ #FS2045.193	Oppose	Definition 'Hedge'. Delete. The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation.	Support
The Catholic Diocese of Christchurch /823.20	Kāinga Ora/ #FS2082.1105	Oppose	Definition 'Hedge'. Delete. The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation.	Seek Amendment
The Catholic Diocese of Christchurch / #823.21		Oppose	Definition 'Height'. Retain status quo.	
The Catholic Diocese of Christchurch /823.21	Anne Dingwall/ #FS2037.1253	Oppose	Definition 'Height'. Retain status quo. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density Residential zones. This will provide conflict between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications.	Oppose
The Catholic Diocese of Christchurch /823.21	Carter Group Limited/ #FS2045.194	Oppose	Definition 'Height'. Retain status quo. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density Residential zones. This will provide conflict	Support

			between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications.	
The Catholic Diocese of Christchurch /823.21	Kāinga Ora/ #FS2082.1106	Oppose	Definition 'Height'. Retain status quo. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density Residential zones. This will provide conflict between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications.	Seek Amendment
The Catholic Diocese of Christchurch / #823.22		Oppose	Definition 'Human scale'. Delete	
The Catholic Diocese of Christchurch /823.22	Anne Dingwall/ #FS2037.1254	Oppose	Definition 'Human scale'. Delete The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation.	Oppose
The Catholic Diocese of Christchurch /823.22	Carter Group Limited/ #FS2045.195	Oppose	Definition 'Human scale'. Delete The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation.	Support
The Catholic Diocese of Christchurch /823.22	Kāinga Ora/ #FS2082.1107	Oppose	Definition 'Human scale'. Delete The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation.	Seek Amendment
The Catholic Diocese of Christchurch / #823.214		Support	Delete definition of 'Heritage Building Code works'.	
The Catholic Diocese of Christchurch /823.214	Anne Dingwall/ #FS2037.1446	Support	Delete definition of 'Heritage Building Code works'. The amended definition provides greater clarity and certainty, and sensibly provides for insulation and glazing upgrades. Delete definition of 'Heritage Building Code works'. The amended definition provides greater clarity and certainty, and sensibly provides for insulation and glazing upgrades.	Oppose
The Catholic Diocese of Christchurch /823.214	Carter Group Limited/ #FS2045.387	Support	Delete definition of 'Heritage Building Code works'. The amended definition provides greater clarity and certainty, and sensibly provides for insulation and glazing upgrades. Delete definition of 'Heritage Building Code works'. The amended definition provides greater clarity and certainty, and sensibly provides for insulation and glazing upgrades.	Support
The Catholic Diocese of Christchurch /823.214	Kāinga Ora/ #FS2082.1224	Support	Delete definition of 'Heritage Building Code works'. The amended definition provides greater clarity and certainty, and sensibly provides for insulation and glazing upgrades. Delete definition of 'Heritage Building Code works'. The amended definition provides greater clarity and certainty, and sensibly provides for insulation and glazing upgrades.	Seek Amendment
The Catholic Diocese of Christchurch / #823.215		Oppose	Delete definition of 'Heritage setting'.	
The Catholic Diocese of Christchurch /823.215	Anne Dingwall/ #FS2037.1447	Oppose	Delete definition of 'Heritage setting'. The amended definition removes the wording that a setting 'together with the associated heritage item, has met the significance threshold' and instead states that 'Heritage settings have not been assessed as meeting the significance threshold for scheduling'. The submitter considers that heritage settings that do not meet the significance threshold for scheduling should not be listed, with associated regulatory requirements. Delete definition of 'Heritage setting'. The amended definition	Oppose

			removes the wording that a setting 'together with the associated heritage item, has met the significance threshold' and instead states that 'Heritage settings have not been assessed as meeting the significance threshold for scheduling'. The submitter considers that heritage settings that do not meet the significance threshold for scheduling should not be listed, with associated regulatory requirements.	
The Catholic Diocese of Christchurch /823.215	Carter Group Limited/ #FS2045.388	Oppose	Delete definition of 'Heritage setting'. The amended definition removes the wording that a setting 'together with the associated heritage item, has met the significance threshold' and instead states that 'Heritage settings have not been assessed as meeting the significance threshold for scheduling'. The submitter considers that heritage settings that do not meet the significance threshold for scheduling should not be listed, with associated regulatory requirements. Delete definition of 'Heritage setting'. The amended definition removes the wording that a setting 'together with the associated heritage item, has met the significance threshold' and instead states that 'Heritage settings have not been assessed as meeting the significance threshold for scheduling'. The submitter considers that heritage settings that do not meet the significance threshold for scheduling should not be listed, with associated regulatory requirements.	Support
The Catholic Diocese of Christchurch /823.215	Heritage New Zealand Pouhere Taonga/ #FS2051.13	Oppose	Delete definition of 'Heritage setting'. The amended definition removes the wording that a setting 'together with the associated heritage item, has met the significance threshold' and instead states that 'Heritage settings have not been assessed as meeting the significance threshold for scheduling'. The submitter considers that heritage settings that do not meet the significance threshold for scheduling should not be listed, with associated regulatory requirements. Delete definition of 'Heritage setting'. The amended definition removes the wording that a setting 'together with the associated heritage item, has met the significance threshold' and instead states that 'Heritage settings have not been assessed as meeting the significance threshold for scheduling'. The submitter considers that heritage settings that do not meet the significance threshold for scheduling should not be listed, with associated regulatory requirements.	Oppose
The Catholic Diocese of Christchurch /823.215	Kāinga Ora/ #FS2082.1225	Oppose	Delete definition of 'Heritage setting'. The amended definition removes the wording that a setting 'together with the associated heritage item, has met the significance threshold' and instead states that 'Heritage settings have not been assessed as meeting the significance threshold for scheduling'. The submitter considers that heritage settings that do not meet the significance threshold for scheduling should not be listed, with associated regulatory requirements. Delete definition of 'Heritage setting'. The amended definition removes the wording that a setting 'together with the associated heritage item, has met the significance threshold' and instead states that 'Heritage settings have not been assessed as meeting the significance threshold for scheduling'. The submitter considers that heritage settings that do not meet the significance threshold for scheduling should not be listed, with associated regulatory requirements.	Seek Amendment
Carter Group Limited / #824.34		Seek Amendment	amend definition of heritage setting to the status quo [infers seeking to amend to operative plan definition]	
Carter Group Limited / #824.35		Support	Retain the definition for Heritage Building Code works as notified.	
Church Property Trustees / #825.3		Oppose	[Retain status quo with regard to the definition of 'Heritage setting'].	
Church Property Trustees /825.3	Anne Dingwall/ #FS2037.1227	Oppose	[Retain status quo with regard to the definition of 'Heritage setting']. The amended definition removes the wording that a setting 'together with the associated heritage item, has met the significance threshold' and instead states that 'Heritage settings have not been assessed as meeting the significance threshold for scheduling'. The submitter considers that heritage settings that do not meet the significance threshold for scheduling should not be listed, with associated regulatory requirements.	Oppose
Church Property Trustees /825.3	Heritage New Zealand Pouhere Taonga/ #FS2051.14	Oppose	[Retain status quo with regard to the definition of 'Heritage setting']. The amended definition removes the wording that a setting 'together with the associated heritage item, has met the significance threshold' and instead states that 'Heritage settings have not been assessed as meeting the significance threshold for scheduling'. The submitter considers that heritage settings that do not meet the significance threshold for scheduling should not be listed, with associated regulatory requirements.	Oppose
Fire and Emergency/ #842.1		Support	[Definition of height] Retain as notified	
Fire and Emergency/842.15	Andrew McCarthy/ #FS2081.4	Seek Amendment		Oppose

			<p>Fire and Emergency support in part:</p> <ul style="list-style-type: none"> 7.5.7(a) – that requires all vehicle access to and within a site to be in accordance with the standards set out in Table 7.5.7.1, subject to the relief sought in Table 7.5.7.1. 7.5.7(b) - to the extent that provision of passing bays may provide a hardstand area for fire appliances to operate in scenarios where vehicle accessways exceed 50m. 7.5.7(c) – to the extent that it requires either a combined vehicle-pedestrian access or a dedicated pedestrian access with associated minimum standards. Fire and Emergency request that these minimum standards be amended to provide for emergency responder access for reasons set out in Section 1.3.1 above. 7.5.7(h) – to the extent that it considers vehicle access for firefighting where a building is either located outside of a reticulated area, or further than 75m from the nearest road that is fully reticulated. This sets a minimum formed width of 3.5m and a height clearance of 4m. Section 1.3.2 of this submission sets out the minimum requirements for fire appliance access which includes a minimum of 4m vehicle access width in order to enable Fire and Emergency personnel to manoeuvre around the vehicle in an emergency. Correspondence with CCC post notification regarding Appendix 7.5.7(h) indicated that proposed changes to this clause were omitted from notification in error. Amendments are sought regarding this clause to provide sufficient access for emergency appliances. 7.5.7(n) – to the extent that it sets maximum gradients for vehicle accesses. Fire and Emergency further request amendments to the 7.5.7(n) as per relief. <p>Amend as follows:</p> <p>Appendix 7.5.7 Access design and gradient ...</p> <p>c. For developments of three or more residential units, each unit shall be accessed by either a combined vehicle-pedestrian access or a dedicated pedestrian access that is:</p> <p>(i) a minimum formed width of 3 metres in width on a straight accessway, with a formed pathway of at least 1.5m; or,</p> <p>(ii) 6.2m on a curved or cornered accessway; and,</p> <p>(iii) each access shall be from the street to the front door of the unit and any garage or parking space for that unit.</p> <p>...h. For the purposes of access for firefighting, where a building is either: i. located in an area where no fully reticulated water supply system is available; or ii. located further than 75 metres from the nearest road that has a fully reticulated water supply system including hydrants (as required by NZS 4509:2008). 75 metres is measured from the road boundary via an existing or proposed property access, to the main entry furthest from the road (Figure 7A); or</p> <p>(iii) located in the Residential Hills Precinct and is a residential unit on a rear site,</p> <p>vehicle access shall have must be a minimum formed width of 3.5 4 metres for its entire length and a height clearance of 4 metres. Such vehicle access shall be designed and maintained to be free of obstacles that could hinder access for emergency service vehicles.</p> <p>... n. The maximum gradient at any point on a vehicle access shall be in accordance with Table 7.5.7.2, except a maximum gradient of 1 in 5 (minimum 4.0 metres long transition ramps for a change of grade 1 in 8 or greater) shall apply for accesses that are identified in (g and h). For curved accesses, the maximum gradient shall be measured on the inside of a curved vehicle access.</p>	
Daresbury Ltd/ #874.3		Oppose	[Seeks to oppose the] [d]efinition of 'Heritage setting'	
Daresbury Ltd/874.3	Anne Dingwall/ #FS2037.615	Oppose	[Seeks to oppose the] [d]efinition of 'Heritage setting' The amended definition removes the wording that a setting 'together with the associated heritage item, has met the significance threshold' and instead states that 'Heritage settings have not been assessed as meeting the significance threshold for scheduling'. The submitter considers that heritage settings that do not meet the significance threshold for scheduling should not be listed, with associated regulatory requirements.	Oppose
Daresbury Ltd/874.3	Heritage New Zealand Pouhere Taonga/ #FS2051.15	Oppose	[Seeks to oppose the] [d]efinition of 'Heritage setting' The amended definition removes the wording that a setting 'together with the associated heritage item, has met the significance threshold' and instead states that 'Heritage settings have not been assessed as meeting the significance threshold for scheduling'. The submitter considers that heritage settings that do not meet the significance threshold for scheduling should not be listed, with associated regulatory requirements.	Oppose

Daresbury Ltd/ #874.4		Support	[Seeks council retains the] [d]efinition of 'Heritage Building Code Works' [as proposed].	
Daresbury Ltd/874.4	Anne Dingwall/ #FS2037.616	Support	[Seeks council retains the] [d]efinition of 'Heritage Building Code Works' [as proposed]. The amended definition provides greater clarity and certainty, and sensibly provides for insulation and glazing upgrades.	Oppose
St John/ #909.1		Support	[Regarding the definition of height] Retain as notified	
Ministry of Justice/ #910.1		Support	[Regarding the definition of height] Retain as notified	
Department of Corrections/ #911.1		Support	[Regarding the definition of height] Retain as notified	
Canterbury Civil Defence and Emergency Management Group/ #912.1		Seek Amendment	[Regarding the definition of height] Retain as notified	
Melissa Macfarlane/ #1003.4		Seek Amendment	Amend the definition of 'Heritage fabric' to exclude 'heritage area' for, exclude heritage area buildings that are not defining or contributory.	
Melissa Macfarlane/1003.4	Heritage New Zealand Pouhere Taonga/ #FS2051.16	Seek Amendment	Amend the definition of 'Heritage fabric' to exclude 'heritage area' for, exclude heritage area buildings that are not defining or contributory. The amended definition includes 'heritage area'. As a result, it appears that all the buildings (not just the defining and contributory dwellings), and indeed 'any physical aspect' within a residential heritage area will be automatically captured in any rule covering modifications to or demolition of 'heritage fabric'. This is not justified by a heritage area approach as it is the wider heritage area and consistency in built form envelopes, building style and layout on the site that is the justification for creating residential heritage areas, rather than the fabric of the individual buildings themselves which are not individually listed. It is also inefficient and inappropriate to include buildings other than those identified as defining and contributing in the definition of heritage fabric	Oppose
Cameron Matthews/ #1048.1		Seek Amendment	[Re: definition of 'heritage investigative and temporary works'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.	
Cameron Matthews/1048.1	Heritage New Zealand Pouhere Taonga/ #FS2051.17	Seek Amendment	[Re: definition of 'heritage investigative and temporary works'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.	Oppose
Cameron Matthews/ #1048.2		Seek Amendment	[Re: definition of 'heritage item'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.	
Cameron Matthews/1048.2	Heritage New Zealand Pouhere Taonga/ #FS2051.18	Seek Amendment	[Re: definition of 'heritage item'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.	Oppose
Cameron Matthews/ #1048.3		Seek Amendment	[Re: definition of 'heritage professional'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.	
Cameron Matthews/1048.3	Susan Wall/ #FS2015.1	Seek Amendment	[Re: definition of 'heritage professional'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.	Support
Cameron Matthews/1048.3	Heritage New Zealand Pouhere Taonga/ #FS2051.19	Seek Amendment	[Re: definition of 'heritage professional'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.	Oppose
Cameron Matthews/ #1048.4		Seek Amendment	[Re: definition of 'heritage setting'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.	
Cameron Matthews/1048.4	Heritage New Zealand Pouhere Taonga/ #FS2051.20	Seek Amendment	[Re: definition of 'heritage setting'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.	Oppose
Cameron Matthews/ #1048.5		Seek Amendment	[Re: definition of 'heritage Building Code works'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.	
Cameron Matthews/ #1048.6		Seek Amendment	[Re: definition of 'heritage values'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.	
Cameron Matthews/1048.6	Heritage New Zealand Pouhere Taonga/ #FS2051.21	Seek Amendment	[Re: definition of 'heritage values'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.	Oppose
Cameron Matthews/ #1048.21		Seek Amendment	[Re: definition of 'heritage fabric'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.	
Cameron Matthews/1048.21	Heritage New Zealand Pouhere Taonga/ #FS2051.22	Seek Amendment		Oppose

			[Re: definition of 'heritage fabric'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan. [Re: definition of 'heritage fabric'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.	
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Abbreviations and Definitions > Definitions List > I

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.6		Support	Retain proposed definition of Intrusive building or site	
Heritage New Zealand Pouhere Taonga (HNZPT) /193.6	Anne Dingwall/ #FS2037.272	Support	Retain proposed definition of Intrusive building or site HNZPT supports the inclusion of Intrusive building or sitewithin the District Plan in relation to proposed heritageareas. The identification of buildings or sites that detractfrom or are inconsistent with the heritage values andsignificance of heritage areas provides a greater level offlexibility for owners and potential for more appropriatedevelopment that could in turn benefit the heritage area.	Support
Christchurch City Council/ #751.3		Seek Amendment	Add the following definition to the DistrictPlan- Intensification means, in relation toPolicies 5.2.2.5.1 and 5.2.2.5.2, developmentthat results in a net increase in the number ofresidential units and/or potential forincreased occupancy within a site.	
Christchurch City Council/751.3	Anne Dingwall/ #FS2037.825	Seek Amendment	Add the following definition to the DistrictPlan- Intensification means, in relation toPolicies 5.2.2.5.1 and 5.2.2.5.2, developmentthat results in a net increase in the number ofresidential units and/or potential forincreased occupancy within a site. The proposed policies for the CoastalHazard Management Areas andTsunami Management Areaqualifying matters refer to'intensification' however themeaning of what constitutesintensification can be made clearerthrough a definition. The proposedamendment provides a definitionspecifically in relation to these twopolicies.	Support
Christchurch City Council/751.3	Lyttelton Port Company Limited/ #FS2054.1	Seek Amendment	Add the following definition to the DistrictPlan- Intensification means, in relation toPolicies 5.2.2.5.1 and 5.2.2.5.2, developmentthat results in a net increase in the number ofresidential units and/or potential forincreased occupancy within a site. The proposed policies for the CoastalHazard Management Areas andTsunami Management Areaqualifying matters refer to'intensification' however themeaning of what constitutesintensification can be made clearerthrough a definition. The proposedamendment provides a definitionspecifically in relation to these twopolicies.	Oppose
Carter Group Limited/ #814.25		Oppose	Oppose definition of Intrusive building or site. Seek that it is deleted.	
Carter Group Limited/814.25	Heritage New Zealand Pouhere Taonga/ #FS2051.23	Oppose	Oppose definition of Intrusive building or site. Seek that it is deleted. Heritage areas (and associated provisions)are generally opposed for the reasons statedin the covering submission.Regardless, the proposed definition is vagueand provides little certainty as to whetherbuildings or sites would or would not beintrusive.	Oppose
Carter Group Limited/814.25	Kāinga Ora/ #FS2082.855	Oppose	Oppose definition of Intrusive building or site. Seek that it is deleted. Heritage areas (and associated provisions)are generally opposed for the reasons statedin the covering submission.Regardless, the proposed definition is vagueand provides little certainty as to whetherbuildings or sites would or would not beintrusive.	Seek Amendment
The Catholic Diocese of Christchurch / #823.213		Oppose	Delete the definition of 'Intrusive building or site'.	
The Catholic Diocese of Christchurch /823.213	Anne Dingwall/ #FS2037.1445	Oppose	Delete the definition of 'Intrusive building or site'. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Regardless, the proposed definition is vague and provides little certainty as to whether buildings or sites would or would not be intrusive.	Oppose
The Catholic Diocese of Christchurch /823.213	Carter Group Limited/ #FS2045.386	Oppose	Delete the definition of 'Intrusive building or site'. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Regardless, the proposed definition is vague and provides little certainty as to whether buildings or sites would or would not be intrusive.	Support

The Catholic Diocese of Christchurch /823.213	Heritage New Zealand Pouhere Taonga/ #FS2051.24	Oppose	Delete the definition of 'Intrusive building or site'. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Regardless, the proposed definition is vague and provides little certainty as to whether buildings or sites would or would not be intrusive.	Oppose
The Catholic Diocese of Christchurch /823.213	Kāinga Ora/ #FS2082.1223	Oppose	Delete the definition of 'Intrusive building or site'. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Regardless, the proposed definition is vague and provides little certainty as to whether buildings or sites would or would not be intrusive.	Seek Amendment
Carter Group Limited / #824.37		Oppose	Oppose definition of Intrusive building or site. Seek that it is deleted.	
Cameron Matthews/ #1048.7		Seek Amendment	[Re: definition of 'intrusive building or site'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.	
Cameron Matthews/1048.7	Heritage New Zealand Pouhere Taonga/ #FS2051.25	Seek Amendment	[Re: definition of 'intrusive building or site'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.	Oppose

Abbreviations and Definitions > Definitions List > M

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.22		Seek Amendment	Amend definition [of Māori Land] to enable definition to be applied in relation to chapter 14.8 Residential Banks Peninsula Zone.	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.22	Anne Dingwall/ #FS2037.1015	Seek Amendment	Amend definition [of Māori Land] to enable definition to be applied in relation to chapter 14.8 Residential Banks Peninsula Zone. Further enable Rāpaki Rūnanga development priorities in terms of providing papakainga housing in the Residential Banks Peninsula Zone. [T]hese changes are necessary to: <ul style="list-style-type: none"> Better achieve the purpose of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Cameron Matthews/ #1048.8		Seek Amendment	[Re: definition of 'maintenance'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.	
Cameron Matthews/1048.8	Heritage New Zealand Pouhere Taonga/ #FS2051.26	Seek Amendment	[Re: definition of 'maintenance'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.	Oppose

Abbreviations and Definitions > Definitions List > N

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.7		Support	Retain proposed definition of Neutral building or site	
Heritage New Zealand Pouhere Taonga (HNZPT) /193.7	Anne Dingwall/ #FS2037.273	Support	Retain proposed definition of Neutral building or site HNZPT supports the inclusion of Neutral building or site within the District Plan in relation to	Support

			proposed heritage areas. The identification of buildings or sites that neither support nor detract from the heritage values and significance of the heritage area provides a greater level of flexibility for owners and greater certainty for Council when considering applications for development.	
Carter Group Limited/ #814.26		Oppose	Oppose definition for Neutral building or site. Seek that it is deleted.	
Carter Group Limited/814.26	Heritage New Zealand Pouhere Taonga/ #FS2051.27	Oppose	Oppose definition for Neutral building or site. Seek that it is deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Regardless, the proposed definition is vague and provides little certainty as to whether buildings or sites would or would not be categorised as neutral.	Oppose
Carter Group Limited/814.26	Kāinga Ora/ #FS2082.856	Oppose	Oppose definition for Neutral building or site. Seek that it is deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Regardless, the proposed definition is vague and provides little certainty as to whether buildings or sites would or would not be categorised as neutral.	Seek Amendment
The Catholic Diocese of Christchurch / #823.212		Oppose	Delete the definition of 'Neutral building or site'.	
The Catholic Diocese of Christchurch /823.212	Anne Dingwall/ #FS2037.1444	Oppose	Delete the definition of 'Neutral building or site'. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Regardless, the proposed definition is vague and provides little certainty as to whether buildings or sites would or would not be categorised as neutral.	Oppose
The Catholic Diocese of Christchurch /823.212	Carter Group Limited/ #FS2045.385	Oppose	Delete the definition of 'Neutral building or site'. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Regardless, the proposed definition is vague and provides little certainty as to whether buildings or sites would or would not be categorised as neutral.	Support
The Catholic Diocese of Christchurch /823.212	Heritage New Zealand Pouhere Taonga/ #FS2051.28	Oppose	Delete the definition of 'Neutral building or site'. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Regardless, the proposed definition is vague and provides little certainty as to whether buildings or sites would or would not be categorised as neutral.	Oppose
The Catholic Diocese of Christchurch /823.212	Kāinga Ora/ #FS2082.1222	Oppose	Delete the definition of 'Neutral building or site'. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Regardless, the proposed definition is vague and provides little certainty as to whether buildings or sites would or would not be categorised as neutral.	Seek Amendment
Carter Group Limited / #824.38		Oppose	Oppose definition for Neutral building or site. Seek that it is deleted.	
Danne Mora Limited/ #903.18		Seek Amendment	Include a new definition in Chapter 2 of net yield as follows: means the number of lots or household units per hectare (whichever is the greater). The area (ha) includes land for: residential activities The area (ha) excludes land that is: public road corridors public open space areas	
Davie Lovell-Smith Ltd / #914.2		Seek Amendment	Include a new definition in Chapter 2 of Net Yield as follows: means the number of lots or household units per hectare (whichever is the greater). The area (ha) includes land for residential activities The area (ha) excludes land that is: - public road corridors; or - public open space areas.	
Cameron Matthews/ #1048.9		Seek Amendment	[Re: definition of 'neutral building or site'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.	
Cameron Matthews/1048.9	Heritage New Zealand Pouhere Taonga/ #FS2051.29	Seek Amendment	[Re: definition of 'neutral building or site'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.	Oppose

Abbreviations and Definitions > Definitions List > O

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Wayne Bond/ #684.1		Seek Amendment	[That] the wording of the definition of “Older person’s housing unit” be amended by the addition of the following words (or words to that effect): “Where the number of units is ten (10) or less then the group can be held in separate fee-simple titles with the titles encumbered by consent notice and/or a covenant or other appropriate legal instrument which ensures that the use of the unit is confined to older persons. This only applies to groups of units separate from other such units and which are not part of a nested group of neighbouring units.”	
Retirement Villages Association of New Zealand Inc/ #811.18		Not Stated	Amend definition of Older Person’s Housing Unit to clarify that such units are not part of retirement villages. Older person’s housing unit means one of a group of residential units developed or used for the accommodation of older persons, where the group is held under either one title or unit titles under the Unit Titles Act 2010 with a body corporate, and which is encumbered by a bond or other appropriate legal instrument which ensures that the use of the unit is confined to older persons. It includes any unit previously defined as an elderly person’s housing unit and excludes units as part of a retirement village	
Retirement Villages Association of New Zealand Inc/811.18	Summerset Group Holdings Limited/ #FS2097.14	Not Stated	Amend definition of Older Person’s Housing Unit to clarify that such units are not part of retirement villages. Older person’s housing unit means one of a group of residential units developed or used for the accommodation of older persons, where the group is held under either one title or unit titles under the Unit Titles Act 2010 with a body corporate, and which is encumbered by a bond or other appropriate legal instrument which ensures that the use of the unit is confined to older persons. It includes any unit previously defined as an elderly person’s housing unit and excludes units as part of a retirement village The RVA supports the differentiation between typical residential units and the housing units for older persons. However, the RVA considers it is important that these definitions are not confused with ‘retirement village’ or ‘retirement unit’. PC14 needs to clearly acknowledge the differences in terms of layout and amenity needs between retirement villages and either the term Elderly or Older Person’s housing unit.	Support
Carter Group Limited/ #814.27		Support	Retain the definition of Outdoor living space as notified.	
Carter Group Limited/814.27	Kāinga Ora/ #FS2082.857	Support	Retain the definition of Outdoor living space as notified. The definition provides greater clarity and certainty than the status quo.	Seek Amendment
The Catholic Diocese of Christchurch / #823.23		Support	Definition 'Outdoor living space'. Retain as notified.	
The Catholic Diocese of Christchurch /823.23	Anne Dingwall/ #FS2037.1255	Support	Definition 'Outdoor living space'. Retain as notified. The definition provides greater clarity and certainty than the status quo.	Oppose
The Catholic Diocese of Christchurch /823.23	Carter Group Limited/ #FS2045.196	Support	Definition 'Outdoor living space'. Retain as notified. The definition provides greater clarity and certainty than the status quo.	Support
The Catholic Diocese of Christchurch /823.23	Kāinga Ora/ #FS2082.1108	Support	Definition 'Outdoor living space'. Retain as notified. The definition provides greater clarity and certainty than the status quo.	Seek Amendment

Abbreviations and Definitions > Definitions List > P

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Stantec/ #184.11		Support	[Support] Definition of Public Open Space as proposed.	
ChristchurchNZ/ #760.31		Seek Amendment	Amend definition of 'Perimeter block development' to read: “Perimeter block development means an urbanform that concentrates building development along the public edges of a city block, with a public face to the street, and private or communal open space to the rear in the interior of the block or individual site. Buildings on individual sites are characteristically joined with those on adjacent sites , or are in close proximity to each other, to create a continuous street wall.	

ChristchurchNZ/760.31	Kāinga Ora/ #FS2082.539	Seek Amendment	Amend definition of 'Perimeter block development' to read: "Perimeter block development means an urbanform that concentrates building development along the public edges of a city block, with a public face to the street, and private or communal open space to the rear in the interior of the block or individual site. Buildings on individual sites are characteristically joined with those on adjacent sites , or are in close proximity to each other, to create a continuous street wall. The proposed amendment provides more clarity about the intended built form of a perimeter block.	Support
ChristchurchNZ/ #760.33		Seek Amendment	Amend definition of 'Pedestrian access' to read: A dedicated pathway that provides access for pedestrians from the street to a residential unit and to any parking area for that residential unit. A pathway dedicated to the provision of access for pedestrians.	
ChristchurchNZ/760.33	Kāinga Ora/ #FS2082.541	Seek Amendment	Amend definition of 'Pedestrian access' to read: A dedicated pathway that provides access for pedestrians from the street to a residential unit and to any parking area for that residential unit. A pathway dedicated to the provision of access for pedestrians. Provide a more succinct / clear definition	Support
Carter Group Limited/ #814.28		Seek Amendment	Amend the definition of Pedestrian access as follows: A dedicated pathway that provides a Access for pedestrians from the street to a residential unit and to any parking area for that residential unit	
Carter Group Limited/814.28	Kāinga Ora/ #FS2082.858	Seek Amendment	Amend the definition of Pedestrian access as follows: A dedicated pathway that provides a Access for pedestrians from the street to a residential unit and to any parking area for that residential unit The definition (insofar as it refers to a 'dedicated pathway') precludes other forms of pedestrian access or shared spaces that adequately serve the same purpose.	Seek Amendment
Carter Group Limited/ #814.29		Oppose	Oppose the definition of Perimeter block development. Seek that it is deleted.	
Carter Group Limited/814.29	Kāinga Ora/ #FS2082.859	Oppose	Oppose the definition of Perimeter block development. Seek that it is deleted. The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation.	Seek Amendment
The Catholic Diocese of Christchurch / #823.24		Seek Amendment	Definition 'Pedestrian access'. Amend definition as follows: "A dedicated pathway that provides a Access for pedestrians from the street to a residential unit and to any parking area for that residential unit."	
The Catholic Diocese of Christchurch /823.24	Anne Dingwall/ #FS2037.1256	Seek Amendment	Definition 'Pedestrian access'. Amend definition as follows: "A dedicated pathway that provides a Access for pedestrians from the street to a residential unit and to any parking area for that residential unit."	Oppose
The Catholic Diocese of Christchurch /823.24	Carter Group Limited/ #FS2045.197	Seek Amendment	Definition 'Pedestrian access'. Amend definition as follows: "A dedicated pathway that provides a Access for pedestrians from the street to a residential unit and to any parking area for that residential unit."	Support
The Catholic Diocese of Christchurch /823.24	Kāinga Ora/ #FS2082.1109	Seek Amendment	Definition 'Pedestrian access'. Amend definition as follows: "A dedicated pathway that provides a Access for pedestrians from the street to a residential unit and to any parking area for that residential unit."	Seek Amendment
The Catholic Diocese of Christchurch / #823.25		Oppose	Definition 'Perimeter block development'. Delete	
The Catholic Diocese of Christchurch /823.25	Anne Dingwall/ #FS2037.1257	Oppose	Definition 'Perimeter block development'. Delete The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation.	Oppose
The Catholic Diocese of Christchurch /823.25	Carter Group Limited/ #FS2045.198	Oppose	Definition 'Perimeter block development'. Delete The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation.	Support
The Catholic Diocese of Christchurch /823.25	Kāinga Ora/ #FS2082.1110	Oppose	Definition 'Perimeter block development'. Delete The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation.	Seek Amendment

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Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Transpower New Zealand Limited / #878.2		Seek Amendment	Insert a new definition of qualifying matter to complement clause (b) in 6.1A.1 as follows: Qualifying matter: means a matter referred to in section s771 or s770 of the RMA including as implemented by the provisions listed in 6.1A.1 Table 1.	
Transpower New Zealand Limited /878.2	Christchurch International Airport Limited/ #FS2052.1	Seek Amendment	Insert a new definition of qualifying matter to complement clause (b) in 6.1A.1 as follows: Qualifying matter: means a matter referred to in section s771 or s770 of the RMA including as implemented by the provisions listed in 6.1A.1 Table 1. ... seek that... a definition of 'qualifying matter' to support the framework of the Proposed Plan Change and to assist plan users to understand and navigate the [provisions]...	Support
Transpower New Zealand Limited /878.2	Lyttelton Port Company Limited/ #FS2054.4	Seek Amendment	Insert a new definition of qualifying matter to complement clause (b) in 6.1A.1 as follows: Qualifying matter: means a matter referred to in section s771 or s770 of the RMA including as implemented by the provisions listed in 6.1A.1 Table 1. ... seek that... a definition of 'qualifying matter' to support the framework of the Proposed Plan Change and to assist plan users to understand and navigate the [provisions]...	Support
Transpower New Zealand Limited /878.2	Orion New Zealand Limited/ #FS2056.1	Seek Amendment	Insert a new definition of qualifying matter to complement clause (b) in 6.1A.1 as follows: Qualifying matter: means a matter referred to in section s771 or s770 of the RMA including as implemented by the provisions listed in 6.1A.1 Table 1. ... seek that... a definition of 'qualifying matter' to support the framework of the Proposed Plan Change and to assist plan users to understand and navigate the [provisions]...	Support

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Submission Number	Further Submission No	Position	Decision Requested	FS Position
Ara Poutama Aotearoa/ #259.3		Seek Amendment	<i>[Re: Residential activity]</i> Amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community are provided for.	
Ara Poutama Aotearoa/259.3	Kāinga Ora/ #FS2082.215	Seek Amendment	<i>[Re: Residential activity]</i> Amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community are provided for. It is essential that the CDP as amended by PC14 enables a diverse range of households that exist within neighbourhoods, including homes that serve particular needs in our communities. Those households may include those with specific health needs who are subject to supervision and support. To support the effective functioning of the justice system and to enable Ara Poutama to fulfil its statutory mandate, it should also include housing that it provides to those within its care. As outlined above, residents within that housing may receive varying levels of support and supervision, often from third party service providers. As noted above, they may also be subject to Court or Parole-Board ordered sentences and conditions, some of which may restrict when the resident can come and go from the home without approval. Importantly, neither of these features detract from or erode the inherent residential character of the housing provided by Ara Poutama and/or third sector housing providers, nor do they give rise to any adverse effects that would distinguish that household from any other within the community. Put another way, Ara	Support

			<p>Poutama considers there is no meaningful effects basis for distinguishing residential activities which include supervision, care, and support from any other residential activity.</p> <p>The decision to accommodate those persons within the community has already been made by the Courts or the Parole Board through sentencing or release decisions. The CDP should not afford Council the opportunity to frustrate the statutory requirements under the Sentencing Act, Parole Act and Corrections Act. Imposing unnecessary consenting requirements on those activities, particularly when there is no material effects-based differential, risks undermining the operation of the justice system and Ara Poutama’s ability to fulfil its statutory obligations.</p> <p>In that context, to achieve a well-functioning urban environment that enables all people to provide for their social wellbeing, the relevant CDP activity definitions must clearly encompass – or at least not exclude – the diverse range of households within communities, including those that serve particular needs. Those activities must be enabled as permitted activities in relevant residential zones.</p> <p>To that end, Ara Poutama has identified a number of definitions which may be interpreted in a way that constrains the ability for PC14 and the CDP more generally to achieve those objectives.</p> <p>The definition of “residential activity” specifically excludes the use of land and/or buildings for custodialand/or supervised living accommodation where the residents are detained on the site. The definition of “sheltered housing” referenced in the definition of “residential activity” similarly excludes residential unit/swhere residents are detained on the site.</p> <p>It is not clear what constitutes “detention” in these definitions, as that term is not defined in the CDP. Thatcreates inherent uncertainty in the kind of accommodation that these exclusions do and do not cover, whichcan lead to significant issues with, and inconsistencies in, plan administration and interpretation. Toillustrate, if “detention” includes restrictions on when a resident may come and go from a property, in theory,that could cover any household that imposes a curfew, for example, a household with children or teenagers,or supported/supervised living accommodation for people with mental health needs or disabilities. It couldalso capture any household where a resident is on home detention or subject to any other Court-orderedrestriction on their ability to leave the property without prior approval. Council has previously considered thatthis exclusion also applies to the provision of supported accommodation to people within Ara Poutama’s carein the community, notwithstanding that those people are neither in custody, or are subject to any form ofphysical detention.</p> <p>Exclusion of those households from the definition of “residential activity” would, in most cases, necessitatethe need for resource consent to authorise that accommodation. That is an anomalous outcome and iscontrary to the objective of recognising and providing for the diverse needs of residential communities. InAra Poutama’s case, that interpretation has impeded its ability to provide housing and accompanyingreintegrative and rehabilitative support for people within its care.6</p> <p>In that context, if the relevant objectives of the CDP (as proposed to be amended by PC14) are to berealised, provisions like the “detained exclusion” must be clarified or removed to ensure that a diverse rangeof households within communities, including those that serve particular needs, are appropriately provided for.</p> <p>In addition to being supported by the proposed PC14 objectives above, providing a clear and certainpathway for a diverse range of housing (including housing provided by Ara Poutama) would also support theoutcomes sought by the objectives and policies of the NPS-UD to achieve well-functioning urbanenvironments that enable all people to provide for their social wellbeing, including by enabling a variety ofhomes that meet the needs of different households.</p>	
Retirement Villages Association of New Zealand Inc/ #811.16		Seek Amendment	<p>Amend ‘retirement unit’ definition to: Retirement Unit Means any unit within a retirement village that is used or designed to be used for a residential activity (whether or not it includes cooking, bathing, and toilet facilities). A retirement unit is not a residential unit. Consequential amendments to the plan to ensure no unintended consequences arise from excluding retirement units from the definition of “residential unit”.</p>	
Retirement Villages Association of New Zealand Inc/811.16	Summerset Group Holdings Limited/ #FS2097.12	Seek Amendment	<p>Amend ‘retirement unit’ definition to: Retirement Unit Means any unit within a retirement village that is used or designed to be used for a residential activity (whether or not it includes cooking, bathing, and toilet facilities). A retirement unit is not a residential unit. Consequential amendments to the plan to ensure no unintended consequences arise from excluding retirement units from the definition of “residential unit”. To give effect to its submissions on PC14, the RVA considers that a ‘retirement unit’ definition is required, as this term has proposed to be included in multiple provisions in the tables below. This definition is required to acknowledge retirement units differ from typical residential units in terms of layout and resident amenity needs. Many units in retirement villages would not qualify as “residential units”, as do</p>	Support

			not have cooking/bathing facilities. Without a new definition, the planning regime for these units will be unclear and will cause complexity in consenting processes.	
Retirement Villages Association of New Zealand Inc/ #811.19		Oppose	Amend 'retirement village' definition to PC14 and replace with the National Planning Standard definition, and delete the existing Retirement Village definition: Retirement Village Means a comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.	
Retirement Villages Association of New Zealand Inc/811.19	Summerset Group Holdings Limited/ #FS2097.15	Oppose	Amend 'retirement village' definition to PC14 and replace with the National Planning Standard definition, and delete the existing Retirement Village definition: Retirement Village Means a comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities. To give effect to its submissions on PC14, the RVA considers that the existing 'retirement village' definition should be replaced to ensure consistency with the definition provided in the National Planning Standards used across the country.	Support
Carter Group Limited/ #814.30		Support	Retain the definition of Reconstruction as notified.	
Carter Group Limited/814.30	Kāinga Ora/ #FS2082.860	Support	Retain the definition of Reconstruction as notified. The amended definition provides greater clarity and certainty, and sensibly provides for additional forms of reconstruction	Seek Amendment
Carter Group Limited/ #814.31		Seek Amendment	Oppose the new definition of Relocation. Seek that the original definition is retained.	
Carter Group Limited/814.31	Kāinga Ora/ #FS2082.861	Seek Amendment	Oppose the new definition of Relocation. Seek that the original definition is retained. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. As such, the submitter opposes the definition of relocation insofar that it relates to heritage areas. Further, the submitter opposes the deletion of the exclusions in (a) and (b) that otherwise sensibly exclude temporary relocation or realignment works.	Seek Amendment
Carter Group Limited/ #814.32		Support	Retain the definition for Repairs as notified.	
Carter Group Limited/814.32	Kāinga Ora/ #FS2082.862	Support	Retain the definition for Repairs as notified. The amended definition provides greater clarity and certainty, and sensibly provides for additional forms of repairs.	Seek Amendment
Carter Group Limited/ #814.33		Seek Amendment	Oppose new definition of Residential unit. Seek that the original definition is retained.	
Carter Group Limited/814.33	Kāinga Ora/ #FS2082.863	Seek Amendment	Oppose new definition of Residential unit. Seek that the original definition is retained. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density Residential zones. This will provide conflict between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications.	Seek Amendment
Carter Group Limited/ #814.34		Support	Retain the definition for Restoration as notified.	
Carter Group Limited/814.34	Kāinga Ora/ #FS2082.864	Support	Retain the definition for Restoration as notified. The amended definition provides greater clarity and certainty.	Seek Amendment
The Catholic Diocese of Christchurch / #823.26		Support	Definition 'Reconstruction'. Retain as proposed.	
The Catholic Diocese of Christchurch /823.26	Anne Dingwall/ #FS2037.1258	Support	Definition 'Reconstruction'. Retain as proposed. The amended definition provides greater clarity and certainty, and sensibly provides for additional forms of reconstruction.	Oppose
The Catholic Diocese of Christchurch /823.26	Carter Group Limited/ #FS2045.199	Support	Definition 'Reconstruction'. Retain as proposed. The amended definition provides greater clarity and certainty, and sensibly provides for additional forms of reconstruction.	Support
The Catholic Diocese of Christchurch /823.26	Kāinga Ora/ #FS2082.1111	Support	Definition 'Reconstruction'. Retain as proposed. The amended definition provides greater clarity and certainty, and sensibly provides for additional forms of reconstruction.	Seek Amendment

The Catholic Diocese of Christchurch / #823.27		Oppose	Definition 'Relocation'. Retain status quo.	
The Catholic Diocese of Christchurch /823.27	Anne Dingwall/ #FS2037.1259	Oppose	<p>Definition 'Relocation'. Retain status quo.</p> <p>Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. As such, the submitter opposes the definition of relocation insofar that it relates to heritage areas.</p> <p>Further, the submitter opposes the deletion of the exclusions in (a) and (b) that otherwise sensibly exclude temporary relocation or realignment works.</p>	Oppose
The Catholic Diocese of Christchurch /823.27	Carter Group Limited/ #FS2045.200	Oppose	<p>Definition 'Relocation'. Retain status quo.</p> <p>Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. As such, the submitter opposes the definition of relocation insofar that it relates to heritage areas.</p> <p>Further, the submitter opposes the deletion of the exclusions in (a) and (b) that otherwise sensibly exclude temporary relocation or realignment works.</p>	Support
The Catholic Diocese of Christchurch /823.27	Kāinga Ora/ #FS2082.1112	Oppose	<p>Definition 'Relocation'. Retain status quo.</p> <p>Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. As such, the submitter opposes the definition of relocation insofar that it relates to heritage areas.</p> <p>Further, the submitter opposes the deletion of the exclusions in (a) and (b) that otherwise sensibly exclude temporary relocation or realignment works.</p>	Seek Amendment
The Catholic Diocese of Christchurch / #823.28		Support	Definition 'Repairs'. Retain as proposed.	
The Catholic Diocese of Christchurch /823.28	Anne Dingwall/ #FS2037.1260	Support	Definition 'Repairs'. Retain as proposed. The amended definition provides greater clarity and certainty, and sensibly provides for additional forms of repairs.	Oppose
The Catholic Diocese of Christchurch /823.28	Carter Group Limited/ #FS2045.201	Support	Definition 'Repairs'. Retain as proposed. The amended definition provides greater clarity and certainty, and sensibly provides for additional forms of repairs.	Support
The Catholic Diocese of Christchurch /823.28	Kāinga Ora/ #FS2082.1113	Support	Definition 'Repairs'. Retain as proposed. The amended definition provides greater	Seek Amendment

			clarity and certainty, and sensibly provides for additional forms of repairs.	
The Catholic Diocese of Christchurch / #823.29		Oppose	Definition 'Residential unit'. Retain status quo.	
The Catholic Diocese of Christchurch /823.29	Anne Dingwall/ #FS2037.1261	Oppose	Definition 'Residential unit'. Retain status quo. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density Residential zones. This will provide conflict between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications.	Oppose
The Catholic Diocese of Christchurch /823.29	Carter Group Limited/ #FS2045.202	Oppose	Definition 'Residential unit'. Retain status quo. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density Residential zones. This will provide conflict between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications.	Support
The Catholic Diocese of Christchurch /823.29	Kāinga Ora/ #FS2082.1114	Oppose	Definition 'Residential unit'. Retain status quo. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density Residential zones. This will provide conflict between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications.	Seek Amendment
The Catholic Diocese of Christchurch / #823.30		Support	Definition 'Restoration'. Retain as proposed.	
The Catholic Diocese of Christchurch /823.30	Anne Dingwall/ #FS2037.1262	Support	Definition 'Restoration'. Retain as proposed. The amended definition provides greater clarity and certainty.	Oppose
The Catholic Diocese of Christchurch /823.30	Carter Group Limited/ #FS2045.203	Support	Definition 'Restoration'. Retain as proposed. The amended definition provides greater clarity and certainty.	Support
The Catholic Diocese of Christchurch /823.30	Kāinga Ora/ #FS2082.1115	Support	Definition 'Restoration'. Retain as proposed. The amended definition provides greater clarity and certainty.	Seek Amendment
Carter Group Limited / #824.42		Support	Retain the definition of Reconstruction as notified.	
Carter Group Limited / #824.43		Seek Amendment	amend definition of relocation to the status quo [infers seeking to amend to operative plan definition]	
Carter Group Limited / #824.44		Support	Retain the definition for Repairs as notified.	
Carter Group Limited / #824.45		Seek Amendment	Oppose new definition of Residential unit. Seek that the original definition is retained.	
Carter Group Limited / #824.46		Support	Retain the definition for Restoration as notified.	
Daresbury Ltd/ #874.5		Support	Seeks council to retain the [d]efinition of 'Reconstruction' as proposed.	
Daresbury Ltd/874.5	Anne Dingwall/ #FS2037.617	Support	Seeks council to retain the [d]efinition of 'Reconstruction' as proposed. The amended definition provides greater clarity and certainty, and sensibly provides for additional forms of reconstruction.	Oppose
Daresbury Ltd/ #874.6		Seek Amendment	[Regarding the definition of 'Relocation']	

			[O]pposes the deletion of the exclusions in (a) and (b).	
Daresbury Ltd/874.6	Anne Dingwall/ #FS2037.618	Seek Amendment	[Regarding the definition of 'Relocation'] [O]pposes the deletion of the exclusions in (a) and (b). The submitter opposes the deletion of the exclusions in (a) and (b) that otherwise sensibly exclude temporary relocation or realignment works.	Oppose
Daresbury Ltd/ #874.7		Support	[Seeks council retain the proposed definition of 'repairs'.	
Daresbury Ltd/874.7	Anne Dingwall/ #FS2037.619	Support	[Seeks council retain the proposed definition of 'repairs'. The amended definition provides greater clarity and certainty, and sensibly provides for additional forms of repairs.	Oppose
Daresbury Ltd/ #874.8		Support	[Seeks council retain the proposed] definition of 'Restoration'.	
Daresbury Ltd/874.8	Anne Dingwall/ #FS2037.620	Support	[Seeks council retain the proposed] definition of 'Restoration'. The amended definition provides greater clarity and certainty.	Oppose
Cameron Matthews/ #1048.10		Seek Amendment	[Re: definition of 'reconstruction'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.	
Cameron Matthews/1048.10	Heritage New Zealand Pouhere Taonga/ #FS2051.30	Seek Amendment	[Re: definition of 'reconstruction'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.	Oppose
Cameron Matthews/ #1048.11		Seek Amendment	[Re: definition of 'relocation of heritage item'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.	
Cameron Matthews/1048.11	Heritage New Zealand Pouhere Taonga/ #FS2051.31	Seek Amendment	[Re: definition of 'relocation of heritage item'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.	Oppose
Cameron Matthews/ #1048.12		Seek Amendment	[Re: definition of 'repairs'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.	
Cameron Matthews/1048.12	Heritage New Zealand Pouhere Taonga/ #FS2051.32	Seek Amendment	[Re: definition of 'repairs'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.	Oppose
Cameron Matthews/ #1048.13		Seek Amendment	[Re: definition of 'restoration'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.	
Cameron Matthews/1048.13	Heritage New Zealand Pouhere Taonga/ #FS2051.33	Seek Amendment	[Re: definition of 'restoration'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.	Oppose

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Submission Number	Further Submission No	Position	Decision Requested	FS Position
Ara Poutama Aotearoa/ #259.4		Seek Amendment	[Re: Sheltered housing] Amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community are provided for.	
Ara Poutama Aotearoa/259.4	Anne Dingwall/ #FS2037.349	Seek Amendment	[Re: Sheltered housing] Amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community are provided for. It is essential that the CDP as amended by PC14 enables a diverse range of households that exist within neighbourhoods, including homes that serve particular needs in our communities. Those households may include those with specific health needs who are subject to supervision and support. To support the effective functioning of the justice system and to enable Ara Poutama to fulfil its statutory mandate, it should also include housing that it provides to those within its care. As outlined above, residents within that housing may receive varying levels of support and supervision, often from third party service providers. As noted above, they may also be subject to Court or Parole-Board ordered sentences and conditions, some of which may restrict when the resident can come and go from the home without approval. Importantly, neither of these features detract from or erode the inherent residential character of the housing provided by Ara Poutama and/or third sector housing providers, nor do they give rise to any adverse effects that	Support

			<p>would distinguish that household from any other within the community. Put another way, Ara Poutama considers there is no meaningful effects basis for distinguishing residential activities which include supervision, care, and support from any other residential activity.</p> <p>The decision to accommodate those persons within the community has already been made by the Courts or the Parole Board through sentencing or release decisions. The CDP should not afford Council the opportunity to frustrate the statutory requirements under the Sentencing Act, Parole Act and Corrections Act. Imposing unnecessary consenting requirements on those activities, particularly when there is no material effects-based differential, risks undermining the operation of the justice system and Ara Poutama’s ability to fulfil its statutory obligations.</p> <p>In that context, to achieve a well-functioning urban environment that enables all people to provide for their social wellbeing, the relevant CDP activity definitions must clearly encompass – or at least not exclude – the diverse range of households within communities, including those that serve particular needs. Those activities must be enabled as permitted activities in relevant residential zones.</p> <p>To that end, Ara Poutama has identified a number of definitions which may be interpreted in a way that constrains the ability for PC14 and the CDP more generally to achieve those objectives.</p> <p>The definition of “residential activity” specifically excludes the use of land and/or buildings for custodial and/or supervised living accommodation where the residents are detained on the site. The definition of “sheltered housing” referenced in the definition of “residential activity” similarly excludes residential unit/s where residents are detained on the site.</p> <p>It is not clear what constitutes “detention” in these definitions, as that term is not defined in the CDP. That creates inherent uncertainty in the kind of accommodation that these exclusions do and do not cover, which can lead to significant issues with, and inconsistencies in, plan administration and interpretation. To illustrate, if “detention” includes restrictions on when a resident may come and go from a property, in theory, that could cover any household that imposes a curfew, for example, a household with children or teenagers, or supported/supervised living accommodation for people with mental health needs or disabilities. It could also capture any household where a resident is on home detention or subject to any other Court-ordered restriction on their ability to leave the property without prior approval. Council has previously considered that this exclusion also applies to the provision of supported accommodation to people within Ara Poutama’s care in the community, notwithstanding that those people are neither in custody, or are subject to any form of physical detention.</p> <p>Exclusion of those households from the definition of “residential activity” would, in most cases, necessitate the need for resource consent to authorise that accommodation. That is an anomalous outcome and is contrary to the objective of recognising and providing for the diverse needs of residential communities. In Ara Poutama’s case, that interpretation has impeded its ability to provide housing and accompanying reintegrative and rehabilitative support for people within its care. 6</p> <p>In that context, if the relevant objectives of the CDP (as proposed to be amended by PC14) are to be realised, provisions like the “detained exclusion” must be clarified or removed to ensure that a diverse range of households within communities, including those that serve particular needs, are appropriately provided for.</p> <p>In addition to being supported by the proposed PC14 objectives above, providing a clear and certain pathway for a diverse range of housing (including housing provided by Ara Poutama) would also support the outcomes sought by the objectives and policies of the NPS-UD to achieve well-functioning urban environments that enable all people to provide for their social wellbeing, including by enabling a variety of homes that meet the needs of different households.</p>	
Ara Poutama Aotearoa/259.4	Kāinga Ora/ #FS2082.216	Seek Amendment	<p><i>[Re: Sheltered housing]</i> Amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community are provided for.</p> <p>It is essential that the CDP as amended by PC14 enables a diverse range of households that exist within neighbourhoods, including homes that serve particular needs in our communities. Those households may include those with specific health needs who are subject to supervision and support. To support the effective functioning of the justice system and to enable Ara Poutama to fulfil its statutory mandate, it should also include housing that it provides to those within its care. As outlined above, residents within that housing may receive varying levels of support and supervision, often from third party service providers. As noted above, they may also be subject to Court or Parole-Board ordered sentences and conditions, some of which may restrict when the resident can come and go from the home without approval. Importantly, neither of these features detract from or erode the inherent residential character of the housing provided by Ara Poutama and/or third sector housing providers, nor do they give rise to any adverse effects that would distinguish that household from any other within the community. Put another way, Ara Poutama considers there is no meaningful effects basis for distinguishing residential activities which include supervision, care, and support from any other residential activity.</p>	Support

			<p>The decision to accommodate those persons within the community has already been made by the Courts or the Parole Board through sentencing or release decisions. The CDP should not afford Council the opportunity to frustrate the statutory requirements under the Sentencing Act, Parole Act and Corrections Act. Imposing unnecessary consenting requirements on those activities, particularly when there is no material effects-based differential, risks undermining the operation of the justice system and Ara Poutama’s ability to fulfil its statutory obligations.</p> <p>In that context, to achieve a well-functioning urban environment that enables all people to provide for their social wellbeing, the relevant CDP activity definitions must clearly encompass – or at least not exclude – the diverse range of households within communities, including those that serve particular needs. Those activities must be enabled as permitted activities in relevant residential zones.</p> <p>To that end, Ara Poutama has identified a number of definitions which may be interpreted in a way that constrains the ability for PC14 and the CDP more generally to achieve those objectives.</p> <p>The definition of “residential activity” specifically excludes the use of land and/or buildings for custodial and/or supervised living accommodation where the residents are detained on the site. The definition of “sheltered housing” referenced in the definition of “residential activity” similarly excludes residential unit/s where residents are detained on the site.</p> <p>It is not clear what constitutes “detention” in these definitions, as that term is not defined in the CDP. That creates inherent uncertainty in the kind of accommodation that these exclusions do and do not cover, which can lead to significant issues with, and inconsistencies in, plan administration and interpretation. To illustrate, if “detention” includes restrictions on when a resident may come and go from a property, in theory, that could cover any household that imposes a curfew, for example, a household with children or teenagers, or supported/supervised living accommodation for people with mental health needs or disabilities. It could also capture any household where a resident is on home detention or subject to any other Court-ordered restriction on their ability to leave the property without prior approval. Council has previously considered that this exclusion also applies to the provision of supported accommodation to people within Ara Poutama’s care in the community, notwithstanding that those people are neither in custody, or are subject to any form of physical detention.</p> <p>Exclusion of those households from the definition of “residential activity” would, in most cases, necessitate the need for resource consent to authorise that accommodation. That is an anomalous outcome and is contrary to the objective of recognising and providing for the diverse needs of residential communities. In Ara Poutama’s case, that interpretation has impeded its ability to provide housing and accompanying reintegrative and rehabilitative support for people within its care. 6</p> <p>In that context, if the relevant objectives of the CDP (as proposed to be amended by PC14) are to be realised, provisions like the “detained exclusion” must be clarified or removed to ensure that a diverse range of households within communities, including those that serve particular needs, are appropriately provided for.</p> <p>In addition to being supported by the proposed PC14 objectives above, providing a clear and certain pathway for a diverse range of housing (including housing provided by Ara Poutama) would also support the outcomes sought by the objectives and policies of the NPS-UD to achieve well-functioning urban environments that enable all people to provide for their social wellbeing, including by enabling a variety of homes that meet the needs of different households.</p>	
ChristchurchNZ/ #760.28		Seek Amendment	Add a new definition for 'Shared pedestrian/cycleway' as follows: “For the purposes of the Mixed Use Zone(Sydenham and Waltham), means:a publicly accessible corridor for the use ofpedestrians, people on bikes and other activetransport modes that is not open to generaltraffic, except authorized maintenancevehicles”.	
ChristchurchNZ/760.28	Kāinga Ora/ #FS2082.536	Seek Amendment	<p>Add a new definition for 'Shared pedestrian/cycleway' as follows: “For the purposes of the Mixed Use Zone(Sydenham and Waltham), means:a publicly accessible corridor for the use ofpedestrians, people on bikes and other activetransport modes that is not open to generaltraffic, except authorized maintenancevehicles”.</p> <p>A definition is required to provide clarity over theoutcomes sought for these connections and inparticular to make a distinction between theseconnections and other connections required for thewider area (e.g. greenways and road connections).</p>	Support
Carter Group Limited/ #814.35		Seek Amendment	Oppose the new definition of Site. Seek that the original definition is retained.	
Carter Group Limited/814.35	Kāinga Ora/ #FS2082.865	Seek Amendment	Oppose the new definition of Site. Seek that the original definition is retained. PC14 unnecessarily provides a distinctdefinition of this term for the MediumDensity Residential and High DensityResidential zones. This will provide conflictbetween zones, confusion to users of theplan, and unintended consequencesincluding a likelihood of unnecessary andcostly resource consent applications.As noted above, the submitter supports thedefinition ‘development site’ and the use ofthis term in relevant rules.	Seek Amendment

The Catholic Diocese of Christchurch / #823.31		Oppose	Definition 'Site'. Retain status quo.	
The Catholic Diocese of Christchurch /823.31	Anne Dingwall/ #FS2037.1263	Oppose	Definition 'Site'. Retain status quo. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density Residential zones. This will provide conflict between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications. As noted above, the submitter supports the definition 'development site' and the use of this term in relevant rules.	Oppose
The Catholic Diocese of Christchurch /823.31	Carter Group Limited/ #FS2045.204	Oppose	Definition 'Site'. Retain status quo. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density Residential zones. This will provide conflict between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications. As noted above, the submitter supports the definition 'development site' and the use of this term in relevant rules.	Support
The Catholic Diocese of Christchurch /823.31	Kāinga Ora/ #FS2082.1116	Oppose	Definition 'Site'. Retain status quo. PC14 unnecessarily provides a distinct definition of this term for the Medium Density Residential and High Density Residential zones. This will provide conflict between zones, confusion to users of the plan, and unintended consequences including a likelihood of unnecessary and costly resource consent applications. As noted above, the submitter supports the definition 'development site' and the use of this term in relevant rules.	Seek Amendment

Abbreviations and Definitions > Definitions List > T

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heather Woods/ #107.1		Seek Amendment	<p>Add Tiny Homes to the definitions of the District Plan</p> <p>"Tiny Home</p> <p>a. any structure or part of a structure, whether permanent, moveable or immovable; and/or</p> <p>b. any erection, reconstruction, placement, alteration or demolition of any structure or part of any structure within, on, under or over the land; and</p> <p>c. any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on-site as a residential unit or place of business or storage."</p>	
Heather Woods/107.1	Anne Dingwall/ #FS2037.177	Seek Amendment	<p>Add Tiny Homes to the definitions of the District Plan</p> <p>"Tiny Home</p> <p>a. any structure or part of a structure, whether permanent, moveable or immovable; and/or</p> <p>b. any erection, reconstruction, placement, alteration or demolition of any structure or part of any structure within, on, under or over the land; and</p> <p>c. any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on-site as a residential unit or place of business or storage."</p> <p><i>To include Tiny Homes in the vocabulary used, because they are an extremely popular, durable, and affordable type of housing. When developed in a Hub, where they can be purchased or rented, they provide excellent community resources that elderly and disabled people especially find very comfortable, affordable, and accessible.</i></p>	Support

Carter Group Limited/ #814.36		Seek Amendment	Oppose the new definition of Tree. Seek that it is deleted or amended to specify a potential height of at least 3m.	
Carter Group Limited/814.36	Kāinga Ora/ #FS2082.866	Seek Amendment	Oppose the new definition of Tree. Seek that it is deleted or amended to specify a potential height of at least 3m. The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation. Furthermore, the definition is unreasonably restrictive insofar that it specifies a minimum potential height of 5m.	Seek Amendment
Carter Group Limited/ #814.37		Oppose	Oppose the definition of Tree canopy cover. Seek that it is deleted.	
Carter Group Limited/814.37	Kāinga Ora/ #FS2082.867	Oppose	Oppose the definition of Tree canopy cover. Seek that it is deleted. The definition is very broad and relies on tree cover achieving expected growth over a 20 year time frame. It is unclear how the Council intends to cover the cost of enforcement over a 20+ year time frame for all new developments.	Seek Amendment
Carter Group Limited/ #814.38		Oppose	Oppose the definition of Tree protection zone radius. Seek that it is deleted.	
Carter Group Limited/814.38	Kāinga Ora/ #FS2082.868	Oppose	Oppose the definition of Tree protection zone radius. Seek that it is deleted. The definition is complex and is open to conflicting interpretation. The definition of 'dripline' is preferred.	Seek Amendment
The Catholic Diocese of Christchurch / #823.32		Oppose	Definition 'Tree'. Delete or alternatively amend to specify a potential height of at least 3m.	
The Catholic Diocese of Christchurch /823.32	Anne Dingwall/ #FS2037.1264	Oppose	Definition 'Tree'. Delete or alternatively amend to specify a potential height of at least 3m. The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation.	Oppose
The Catholic Diocese of Christchurch /823.32	Carter Group Limited/ #FS2045.205	Oppose	Definition 'Tree'. Delete or alternatively amend to specify a potential height of at least 3m. The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation.	Support
The Catholic Diocese of Christchurch /823.32	Kāinga Ora/ #FS2082.1117	Oppose	Definition 'Tree'. Delete or alternatively amend to specify a potential height of at least 3m. The definition is highly subjective, lacks clarity and specificity, and is open to conflicting interpretation.	Seek Amendment
The Catholic Diocese of Christchurch / #823.33		Oppose	Definition 'Tree canopy cover'. Delete	
The Catholic Diocese of Christchurch /823.33	Anne Dingwall/ #FS2037.1265	Oppose	Definition 'Tree canopy cover'. Delete The definition is very broad and relies on tree cover achieving expected growth over a 20 year time frame. It is unclear how the Council intends to cover the cost of enforcement over a 20+ year time frame for all new developments.	Oppose
The Catholic Diocese of Christchurch /823.33	Carter Group Limited/ #FS2045.206	Oppose	Definition 'Tree canopy cover'. Delete The definition is very broad and relies on tree cover achieving expected growth over a 20 year time frame. It is unclear how the Council intends to cover the cost of enforcement over a 20+ year time frame for all new developments.	Support
The Catholic Diocese of Christchurch /823.33	Kāinga Ora/ #FS2082.1118	Oppose	Definition 'Tree canopy cover'. Delete The definition is very broad and relies on tree cover achieving expected growth over a 20 year time frame. It is unclear how the Council intends to cover the cost of enforcement over a 20+ year time frame for all new developments.	Seek Amendment
The Catholic Diocese of Christchurch / #823.34		Oppose	Definition 'Tree protection zone radius'. Delete	
The Catholic Diocese of Christchurch /823.34	Anne Dingwall/ #FS2037.1266	Oppose	Definition 'Tree protection zone radius'. Delete The definition is complex and is open to conflicting interpretation. The definition of 'dripline' is preferred.	Oppose
The Catholic Diocese of Christchurch /823.34	Carter Group Limited/ #FS2045.207	Oppose	Definition 'Tree protection zone radius'. Delete The definition is complex and is open to conflicting interpretation. The definition of 'dripline' is preferred.	Support
The Catholic Diocese of Christchurch /823.34	Kāinga Ora/ #FS2082.1119	Oppose	Definition 'Tree protection zone radius'. Delete The definition is complex and is open to conflicting interpretation. The definition of 'dripline' is preferred.	Seek Amendment

Strategic Directions

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Halswell Residents' Association / #204.1		Seek Amendment	Prioritise intensification in the central city and on former industrial land along the rail corridor	
Waimāero Fendalton-Waimairi-Harewood Community Board / #354.3		Seek Amendment	[Seeks council] to consider the capacity of existing infrastructure to support development.	
Waimāero Fendalton-Waimairi-Harewood Community Board/354.3	Anne Dingwall / #FS2037.443	Seek Amendment	[Seeks council] to consider the capacity of existing infrastructure to support development. The Board supports the need for new developments to be well integrated with the existing environment without hindering the social, economic and cultural well-being. But it is also vital to consider the capacity of existing infrastructure to support the development. For example, the Merivale area does not have the transport infrastructure to support more intensification.	Support
Waimāero Fendalton-Waimairi-Harewood Community Board/354.3	Kāinga Ora / #FS2082.287	Seek Amendment	[Seeks council] to consider the capacity of existing infrastructure to support development. The Board supports the need for new developments to be well integrated with the existing environment without hindering the social, economic and cultural well-being. But it is also vital to consider the capacity of existing infrastructure to support the development. For example, the Merivale area does not have the transport infrastructure to support more intensification.	Oppose
Waimāero Fendalton-Waimairi-Harewood Community Board / #354.4		Seek Amendment	[Seeks council ensures] that there will be requirements for developers to engage with the local community.	
Waimāero Fendalton-Waimairi-Harewood Community Board/354.4	Malcolm Hollis / #FS2040.5	Seek Amendment	[Seeks council ensures] that there will be requirements for developers to engage with the local community. The Board has concerns around the desire to minimise transaction costs and resource consent processes, design standards, and requirements for written approvals. The Board acknowledges the rights of developers, but is concerned that there will be no requirement for developers to engage with the local community to ensure developments are designed with careful consideration for the surrounding community and environment.	Support
Robert Leonard Broughton / #851.11		Seek Amendment	[A]ny plan changes under PC14 be subject to the over-riding strategies that the Council has put in place. That account be taken of international moves to green, sustainable cities able to cope with extreme weather conditions. That account be taken of the geoscience pertaining to Christchurch.	
Lendlease Limited / #855.1		Seek Amendment	Retain Chapter 3 as notified, except Objective 3.3.7 where the Metropolitan Centre Zone should be referenced.	
Lendlease Limited/855.1	Kāinga Ora / #FS2082.788	Seek Amendment	Retain Chapter 3 as notified, except Objective 3.3.7 where the Metropolitan Centre Zone should be referenced. Except where specified below, the submitter supports the amendments proposed to Chapter 3, as notified.	Support

Strategic Directions > Introduction

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Brighton Observatory of Environment and Economics / #53.1		Support	<p>At the outset, it is worth noting that the disbenefits of living in a sprawling city like Christchurch are already considerable. These negative impacts include transport, energy, housing (location, quality and costs), social-equity and health. Hence, we are not 'starting from zero', but are already in a negative situation where significant slices of our communities are already accruing disbenefits disproportionately.</p> <p>Generally, the benefits of intensification, particularly to a sprawling city like Christchurch include:</p> <ul style="list-style-type: none"> • increase the attractiveness and accessibility of our Garden City • helping to solve the housing crisis by increasing housing affordability, hence provide part of solution to social inequity in our city. • reducing road transport emissions (the largest component of the CHC GHG emissions profile), as more people live closer to active/public transport routes and work places • reducing the health and wellbeing/isolation impact of living in our city • decrease climate impact of the city (energy and transport emissions) • decrease the impact of the city on the environment including ecology and habitats. • increase the economic viability and vibrancy of the city: greater population density closer to amenities and services • potentially increase safety in the community • likely reduction of rates <p>For these and other reasons around how we adapt to climate change, we wish to indicate strong support for smart intensification. For Christchurch this would look like intensification in the central city, and much less in the outer suburbs. A city that is no longer growing its</p>	

			<p>territorial footprint but nonetheless increasing its population.</p> <p>Typically, this could allow:</p> <ul style="list-style-type: none"> • increase the attractiveness and accessibility of our Garden City by for example increasing tree cover and local character (e.g. Woolston Village) • Getting people out of cars onto public transport, freeing up central city land (currently car parks) for more beneficial development. • Getting people further from traffic, wider pavements, local gardens and parks, off-road cycleways • etc... <p>The alternative to allowing intensification is building more sprawling subdivisions which destroy our high value soils, and/or situated as currently on unsuitable floodplain sites, or wetlands, increasing the risk of catastrophic floods in the future.</p>	
Victoria Neighbourhood Association (VNA) / #61.11		Seek Amendment	Maintain the existing bulk and location settings of the current Plan except where the MDRS requirements are mandated by legislation.	
Victoria Neighbourhood Association (VNA) /61.11	Kāinga Ora/ #FS2082.21	Seek Amendment	<p>Maintain the existing bulk and location settings of the current Plan except where the MDRS requirements are mandated by legislation.</p> <p>We want the Council to incentivise and deliberately enable in areas of the Central City that can allow for good design and currently have little or no residential housing or existing neighbouring homes. This being for example the 7 hectares of land currently being used as new and used car sales yards are that are all within the Central City, have the best services and amenity and are within 500m walkability within the CCZ. This area mainly is captured in the boundaries of Tuam, Antigua, Durham St Sth and Moorhouse Ave.</p> <p>We request that the CCC look at demand for central city housing in a phased approach (looking 10 year horizons) and in a way that considers that social wellbeing of existing communities first and foremost. Do not over enable by providing too much capacity all at once when you are not actually being asked to do so by the NPS-UD particularly in the central city.; and there is plenty of land already available which is a view supported by developers.</p> <p>Put in place a plan to encourage removal of the 7 hectares of car yards from the city centre to create the opportunity for what was meant to be developed in these areas as part of the CCRP to create the city that the people of CHC want. If the Gov't want intensification, then hold the Gov't to account for their side of the bargain as they were the entity that failed to encourage the car yards to relocate out of the CBD in CHC.</p> <p>We want strong direction to be given to developers by CCC as to where to develop to build a better Christchurch, it is too easy for developers to develop what is already developed given known retail pricing and values, which encourages development in high value suburbs for a small gain in additional housing vs CCC incentivising new areas of high density development to open up to balance the current inequitable use of land within the CHC Central area. This is evident in the REINZ report showing highest activity in high value and enabled suburbs - this is exactly what happens when developers are set free to do what they want. The attractive areas get further developed leaving other areas untouched. This simply pushes prices up higher as we have already seen happen in recent years. The vast majority of developers seek profit pure and simple especially those that are the most active in eg. Williams Corp.</p> <p>We want the Council to incentivise development in the area to the South of Tuam Street through to Moorhouse Ave where there is an obvious lack of housing and very obvious accessibility to amenity and services and walkability. Refer Figures 2 & 3.</p>	Oppose

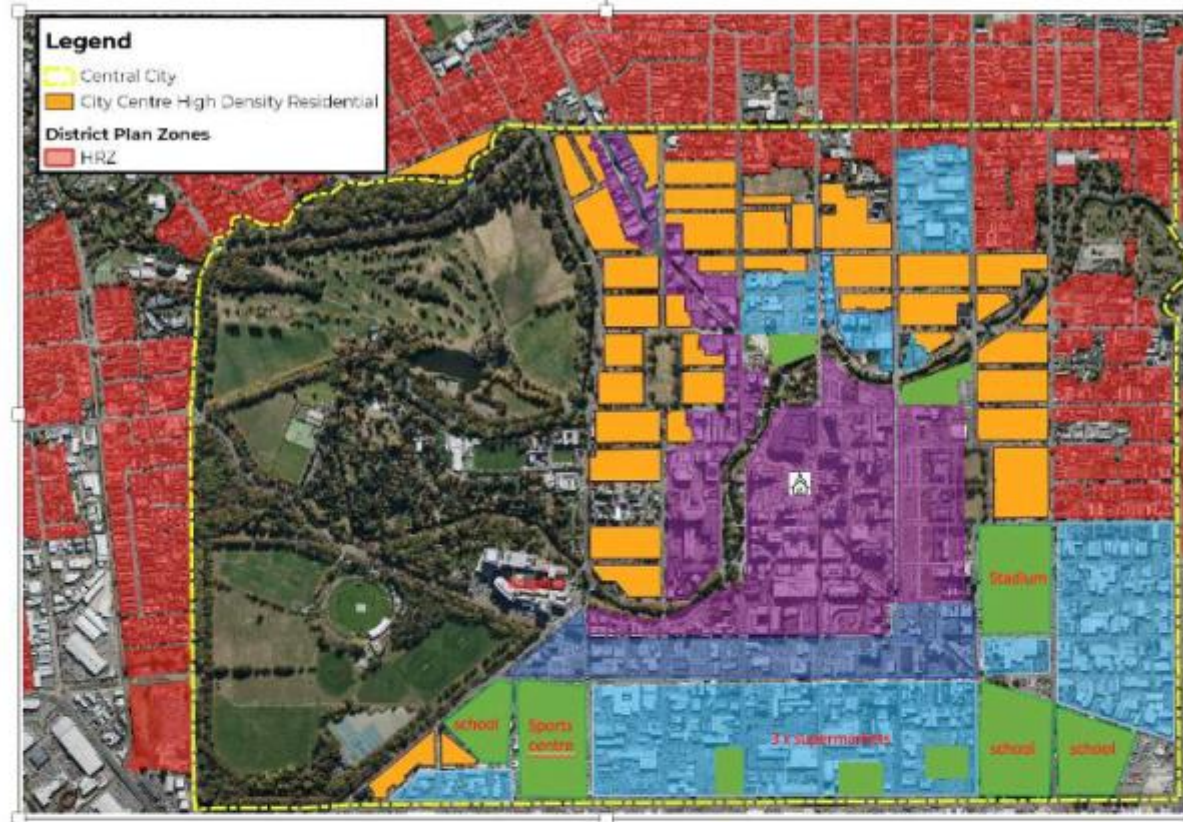


Figure 3

Locations that have the highest scores in the density enabler model shown in red.

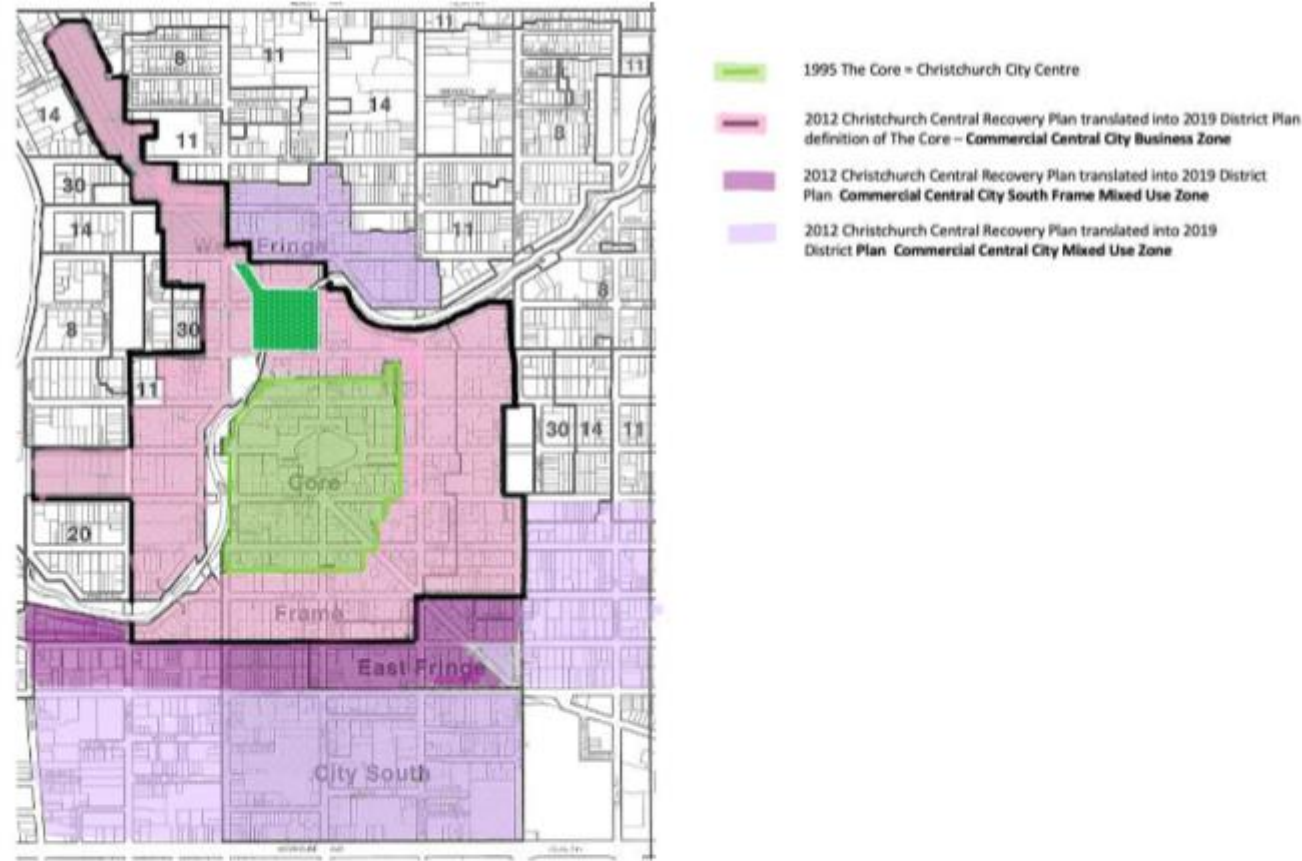


Figure 2

South side of CCZ (dark purple) and MUCC (blue and light purple) has no residential and yet has all the amenity and services (green). The CCZ proposed under PC14 retains the same footprint for the CCZ as used in the CHC District Plan 2019 and continues to include Victoria St.

We consider based on this background that it is important that PC14 does not over-enable intensification, particularly as we have seen no detailed evaluation of the potential adverse consequences of enabling substantially more intensification than is needed. We have undertaken some limited research in the time available (eg Leipzig overcapacity) but we consider this needs serious, extensive investigation to properly understand and evaluate the possible social, health, cultural, environmental, and financial effects.

In the interim we recommend that PC14 enables only the extent of intensification needed to match the expected demands of the city, with an industry-recognised reasonable margin for unexpected additional growth.

It is clearly acknowledged that the people of Christchurch (CHC) in the Christchurch Recovery Plan as a result of “Have your say” input by the people of Christchurch, want a low-rise garden city with a consolidated core. The wants of the people of CHC are not respected in the current proposed PC14 which is enabling 90m tall buildings and extending the Core (CCZ) from what it was pre-quakes.

PC14 creates a cost to the community through poor and inconsistent planning which enables oversupply, creating uncontrolled and adhoc building in the middle of residential streets especially in central city HRZ where the impact of poor design is likely to be significantly more damaging given existing small plot sizes for most. The CCC already acknowledge, as does the Property Economic Reports (July 2022) that sporadic and inconsistent building heights is not considered good urban design. Both organisations acknowledge this for the CCZ yet don’t appear to acknowledge this is also true for central city residential design such as within the proposed HRZs under PC14. Having a 6 or even a 4-storey building built right to the pavement in a street

where all other houses are 1 or 2 story and a 5m setback is not good urban planning and is a cost to the community through lack of light and sunlight and therefore a devaluing of their residential asset, which in turn impacts on their ability to fund their retirement. We understand that the CCC are required under the MDRS -UD to enable “as much as possible” but this should not be at the cost of the community and their social and cultural wellbeing, which it currently is. And the definition of “as much as possible” is being taken in isolation of all other considerations of the NPS-UD and RMA.

The CCC have taken a very literal and simplistic view of the Act and simply enabled as much as they possibly can, which is at the detriment of social, environmental, economic and cultural well-being for the existing residents of CHC and those resident for the life of the current housing stock which could be for several generations. The Council have not thought how they can enable as required by the Government and yet still meet the needs of the people of CHC, now and in the future, by enabling residential housing in the central city in a planned and control manner that meets good urban design without a cost to its residents for generations to come.

It is noted that 3.3.1 Objective - Enabling recovery and facilitating the future enhancement of the district takes priority in developing the District Plan however the proposed PC14 doesn't consider all of these aspects, in particular does not meet the needs of the EXISTING people of CHC - it is heavily skewed towards a hypothesis of future citizens of CHC, whether they come or not. In doing so, it also does not acknowledge the impact on residents of a transition period of several generations to come.

It is too easy to enable in areas that are already enabled and ruin an existing community for a potential future residential community that may never come. There appear to be many assumptions being made such as immigration to fill apartments/units and aging population being happy to live in higher density, high rise (where there is little or no garden) which seem rather misguided and high risk.

The current central city residential area in Christchurch consists of old streets and old sites, (originally for small workers cottages), many residential sites in within the 4 Avenues are therefore very small (often less than 300 sq m). It is inappropriate to enable 4-6 storey high buildings in areas without ruining the economic, social and cultural aspects of the existing community including loss of sunlight, privacy, noise pollution, inability to efficiently use passive heating, inability to grow own fruit and vegetables parking congestion, loss of value in their property and negative impacts on mental wellbeing to name some of the obvious costs. These are all costs that will be borne by both the existing and future residential communities living in current central city residential zones. It seems not equal consideration to all peoples' social and cultural needs are being treated with equal consideration in PC14, as it favours the needs of a selected future resident in a new building that may never come, and whose who now and in future occupy existing homes and whose needs could be quite different to what is being enabled.

There is plenty of opportunity to enable new HRZ housing within the CHC central city without only focusing on going higher and intensifying even more in the existing residential areas. For example: the VNA neighbourhood currently has a density of 150 households per hectare and with an average section size of 400-300m sq. There exists at least 7 hectares of land on the south side of the city that has zero households per hectare and which is zoned for mixed use. This land could be enabled for HRZ if the CCC were to think more strategically about how to actively encourage more housing the in central city AND meet the needs of the demand without over enabling, thereby also meeting the needs of the existing community AND have an excellent outcome in urban planning. The development of the South Frame in the CCRP has not moved forward in any way to make the South side of the city an attractive place to live, work and play all within 500m of the CBD.

There could easily be over 2,000 households enabled within this CCRP central city area if development for residential were to be actively encouraged by rezoning, or offering incentives, and actively discourage further density development in existing central city residential already densely developed. By doing this CCC would be proactively and meaningfully participating in the role of urban planning and signalling that the south side is where they want development. Without Council actively managing this opportunity for residential development as they did for the East frame, developers will continue to do small infill developments based on yield alone, which will not deliver the right outcomes for the city and its residents in relation to urban planning. Refer to Figures 2 & 3 which clearly show that the CHC central city is very clearly unbalanced with all the residential on one side (north) and all the services on the opposite side (south). You can't shift the amenity, but you can develop houses, which is what the Gov't is asking for.

The area that the VNA sits within already has ~150 households per hectare – this area does not need to be intensified further in the foreseeable future, whereas on the South side of the city there are 7 hectares of land currently being used to sell (mostly new) cars all within 800m of the Christ Church Cathedral. These 12 car sales yards have ZERO residential housing but could enable over 2,000 residential dwellings (ave100 sq m) assuming CCMUZ of 21m (6 storey) 60% coverage. Currently this area has very few trees so converting to residential use will also enable trees and landscaping to enhance city centre, and reduces the number of cars in the city. These objectives meet all of the Gov't and Councils city planning objectives and yet nothing continues to be done to drive these car yards out of the central city. This is currently an appalling waste of high utility land.

Furthermore, development of intensified residential homes in this area can be done in a much more intergrated manner with larger sites, and no current residential neighbours.

Add to this already compelling rationale is that this area to the South of Tuam Street has much greater services, greater walkability and greater amenity than anywhere else in the 4 avenues/central city and the Council reports already acknowledge this as a fact. Refer to figures 2 & 3.

			For residents in the VNA to walk (one way) to the nearest large supermarket is 2.2km to New World Durham St or 1.5km to Fresh Choice Merivale. The northern residential central city has all the houses with no services, yet the southern side has all the services (schools, sports centre, shopping, entertainment, cafes, medical, churches, parks)., and no housing.	
Victoria Neighbourhood Association (VNA) / #61.55		Oppose	The District Plan needs to be reviewed every 10 years,	
Victoria Neighbourhood Association (VNA) /61.55	Anne Dingwall/ #FS2037.125	Oppose	The District Plan needs to be reviewed every 10 years, Whilst having a vision of 30 years is good don't enable for 30 years in one go given the uncertainty of the world and housing demand - the fluctuations of the last 3 years have taught us that we must plan for flexibility. So do that as a minimum.	Support
Victoria Neighbourhood Association (VNA) / #61.56		Oppose	We want the Council to open areas of the city that are not being well utilised. and have greater access to walkability, services and amenity	
Victoria Neighbourhood Association (VNA) / #61.57		Seek Amendment	PC14 should consider and enable and encourage smaller businesses back into the city core.	
Victoria Neighbourhood Association (VNA) /61.57	Anne Dingwall/ #FS2037.126	Seek Amendment	PC14 should consider and enable and encourage smaller businesses back into the city core. PC14 should consider and enable and encourage smaller businesses back into the city core by having attractive smaller buildings with high aesthetic and amenity, rather than old fashioned skyscrapers and encouraging a compact city to return vibrancy to the "core.	Support
Zhijian Wang/ #102.1		Not Stated	Adding medium-density and high-density housing to established neighborhoods is not an ideal solution. Infrastructure will not be able to cope with demand, infrastructure improvements will be costly and impact on rates, and there will be further interruption with excavations and road closures. There will be increased concrete and asphalt footprints and reduced garden areas, affecting the natural infiltration of rainwater, increasing the burden on infrastructure and that may cause flooding. There will be an associated impact on Christchurch's brand as a Garden City. which has taken time to develop. Instead, the urban-rural fringe area should be developed with medium and high density residential areas within 20-30 minutes of the City Centre. This is the ideal living and working environment where infrastructure can be planned and constructed according to the needs of the next 30 years. Funding would be from investors and developers, reducing financial pressure on the City Council and maintaining the stability of rates. Construction will not affect the traffic in the city.	
Zhijian Wang/102.1	Anne Dingwall/ #FS2037.171	Not Stated	Adding medium-density and high-density housing to established neighborhoods is not an ideal solution. Infrastructure will not be able to cope with demand, infrastructure improvements will be costly and impact on rates, and there will be further interruption with excavations and road closures. There will be increased concrete and asphalt footprints and reduced garden areas, affecting the natural infiltration of rainwater, increasing the burden on infrastructure and that may cause flooding. There will be an associated impact on Christchurch's brand as a Garden City. which has taken time to develop. Instead, the urban-rural fringe area should be developed with medium and high density residential areas within 20-30 minutes of the City Centre. This is the ideal living and working environment where infrastructure can be planned and constructed according to the needs of the next 30 years. Funding would be from investors and developers, reducing financial pressure on the City Council and maintaining the stability of rates. Construction will not affect the traffic in the city. Adding medium-density and high-density housing to an already established neighborhood is not an ideal solution for the following reasons: 1. The old urban infrastructure, including power systems, domestic water and sewerage, will not be able to withstand the massive imminent population growth (next 30 years), so infrastructure improvements will be costly - more excavations and road closures. It would be a huge investment and the money would come from the property Rates of Christchurch residents, so there was no choice but to increase the property Rates.	Support

			<p>2. Addition to existing neighborhoods - medium and high density residential areas will mean increased concrete and asphalt footprints and reduced garden areas. This will affect the natural infiltration of rainwater or flood, and increase the burden on the drainage pipes. May cause urban flooding. There are many examples in the world, such as Beijing and Zhengzhou in China.</p> <p>3. Over the past 100 years, the people of Christchurch, together with urban management and planners, have created a world-renowned brand - Garden City, which is now worth at least 1 billion dollars and attracts tourists from all over the world. Tourists will be disappointed if they come to "see high-rise buildings, which is no different from Tokyo in Japan or New York in the United States. Building a brand takes decades or even a century of hard work, and destroying it can be a simple wrong decision.</p> <p>Solution: Develop the urban-rural fringe around Christchurch.</p> <p>1. Develop the urban-rural fringe area around Christchurch, build new medium-density residential areas and high-density residential areas, and drive to the city center in 20-30 minutes. This is the ideal living and working environment.</p> <p>2. The infrastructure can be planned and constructed according to the needs of the next 30 years, and the construction will not affect the traffic in the city. More importantly, these infrastructure funds will come from private investors and developers, which can reduce the financial pressure on the city council and maintain the stability of Rates. And the council can also get Rates from future new houses.</p>	
Atlas Quarter Residents Group (22 owners) / #224.25		Support	The inclusion of the qualifying criteria is supported, independent of height limits.	
Kurt Higgison/ #232.4		Oppose	Opposes developments in already built areas and seeks that new development areas grow into new areas,	
Property Council New Zealand/ #242.1		Support	In broad terms, we support the overall direction of PC14. However, we are concerned that some practical unintended consequences may result when it comes to implementation.	
Eric Ackroyd/ #333.1		Seek Amendment	That higher density housing development be prioritised in the city centre ahead of other residential zones.	
Alex Lowings/ #447.14		Oppose	There does not appear to be provisions for infrastructure improvements in terms of wastewater, power, etc.	
Luke Hansby/ #453.1		Support	Supports the Medium Density Residential Standards	
Kem Wah Tan/ #471.20		Oppose	[Enable satellite towns connected with good public transport rather than intensification of the existing city]	
Rob Seddon-Smith/ #476.4		Seek Amendment	[Seeks] that Council should guarantee quality public transport options with direct bus routes to all major destinations.	
Rob Seddon-Smith/ #476.9		Not Stated	That Council should guarantee quality public transport options with direct bus routes to all major destinations.	
Chris Baddock/ #489.2		Seek Amendment	That necessary infrastructure should be built before intensifying the housing regarding public transport	
Rachel Hu/ #564.3		Oppose	[Opposes the Plan Change process]	
Rachel Hu/ #564.4		Oppose	[Opposes the Plan Change process]	
Wendy Fergusson/ #654.9		Seek Amendment	Development in rural areas should be restricted if you are going to intensify the city	
C Collins/ #759.1		Support	[Seeks that the Plan Change be approved]	
Jessica Adams/ #784.5		Oppose	re 3.1.b.v.A - oppose immediate intensification	
Carter Group Limited/ #814.39		Support	Retain 3.1(v) as notified.	

Carter Group Limited/814.39	Kāinga Ora/ #FS2082.869	Support	Retain 3.1(v) as notified. The additional text appropriately recognises the need to 'Facilitate an increase in the supply of housing, and provide for a wider range of housing types and locations, to give effect to the [relevant statutory] provisions enabling development...'	Seek Amendment
The Catholic Diocese of Christchurch / #823.35		Support	Retain as notified.	
The Catholic Diocese of Christchurch /823.35	Anne Dingwall/ #FS2037.1267	Support	Retain as notified. The additional text appropriately recognises the need to 'Facilitate an increase in the supply of housing, and provide for a wide range of housing types and locations, to give effect to the [relevant statutory] provisions enabling development...'	Oppose
The Catholic Diocese of Christchurch /823.35	Carter Group Limited/ #FS2045.208	Support	Retain as notified. The additional text appropriately recognises the need to 'Facilitate an increase in the supply of housing, and provide for a wide range of housing types and locations, to give effect to the [relevant statutory] provisions enabling development...'	Support

Strategic Directions > Objectives

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Victoria Neighbourhood Association (VNA) / #61.14		Oppose	That a staged approach is taken to enable high quality urban design through planning.	
Victoria Neighbourhood Association (VNA) /61.14	Anne Dingwall/ #FS2037.102	Oppose	<p>That a staged approach is taken to enable high quality urban design through planning.</p> <p>The premise that there needs to be significantly greater housing in the central city is flawed. Council research indicates that this is not where people want to live, there have been numerous Council research studies of residents that keep saying the same thing – most people do not want to live in the city centre.</p> <p>Residents and developers do not want nor think there is a need for enablement through height as there already exists plenty of capacity in Christchurch, in fact it is widely believed we have too much capacity. The NPS-UD over enables and Council need to manage supply so as not to negatively impact the city of Christchurch or propose a plan that costs the community through negative impacts whether these be economic, environmental or social.</p> <p>The current number of household in CHC is estimated at 163,000, therefore adding 56,000 households by 2048 brings the number of households to 219,000, this enables a population of 525,600 ppl based on 2.4 ppl per household. Yet Stats NZ population medium expectations to 2048 is 463,500*. The current PC14 plan over enables by 62,000 ppl or 26,000 houses.</p> <p>Current growth of housing has slowed drastically and the growth trend is quite different to the time of the MDRS was developed by central government. This is especially true in CHC as the below Council stats show in terms of housing consents driven by market factors of supply and demand. There are numerous reports in media that the likes of Willams Corp can't sell their units and are letting them out, and the trend of investors purchasing and renting as Air BnB continues for small inner city units such as those in the East Frame.</p> <p>In the next ten years Stats NZ* predicts less than 1% population growth in CHC. Stats NZ also shows a considerable change in the age of the population; by 2048 with 60% of the Christchurch population aged 25+ will be over the age of 50. This impacts the type of housing required, and it is unlikely that this older generation will want to live in inner city apartments and houses with stairs and without a garden. Therefore, adding too much density through height is not meeting the future needs of the aging population demographic for Christchurch central city in terms of multi-storey developments, unless of course they are assisted living residents.'</p> <p>Livingstons and Associated Limited prepared a research report on housing demand and need to support the 2021 Greater Christchurch Housing Capacity Assessment. The report states that demand is likely to be strongly focused on standalone dwellings with renters having a slightly higher propensity to live in multi-unit dwellings, therefore the focus of residential development should be focussed on standalone dwellings and not in high rise apartments/townhouses in the CHC central city.</p> <p>Council research (Life in Christchurch survey 2022: https://ccc.govt.nz/the-council/how-the-council-works/reporting-and-monitoring/life-in-christchurch/central-city/) 2022 reveals that 62% of respondents said they would not consider a move to live in the city under any circumstances, and of those that would consider living in the central city most were under 24 years old. This same research tells us that two most important factors for people liking the idea of city living is access to sun and privacy.</p>	Support

			<p>Research indicating potential demand, and the proposed PC14 plan seem to be unrelated. The oversupply of central dwellings will lead to AirBnB investors (not residents) and a ghost central city and at worst central city slums.</p> <p>The obvious question therefore is who exactly is the Council enabling housing for in the central city?</p> <p>The aging population don't want apartment inner city living, students are likely to want but will not have the capability unless we build hostels, migrants may not want as Chinese, Pacific Island, Indian (our greatest immigration source) often live in larger households that are intergenerational. Is our immigration policy going to change to attract people from Europe who are very accepting of apartment living? This is unlikely.</p> <p>Throughout PC14 the Council and other reports often state that the current District Plan allows for the appropriate level of housing and acknowledges that the implementation of the MDRS -UD over enables housing supply. Is this over enablement a deliberate and forced decision by central government seeking to bring down the price of housing across all of NZ, without current homeowners realising what is actually going on as it will appear to be "market forces" at play? There are many factors that have led to NZ's over inflated house market, key factors being the duopoly of building suppliers and the highly restrictive residential housing standards – these are long standing issues that have been avoided by successive governments over the past 30 years. Supply of land is not the only issue and this should be recognised by not inflicting a blunt instrument of government interference in market forces of supply and demand to bring housing prices down by deliberately forcing an oversupply in the market, and compromising the integrity of the Council to meet the needs of their community. We also question that building higher reduces cost. We have not seen any clear evidence that this is correct in the context of Christchurch construction requirements. The Governments current monetary policy is already doing the job to cool the over inflated market, there is no need for further interference in what is meant to be a free market.</p>	
Victoria Neighbourhood Association (VNA) /61.14	Kāinga Ora/ #FS2082.25	Oppose	<p>That a staged approach is taken to enable high quality urban design through planning.</p> <p>The premise that there needs to be significantly greater housing in the central city is flawed. Council research indicates that this is not where people want to live, there have been numerous Council research studies of residents that keep saying the same thing – most people do not want to live in the city centre.</p> <p>Residents and developers do not want nor think there is a need for enablement through height as there already exists plenty of capacity in Christchurch, in fact it is widely believed we have too much capacity. The NPS-UD over enables and Council need to manage supply so as not to negatively impact the city of Christchurch or propose a plan that costs the community through negative impacts whether these be economic, environmental or social.</p> <p>The current number of household in CHC is estimated at 163,000, therefore adding 56,000 households by 2048 brings the number of households to 219,000, this enables a population of 525,600 ppl based on 2.4 ppl per household. Yet Stats NZ population medium expectations to 2048 is 463,500*. The current PC14 plan over enables by 62,000 ppl or 26,000 houses.</p> <p>Current growth of housing has slowed drastically and the growth trend is quite different to the time of the MDRS was developed by central government. This is especially true in CHC as the below Council stats show in terms of housing consents driven by market factors of supply and demand. There are numerous reports in media that the likes of Willams Corp can't sell their units and are letting them out, and the trend of investors purchasing and renting as Air BnB continues for small inner city units such as those in the East Frame.</p> <p>In the next ten years Stats NZ* predicts less than 1% population growth in CHC. Stats NZ also shows a considerable change in the age of the population; by 2048 with 60% of the Christchurch population aged 25+ will be over the age of 50. This impacts the type of housing required, and it is unlikely that this older generation will want to live in inner city apartments and houses with stairs and without a garden. Therefore, adding too much density through height is not meeting the future needs of the aging population demographic for Christchurch central city in terms of multi-storey developments, unless of course they are assisted living residents.'</p> <p>Livingstons and Associated Limited prepared a research report on housing demand and need to support the 2021 Greater Christchurch Housing Capacity Assessment. The report states that demand is likely to be strongly focused on standalone dwellings with renters having a slightly higher propensity to live in multi-unit dwellings, therefore the focus of residential development should be focussed on standalone dwellings and not in high rise apartments/townhouses in the CHC central city.</p> <p>Council research (Life in Christchurch survey 2022: https://ccc.govt.nz/the-council/how-the-council-works/reporting-and-monitoring/life-in-christchurch/central-city/) 2022 reveals that 62% of respondents said they would not consider a move to live in the city under any circumstances, and of those that would consider living in the central city most were under 24 years old. This same research tells us that two most important factors for people liking the idea of city</p>	Oppose

			<p>living is access to sun and privacy.</p> <p>Research indicating potential demand, and the proposed PC14 plan seem to be unrelated. The oversupply of central dwellings will lead to AirBnB investors (not residents) and a ghost central city and at worst central city slums.</p> <p>The obvious question therefore is who exactly is the Council enabling housing for in the central city?</p> <p>The aging population don't want apartment inner city living, students are likely to want but will not have the capability unless we build hostels, migrants may not want as Chinese, Pacific Island, Indian (our greatest immigration source) often live in larger households that are intergenerational. Is our immigration policy going to change to attract people from Europe who are very accepting of apartment living? This is unlikely.</p> <p>Throughout PC14 the Council and other reports often state that the current District Plan allows for the appropriate level of housing and acknowledges that the implementation of the MDRS -UD over enables housing supply. Is this over enablement a deliberate and forced decision by central government seeking to bring down the price of housing across all of NZ, without current homeowners realising what is actually going on as it will appear to be "market forces" at play? There are many factors that have led to NZ's over inflated house market, key factors being the duopoly of building suppliers and the highly restrictive residential housing standards – these are long standing issues that have been avoided by successive governments over the past 30 years. Supply of land is not the only issue and this should be recognised by not inflicting a blunt instrument of government interference in market forces of supply and demand to bring housing prices down by deliberately forcing an oversupply in the market, and compromising the integrity of the Council to meet the needs of their community. We also question that building higher reduces cost. We have not seen any clear evidence that this is correct in the context of Christchurch construction requirements. The Governments current monetary policy is already doing the job to cool the over inflated market, there is no need for further interference in what is meant to be a free market.</p>	
Property Council New Zealand/ #242.19		Seek Amendment	We recommend the Council do not introduce the proposal to use financial contributions as another revenue source if density limits are not reached within greenfield development.	
Plain and Simple Ltd/ #627.1		Seek Amendment	[T]hat the objectives within PC 14 are amended to explicitly include recognition of the role of housing in fostering social cohesion and a sense of community belonging.	
Plain and Simple Ltd/627.1	Amy Beran/ #FS2030.1	Seek Amendment	[T]hat the objectives within PC 14 are amended to explicitly include recognition of the role of housing in fostering social cohesion and a sense of community belonging. [O]ne of the pernicious consequences of our current housing situation is the social isolation and, at times, alienation, people experiencing housing insecurity encounter. In our view, social cohesion is both a desirable objective for our housing plan as well as a desirable social outcome, if the plan is well implemented. Social cohesion also appears implied within the current framing of the objectives and it is appropriate to render it explicit.	Support
Plain and Simple Ltd/627.1	Anne Dingwall/ #FS2037.542	Seek Amendment	[T]hat the objectives within PC 14 are amended to explicitly include recognition of the role of housing in fostering social cohesion and a sense of community belonging. [O]ne of the pernicious consequences of our current housing situation is the social isolation and, at times, alienation, people experiencing housing insecurity encounter. In our view, social cohesion is both a desirable objective for our housing plan as well as a desirable social outcome, if the plan is well implemented. Social cohesion also appears implied within the current framing of the objectives and it is appropriate to render it explicit.	Support
Logan Clarke/ #678.5		Support	[Support intensification plan change.] the changes being made to make our city more walkable and livable, including the high density housing projects which will happen in the next 20 years as Christchurch begins to build up rather than out as we move away from car ownership.	

Strategic Directions > Objectives > Objective - Enabling recovery and facilitating the future enhancement of the district

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Mathias Roehring/ #138.2		Seek Amendment	That the boundary of Residential Suburban Zoning and Medium Density Residential zoning within the block between Tauwi Crescent and Ranui Street be moved to either Tauwi Crescent and Ranui Street.	
Clair Higginson/ #657.3		Seek Amendment	Add a point (iv) to objective 3.3.1: Considers sustainability and potential effects of Climate Change (to be overarching matters and considered in any and all decisions)	

Strategic Directions > Objectives > Objective - Clarity of language and efficiency

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.40		Support	Retain Objective 3.3.2 as notified.	

Carter Group Limited/814.40	Kāinga Ora/ #FS2082.870	Support	Retain Objective 3.3.2 as notified. The objective is appropriate to ensure the effective and efficient preparation, change, interpretation and implementation of the District Plan.	Seek Amendment
The Catholic Diocese of Christchurch / #823.36		Support	Retain as notified.	
The Catholic Diocese of Christchurch /823.36	Anne Dingwall/ #FS2037.1268	Support	Retain as notified. The objective is appropriate to ensure the effective and efficient preparation, change, interpretation and implementation of the District Plan.	Oppose
The Catholic Diocese of Christchurch /823.36	Carter Group Limited/ #FS2045.209	Support	Retain as notified. The objective is appropriate to ensure the effective and efficient preparation, change, interpretation and implementation of the District Plan.	Support

Strategic Directions > Objectives > Objective - Ngai Tahu mana whenua

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.2		Support	[Retain Objective as notified]	
Environment Canterbury / Canterbury Regional Council/689.2	Stantec/ #FS2032.1	Support	[Retain Objective as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Oppose
Environment Canterbury / Canterbury Regional Council/689.2	Anne Dingwall/ #FS2037.1024	Support	[Retain Objective as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Kāinga Ora – Homes and Communities / #834.1		Seek Amendment	1. Amend clause (a)(ii) as follows: Ngāi Tahu mana whenua's aspirations to actively participate priorities for their well-being and prosperity are recognised and provided for in the revitalisation of Ōtautahi, including the provision of Papakāinga/Kāinga Nohoanga are recognised ; and	
Kāinga Ora – Homes and Communities /834.1	Amy Beran/ #FS2030.2	Seek Amendment	1. Amend clause (a)(ii) as follows: Ngāi Tahu mana whenua's aspirations to actively participate priorities for their well-being and prosperity are recognised and provided for in the revitalisation of Ōtautahi, including the provision of Papakāinga/Kāinga Nohoanga are recognised ; and The proposed amendment to clause (a)(ii) is supported. This objective is sought to also include explicit reference to enabling the ability of manawhenua to establish Papakāinga/Kāinga Nohoanga as an important tool in meeting their well-being and prosperity as sought in the amendment.	Support
Kāinga Ora – Homes and Communities /834.1	Miles Premises Ltd/ #FS2050.6	Seek Amendment	1. Amend clause (a)(ii) as follows: Ngāi Tahu mana whenua's aspirations to actively participate priorities for their well-being and prosperity are recognised and provided for in the revitalisation of Ōtautahi, including the provision of Papakāinga/Kāinga Nohoanga are recognised ; and The proposed amendment to clause (a)(ii) is supported. This objective is sought to also include explicit reference to enabling the ability of manawhenua to establish Papakāinga/Kāinga Nohoanga as an important tool in meeting their well-being and prosperity as sought in the amendment.	Support
Kāinga Ora – Homes and Communities /834.1	Christchurch International Airport Limited/ #FS2052.7	Seek Amendment		Oppose

			<p>1. Amend clause (a)(ii) as follows:</p> <p>Ngāi Tahu mana whenua's aspirations to actively participate priorities for their well-being and prosperity are recognised and provided for in the revitalisation of Ōtautahi, including the provision of Papakāinga/Kāinga Nohoanga are recognised; and</p> <p>The proposed amendment to clause (a)(ii) is supported. This objective is sought to also include explicit reference to enabling the ability of manawhenua to establish Papakāinga/Kāinga Nohoanga as an important tool in meeting their well-being and prosperity as sought in the amendment.</p>	
Kāinga Ora – Homes and Communities /834.1	Christchurch International Airport Limited/ #FS2052.8	Seek Amendment	<p>1. Amend clause (a)(ii) as follows:</p> <p>Ngāi Tahu mana whenua's aspirations to actively participate priorities for their well-being and prosperity are recognised and provided for in the revitalisation of Ōtautahi, including the provision of Papakāinga/Kāinga Nohoanga are recognised; and</p> <p>The proposed amendment to clause (a)(ii) is supported. This objective is sought to also include explicit reference to enabling the ability of manawhenua to establish Papakāinga/Kāinga Nohoanga as an important tool in meeting their well-being and prosperity as sought in the amendment.</p>	Oppose
Kāinga Ora – Homes and Communities /834.1	Christchurch International Airport Limited/ #FS2052.9	Seek Amendment	<p>1. Amend clause (a)(ii) as follows:</p> <p>Ngāi Tahu mana whenua's aspirations to actively participate priorities for their well-being and prosperity are recognised and provided for in the revitalisation of Ōtautahi, including the provision of Papakāinga/Kāinga Nohoanga are recognised; and</p> <p>The proposed amendment to clause (a)(ii) is supported. This objective is sought to also include explicit reference to enabling the ability of manawhenua to establish Papakāinga/Kāinga Nohoanga as an important tool in meeting their well-being and prosperity as sought in the amendment.</p>	Oppose
Kāinga Ora – Homes and Communities /834.1	Christchurch International Airport Limited/ #FS2052.10	Seek Amendment	<p>1. Amend clause (a)(ii) as follows:</p> <p>Ngāi Tahu mana whenua's aspirations to actively participate priorities for their well-being and prosperity are recognised and provided for in the revitalisation of Ōtautahi, including the provision of Papakāinga/Kāinga Nohoanga are recognised; and</p> <p>The proposed amendment to clause (a)(ii) is supported. This objective is sought to also include explicit reference to enabling the ability of manawhenua to establish Papakāinga/Kāinga Nohoanga as an important tool in meeting their well-being and prosperity as sought in the amendment.</p>	Oppose
Kāinga Ora – Homes and Communities /834.1	Kauri Lodge Rest Home 2008 Limited/ #FS2059.35	Seek Amendment	<p>1. Amend clause (a)(ii) as follows:</p> <p>Ngāi Tahu mana whenua's aspirations to actively participate priorities for their well-being and prosperity are recognised and provided for in the revitalisation of Ōtautahi, including the provision of Papakāinga/Kāinga Nohoanga are recognised; and</p> <p>The proposed amendment to clause (a)(ii) is supported. This objective is sought to also include explicit reference to enabling the ability of manawhenua to establish Papakāinga/Kāinga Nohoanga as an important tool in meeting their well-being and prosperity as sought in the amendment.</p>	Support
Kāinga Ora – Homes and Communities /834.1	Troy Lange/ #FS2087.10	Seek Amendment		Support

			<p>1. Amend clause (a)(ii) as follows:</p> <p>Ngāi Tahu mana whenua's aspirations to actively participate aspirations to actively participate priorities for their well-being and prosperity are recognised and provided for in the revitalisation of Ōtautahi, including the provision of Papakāinga/Kāinga Nohoanga are recognised; and</p> <p>The proposed amendment to clause (a)(ii) is supported. This objective is sought to also include explicit reference to enabling the ability of manawhenua to establish Papakāinga/Kāinga Nohoanga as an important tool in meeting their well-being and prosperity as sought in the amendment.</p>	
Kāinga Ora – Homes and Communities /834.1	Fiona Aston/ #FS2088.11	Seek Amendment	<p>1. Amend clause (a)(ii) as follows:</p> <p>Ngāi Tahu mana whenua's aspirations to actively participate aspirations to actively participate priorities for their well-being and prosperity are recognised and provided for in the revitalisation of Ōtautahi, including the provision of Papakāinga/Kāinga Nohoanga are recognised; and</p> <p>The proposed amendment to clause (a)(ii) is supported. This objective is sought to also include explicit reference to enabling the ability of manawhenua to establish Papakāinga/Kāinga Nohoanga as an important tool in meeting their well-being and prosperity as sought in the amendment.</p>	Seek Amendment

Strategic Directions > Objectives > Objective - Housing bottom lines and choice

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Sonia Bell/ #431.4		Seek Amendment	[Concerned with lack of affordability enabling higher buildings and multi-units]	
Luke Hansby/ #453.2		Support	Supports the Medium Density Residential Standards	
Environment Canterbury / Canterbury Regional Council/ #689.3		Support	[Retain Objective as notified]	
Environment Canterbury / Canterbury Regional Council/689.3	Anne Dingwall/ #FS2037.1025	Support	[Retain Objective as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
C Collins/ #759.2		Support	[Seeks that the Plan Change be approved]	
Mark Thompson/ #761.3		Oppose	<p>[Seeks] that:</p> <ul style="list-style-type: none"> - Intensification of [the] area south of Bealey Avenue, central city is scrapped. - [that] Plan Change 14 be scrapped in [its] entirety and of Christchurch so they can decide if that want this level of intensification. b) Commission a social impact assessment that can articulate the impact and costs of intensification across different parts of Christchurch. 	
Retirement Villages Association of New Zealand Inc/ #811.7		Support	Retain Objective 3.3.4 as notified.	
Retirement Villages Association of New Zealand Inc/811.7	Summerset Group Holdings Limited/ #FS2097.3	Support	Retain Objective 3.3.4 as notified. The RVA supports Objective 3.3.4 as it aligns with Policy 7 of the NPSUD and recognises the importance of providing a range of housing opportunities for Christchurch's diverse population.	Support
Kāinga Ora – Homes and Communities / #834.2		Support	Support the proposed reference to Papakāinga/Kāinga Nohoanga as a new clause (b)(ii).	
John Hudson/ #901.9		Oppose	CCC PLAN CHANGE 14 to alter the NP-SUD. MY thoughts are mainly regarding the MDRS to replace the RS zones.	

			do not agree with the MDRS zone replacing the current RS zones and don't agree with certain aspects of plan change 14 and reasons and discussion follow.	
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Strategic Directions > Objectives > Objective - Business and economic prosperity

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Clair Higginson/ #657.4		Seek Amendment	Change objective 3.3.5 as follows: 'The critical importance of business and economic prosperity wellbeing to Christchurch's recovery'	

Strategic Directions > Objectives > Objective -- Well-functioning urban environment

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Cameron Matthews/ #121.26		Oppose	Remove Strategic Objectives 3.3.7(a)(i)(A), (B), and (D) and replace these with Policy 1 of the NPS-UD.	
Cameron Matthews/121.26	Christchurch International Airport Limited/ #FS2052.216	Oppose	Remove Strategic Objectives 3.3.7(a)(i)(A), (B), and (D) and replace these with Policy 1 of the NPS-UD. The strategic objectives outlined in the proposed district plan include some subparts are too subjective, restrictive, and irrelevant to the short, medium, and long-term aspirations of the city's residents. For example, from the proposed objective 3.3.7 CCC define a well-functioning urban environment as:	Oppose

			<p><i>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;</i></p> <p><i>i. Within commercial and residential zones, a distinctive, legible urban form and strong sense of place, expressed through:</i></p> <p><i>A. Contrasting building clusters within the cityscape and the wider perspective of the Te Poho-o-Tamatea/the Port Hills and Canterbury plains; and</i></p> <p><i>B. Appropriate scale, form and location of buildings when viewed in context of the city’s natural environment and significant open spaces, providing for:</i></p> <p><i>I. Larger scale development where it can be visually absorbed within the environment; and</i></p> <p><i>II. Lower heights and design controls for development located in more sensitive environments...</i></p> <p>And:</p> <p><i>D. The clustering, scale, and massing of development in and around commercial centres, commensurate with the role of the centre and the extent of commercial and community services provided...</i></p> <p>The items in bold are emphasised by me. They represent vague aesthetic preferences, speaking to a vision of a remote skyline, or a particular expectation for a streetscape, which isn’t valued by all – or probably even most – residents. Nobody is moving to or staying in Christchurch because of these predominantly aesthetic preferences for how the city might look from the perspective of a helicopter.</p> <p>Furthermore, these CCC objectives contort the NPS-UD policy definition of well-functioning urban environments, from Policy 1 of the NPS-UD, to an urban environment which ‘functions-well’ only if your sole priority is a particular idea of visual amenity. The CCC-proposed Strategic Objectives 3.3.7(a)(i)(A), (B), and (D) are therefore, in my view, subjective, restrictive, and irrelevant to the values and aspiration of the city’s residents and should be removed from the proposal or replaced by the NPS-UD definition of a well-functioning urban environment.</p>	
Ara Poutama Aotearoa/ #259.6		Support	Supports the changes to new strategic direction objective 3.3.7 (MDRS objective 1)	
Toka Tū Ake EQC/ #377.1		Seek Amendment	Retain objective and add the following underlined: iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to natural hazards and the current and future effects of climate change.	
Winton Land Limited/ #556.2		Seek Amendment	<p>That objective 3.3.7 be amended as follows:</p> <p>3.3.7 Objective - Well-functioning urban environment</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;</p>	

			<p>i. Within commercial and residential zones, a distinctive, legible urban form and strong sense of place, expressed through:</p> <p>A. Contrasting building clusters within the cityscape and the wider perspective of the Te Poho o Tamatea/the Port Hills and Canterbury plains; and</p> <p>B. Appropriate scale, form and location of buildings when viewed in context of the city's natural environment and significant open spaces, providing for;</p> <p>I. Larger scale development where it can be visually absorbed within the environment; and</p> <p>II. Lower heights and design controls for development located in more sensitive environments;</p> <p>C. The pre-eminence of the city centre built form, supported by enabling the highest buildings;</p> <p>D. The clustering, scale and massing of development in and around commercial centres, commensurate with the role of the centre and the extent of commercial and community services provided;</p> <p>E. The largest scale and density of development outside of the city centre, provided within and around town centres, and lessening scale for centres lower in the hierarchy;</p> <p>ii. Development and change over time, including amenity values, in response to the diverse and changing needs of people, communities and future generations;</p> <p>iii. The cultural traditions and norms of Ngai Tahu manawhenua; and</p> <p>iv. The benefit of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change.</p> <p>-</p> <p>-</p>	
Winton Land Limited/556.2	Amy Beran/ #FS2030.3	Seek Amendment	<p>That objective 3.3.7 be amended as follows:</p> <p>3.3.7 Objective - Well-functioning urban environment</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;</p> <p>i. Within commercial and residential zones, a distinctive, legible urban form and strong sense of place, expressed through:</p> <p>A. Contrasting building clusters within the cityscape and the wider perspective of the Te Poho o Tamatea/the Port Hills and Canterbury plains; and</p> <p>B. Appropriate scale, form and location of buildings when viewed in context of the city's natural environment and significant open spaces, providing for;</p>	Oppose

			<p>I. Larger scale development where it can be visually absorbed within the environment; and</p> <p>II. Lower heights and design controls for development located in more sensitive environments;</p> <p>C. The pre-eminence of the city centre built form, supported by enabling the highest buildings;</p> <p>D. The clustering, scale and massing of development in and around commercial centres, commensurate with the role of the centre and the extent of commercial and community services provided;</p> <p>E. The largest scale and density of development outside of the city centre, provided within and around town centres, and lessening scale for centres lower in the hierarchy;</p> <p>ii. Development and change over time, including amenity values, in response to the diverse and changing needs of people, communities and future generations;</p> <p>iii. The cultural traditions and norms of Ngai Tahu manawhenua; and</p> <p>iv. The benefit of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change.</p> <p>-</p> <p>-</p> <p>Winton submit that only the wording that must be included from Schedule 3A, Part 1, Section 6, Objective 1 of the Housing Supply Act be included in the District Plan. The additional text compromises the the extent to which planning provisions enable development and does not reduce regulatory constraints and increase housing supply as required through the Amendment Act and the NPS-UD.</p> <p>[Please refer to attachment for full submission]</p>	
Winton Land Limited/556.2	Kāinga Ora/ #FS2082.326	Seek Amendment	<p>That objective 3.3.7 be amended as follows:</p> <p>3.3.7 Objective - Well-functioning urban environment</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;</p> <p>i. Within commercial and residential zones, a distinctive, legible urban form and strong sense of place, expressed through:</p> <p>A. Contrasting building clusters within the cityscape and the wider perspective of the Te Poho o Tamatea/the Port Hills and Canterbury plains; and</p>	Support

			<p>B. Appropriate scale, form and location of buildings when viewed in context of the city's natural environment and significant open spaces, providing for;</p> <p>I. Larger scale development where it can be visually absorbed within the environment; and</p> <p>II. Lower heights and design controls for development located in more sensitive environments;</p> <p>C. The pre-eminence of the city centre built form, supported by enabling the highest buildings;</p> <p>D. The clustering, scale and massing of development in and around commercial centres, commensurate with the role of the centre and the extent of commercial and community services provided;</p> <p>E. The largest scale and density of development outside of the city centre, provided within and around town centres, and lessening scale for centres lower in the hierarchy;</p> <p>ii. Development and change over time, including amenity values, in response to the diverse and changing needs of people, communities and future generations;</p> <p>iii. The cultural traditions and norms of Ngai Tahu manawhenua; and</p> <p>iv. The benefit of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change.</p> <p>-</p> <p>-</p> <p>Winton submit that only the wording that must be included from Schedule 3A, Part 1, Section 6, Objective 1 of the Housing Supply Act be included in the District Plan. The additional text compromises the the extent to which planning provisions enable development and does not reduce regulatory constraints and increase housing supply as required through the Amendment Act and the NPS-UD.</p> <p>[Please refer to attachment for full submission]</p>	
Environment Canterbury / Canterbury Regional Council/ #689.4		Support	[Retain Objective as notified]	
Environment Canterbury / Canterbury Regional Council/689.4	Anne Dingwall/ #FS2037.1026	Support	[Retain Objective as notified] [Itis] consistent with the CRPS and give[s] effect to national direction.	Support
Foodstuffs/ #705.11		Seek Amendment	Amend objective to include provision forenabling more business (such assupermarkets) in or near centre zones inaccordance with Objective 1, Objective 3 andPolicy 1 NPS-UD.	
Josie Schroder/ #780.1		Support	Retain Objective 3.3.7 as notified	

Josie Schroder/780.1	Anne Dingwall/ #FS2037.739	Support	Retain Objective 3.3.7 as notified Provides the strategic intent that supports the direction for a desirable city form recognising key aspects of identity and place making.	Support
Beca/ #806.2		Seek Amendment	[Regarding objective 3.3.7] [Add] a v. Provides for educational opportunities throughout the districts to support communities and development.	
Beca/806.2	Kāinga Ora/ #FS2082.605	Seek Amendment	[Regarding objective 3.3.7] [Add] a v. Provides for educational opportunities throughout the districts to support communities and development. The Ministry requests that explicit provision is given to educational facilities throughout the district to provide for a well-functional urban environment. [Please refer to attachment for full submission]	Support
Retirement Villages Association of New Zealand Inc/ #811.8		Seek Amendment	[S]eeks to amend Objective 3.3.7 as follows to remove provisions that have the potential to limit the intensification intent of the Enabling Housing Act: a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for: i. Within commercial and residential zones, high quality design a distinctive, legible urban form and strong sense of place, expressed through: A. Contrasting building clusters within the cityscape and the wider perspective of the TePoho o Tamatea/the Port Hills and Canterbury Plains; and B. Appropriate scale, form and location of buildings when viewed in context of the city's natural environment and significant open spaces, providing for: i. Larger scale development where it can be visually absorbed within the environment' and ii. Lower heights and design controls for development located in more sensitive environments; C. The pre-eminence of the city centre built form, supported by enabling the highest buildings; D. The clustering, scale and massing of development in and around commercial centres, commensurate with the role of the centre and the extent of commercial and community services provided; E. The largest scale and density of development, outside of the city centre, provided within and around town centres, and lessening scale for centres lower in the hierarchy unless a specific need for scale and density exists; ii. Development and change over time to the planned urban environment is anticipated, including to amenity values, in response to the diverse and changing needs of people, communities and future generations. This may detract from current amenity values experienced by some people. These changes are not, of themselves, an adverse effect;	
Retirement Villages Association of New Zealand Inc/811.8	Brighton Observatory of Environment and Economics/ #FS2092.24	Seek Amendment	[S]eeks to amend Objective 3.3.7 as follows to remove provisions that have the potential to limit the intensification intent of the Enabling Housing Act: a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for: i. Within commercial and residential zones, high quality design a distinctive, legible urban form and strong sense of place, expressed through: A. Contrasting building clusters within the cityscape and the wider perspective of the TePoho o Tamatea/the Port Hills and Canterbury Plains; and B. Appropriate scale, form and location of buildings when viewed in context of the city's natural environment and significant open spaces, providing for: i. Larger scale development where it can be visually absorbed within the environment' and	Support

			<p>ii. Lower heights and design controls for development located in more sensitive environments; C. The pre-eminence of the city centre built form, supported by enabling the highest buildings;</p> <p>D. The clustering, scale and massing of development in and around commercial centres, commensurate with the role of the centre and the extent of commercial and community services provided; E. The largest scale and density of development, outside of the city centre, provided within and around town centres, and lessening scale for centres lower in the hierarchy unless a specific need for scale and density exists; ii. Development and change over time to the planned urban environment is anticipated, including to amenity values, in response to the diverse and changing needs of people, communities and future generations. This may detract from current amenity values experienced by some people. These changes are not, of themselves, an adverse effect;</p> <p>The RVA supports the recognition of the need to increase housing opportunities to meet RPS intensification targets. However, it seeks amendments to Objective 3.3.8 to better align with the MDRS and the NPSUD, including: - As 3.3.8a(i) is a key urban form objective, the RVA suggests amendments to are necessary to give effect to Policy 6 of the NPSUD and recognise that amenity values are anticipated to change over time.</p>	
Retirement Villages Association of New Zealand Inc/811.8	Summerset Group Holdings Limited/ #FS2097.4	Seek Amendment	<p>[S]eeks to amend Objective 3.3.7 as follows to remove provisions that have the potential to limit the intensification intent of the Enabling Housing Act: a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for: i. Within commercial and residential zones, high quality design a distinctive, legible urban form and strong sense of place, expressed through: A. Contrasting building clusters within the cityscape and the wider perspective of the TePoho o Tamatea/the Port Hills and Canterbury Plains; and B. Appropriate scale, form and location of buildings when viewed in context of the city's natural environment and significant open spaces, providing for: i. Larger scale development where it can be visually absorbed within the environment' and ii. Lower heights and design controls for development located in more sensitive environments; C. The pre-eminence of the city centre built form, supported by enabling the highest buildings;</p> <p>D. The clustering, scale and massing of development in and around commercial centres, commensurate with the role of the centre and the extent of commercial and community services provided; E. The largest scale and density of development, outside of the city centre, provided within and around town centres, and lessening scale for centres lower in the hierarchy unless a specific need for scale and density exists; ii. Development and change over time to the planned urban environment is anticipated, including to amenity values, in response to the diverse and changing needs of people, communities and future generations. This may detract from current amenity values experienced by some people. These changes are not, of themselves, an adverse effect;</p> <p>The RVA supports the recognition of the need to increase housing opportunities to meet RPS intensification targets. However, it seeks amendments to Objective 3.3.8 to better align with the MDRS and the NPSUD, including: - As 3.3.8a(i) is a key urban form objective, the RVA suggests amendments to are necessary to</p>	Support

			give effect to Policy 6 of the NPSUD and recognise that amenity values are anticipated to change over time.	
Carter Group Limited/ #814.41		Seek Amendment	Amend Objective 3.3.7 by deleting the test following the words 'into the future' as follows: 3.3.7 Objective – Well-functioning urban environment. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for: i. Within commercial and residential zones... iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change.	
Carter Group Limited/814.41	Miles Premises Ltd/ #FS2050.10	Seek Amendment	Amend Objective 3.3.7 by deleting the test following the words 'into the future' as follows: 3.3.7 Objective – Well-functioning urban environment. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for: i. Within commercial and residential zones... iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change.	Support
Carter Group Limited/814.41	Kāinga Ora/ #FS2082.871	Seek Amendment	Amend Objective 3.3.7 by deleting the test following the words 'into the future' as follows: 3.3.7 Objective – Well-functioning urban environment. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for: i. Within commercial and residential zones... iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change.	Seek Amendment
The Catholic Diocese of Christchurch / #823.37		Seek Amendment	Amend by deleting the test following the words 'into the future' as follows: 3.3.7 Objective – Well-functioning urban environment a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for; i. Within commercial and residential zones... iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change.	
The Catholic Diocese of Christchurch /823.37	Anne Dingwall/ #FS2037.1269	Seek Amendment	Amend by deleting the test following the words 'into the future' as follows: 3.3.7 Objective – Well-functioning urban environment a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for; i. Within commercial and residential zones... iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change.	Oppose
The Catholic Diocese of Christchurch /823.37	Carter Group Limited/ #FS2045.210	Seek Amendment	The proposed wording in clauses (a)(i)-(iv) of this objective seeks to define a 'well-functioning urban environment' in a way that does not necessarily reflect, and risks narrowly framing, policy 1 of the NPS-UD. Whilst some aspects of these clauses are appropriate, others are not.	Support

			<p>Amend by deleting the text following the words 'into the future' as follows: 3.3.7 Objective – Well-functioning urban environment</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;</p> <p>i. Within commercial and residential zones ...</p> <p>iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change.</p> <p>The proposed wording in clauses (a)(i)-(iv) of this objective seeks to define a 'well-functioning urban environment' in a way that does not necessarily reflect, and risks narrowly framing, policy 1 of the NPS-UD. Whilst some aspects of these clauses are appropriate, others are not.</p>	
The Catholic Diocese of Christchurch /823.37	Kāinga Ora/ #FS2082.1120	Seek Amendment	<p>Amend by deleting the text following the words 'into the future' as follows: 3.3.7 Objective – Well-functioning urban environment</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;</p> <p>i. Within commercial and residential zones ...</p> <p>iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change.</p> <p>The proposed wording in clauses (a)(i)-(iv) of this objective seeks to define a 'well-functioning urban environment' in a way that does not necessarily reflect, and risks narrowly framing, policy 1 of the NPS-UD. Whilst some aspects of these clauses are appropriate, others are not.</p>	Seek Amendment
Kāinga Ora – Homes and Communities / #834.3		Seek Amendment	<p>2. Retain the objective as notified, except for:</p> <p>Delete clause (a)(i)(A)</p> <p>Contrasting building clusters within the cityscape and the wider perspective of the Te Poho o Tamatea/the Port Hills and Canterbury plains; and</p> <p>Amend clause (a)(E)(iii) as follows:</p> <p>1. The cultural traditions and norms of Ngāi Tahu mana whenua, including the provision of Papakāinga/Kāinga Nohoanga</p> <p>2. Update clause numbering.</p>	
Kāinga Ora – Homes and Communities /834.3	Amy Beran/ #FS2030.4	Seek Amendment	<p>2. Retain the objective as notified, except for:</p> <p>Delete clause (a)(i)(A)</p> <p>Contrasting building clusters within the cityscape and the wider perspective of the Te Poho o Tamatea/the Port Hills and Canterbury plains; and</p>	Support

			<p>Amend clause (a)(E)(iii) as follows:</p> <ol style="list-style-type: none"> 1. The cultural traditions and norms of Ngāi Tahu mana whenua, including the provision of Papakāinga/Kāinga Nohoanga 2. Update clause numbering. <p>Clause (a) implements legislative requirements and is supported. The balance of the objective is likewise supported, with the exception of clause (a)(i)(A) which confuses urban form with landscape outcomes and adds little meaningful value to the objective. Clause (a)(E)(iii) relating to mana whenua must include explicit reference to Papakāinga/Kāinga Nohoanga. It is noted that the clause numbering/ formatting is unclear.</p>	
Kāinga Ora – Homes and Communities /834.3	Catholic Diocese of Christchurch/ #FS2044.15	Seek Amendment	<ol style="list-style-type: none"> 2. Retain the objective as notified, except for: <p>Delete clause (a)(i)(A)</p> <p>Contrasting building clusters within the cityscape and the wider perspective of the Te Poho o Tamatea/the Port Hills and Canterbury plains; and</p> <p>Amend clause (a)(E)(iii) as follows:</p> <ol style="list-style-type: none"> 1. The cultural traditions and norms of Ngāi Tahu mana whenua, including the provision of Papakāinga/Kāinga Nohoanga 2. Update clause numbering. <p>Clause (a) implements legislative requirements and is supported. The balance of the objective is likewise supported, with the exception of clause (a)(i)(A) which confuses urban form with landscape outcomes and adds little meaningful value to the objective. Clause (a)(E)(iii) relating to mana whenua must include explicit reference to Papakāinga/Kāinga Nohoanga. It is noted that the clause numbering/ formatting is unclear.</p>	Support
Kāinga Ora – Homes and Communities /834.3	Carter Group Limited/ #FS2045.13	Seek Amendment	<ol style="list-style-type: none"> 2. Retain the objective as notified, except for: <p>Delete clause (a)(i)(A)</p> <p>Contrasting building clusters within the cityscape and the wider perspective of the Te Poho o Tamatea/the Port Hills and Canterbury plains; and</p> <p>Amend clause (a)(E)(iii) as follows:</p> <ol style="list-style-type: none"> 1. The cultural traditions and norms of Ngāi Tahu mana whenua, including the provision of Papakāinga/Kāinga Nohoanga 2. Update clause numbering. <p>Clause (a) implements legislative requirements and is supported. The balance of the objective is likewise supported, with the exception of clause (a)(i)(A) which confuses urban form with landscape outcomes and adds little meaningful value to the objective. Clause (a)(E)(iii) relating to mana whenua must include explicit reference to Papakāinga/Kāinga Nohoanga. It is noted that the clause numbering/ formatting is unclear.</p>	Support
Kāinga Ora – Homes and Communities /834.3	LMM Investments 2012 Limited/ #FS2049.7	Seek Amendment	<ol style="list-style-type: none"> 2. Retain the objective as notified, except for: <p>Delete clause (a)(i)(A)</p> <p>Contrasting building clusters within the cityscape and the wider perspective of the Te Poho o Tamatea/the Port Hills and Canterbury plains; and</p> <p>Amend clause (a)(E)(iii) as follows:</p>	Support

			<p>1. The cultural traditions and norms of Ngāi Tahu mana whenua, including the provision of Papakāinga/Kāinga Nohoanga</p> <p>2. Update clause numbering.</p> <p>Clause (a) implements legislative requirements and is supported. The balance of the objective is likewise supported, with the exception of clause (a)(i)(A) which confuses urban form with landscape outcomes and adds little meaningful value to the objective. Clause (a)(E)(iii) relating to mana whenua must include explicit reference to Papakāinga/Kāinga Nohoanga. It is noted that the clause numbering/ formatting is unclear.</p>	
Fire and Emergency/ #842.11		Support	Retain as notified.	
Christchurch International Airport Limited (CIAL) / #852.4		Seek Amendment	<p>Amend new objective 3.3.7 - Well-functioning urban environment as follows:</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;...</p> <p>v. reduced density of development for sensitive activities where a Qualifying Matter applies.</p>	
Christchurch International Airport Limited (CIAL) /852.4	Sarah Harrow/ #FS2017.4	Seek Amendment	<p>Amend new objective 3.3.7 - Well-functioning urban environment as follows:</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;...</p> <p>v. reduced density of development for sensitive activities where a Qualifying Matter applies. An amendment to objective 3 is required to recognise, at a strategic level, that the qualifying matters are a key contributor to well-functioning urban environments.</p>	Oppose
Christchurch International Airport Limited (CIAL) /852.4	Stantec/ #FS2032.51	Seek Amendment	<p>Amend new objective 3.3.7 - Well-functioning urban environment as follows:</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;...</p> <p>v. reduced density of development for sensitive activities where a Qualifying Matter applies. An amendment to objective 3 is required to recognise, at a strategic level, that the qualifying matters are a key contributor to well-functioning urban environments.</p>	Oppose
Christchurch International Airport Limited (CIAL) /852.4	Miles Premises Ltd/ #FS2050.5	Seek Amendment	<p>Amend new objective 3.3.7 - Well-functioning urban environment as follows:</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;...</p> <p>v. reduced density of development for sensitive activities where a Qualifying Matter applies. An amendment to objective 3 is required to recognise, at a strategic level, that the qualifying matters are a key contributor to well-functioning urban environments.</p>	Oppose
Christchurch International Airport Limited (CIAL) /852.4	Transpower New Zealand Limited/ #FS2060.6	Seek Amendment	<p>Amend new objective 3.3.7 - Well-functioning urban environment as follows:</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;...</p> <p>v. reduced density of development for sensitive activities where a Qualifying Matter applies. An amendment to objective 3 is required to recognise, at a strategic level, that the qualifying matters are a key contributor to well-functioning urban environments.</p>	Oppose

Christchurch International Airport Limited (CIAL) /852.4	New Zealand Airports Association/ #FS2071.17	Seek Amendment	<p>Amend new objective 3.3.7 - Well-functioning urban environment as follows:</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;...</p> <p>v. reduced density of development for sensitive activities where a Qualifying Matter applies. An amendment to objective 3 is required to recognise, at a strategic level, that the qualifying matters are a key contributor to well-functioning urban environments.</p>	Support
Christchurch International Airport Limited (CIAL) /852.4	Kāinga Ora/ #FS2082.771	Seek Amendment	<p>Amend new objective 3.3.7 - Well-functioning urban environment as follows:</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;...</p> <p>v. reduced density of development for sensitive activities where a Qualifying Matter applies. An amendment to objective 3 is required to recognise, at a strategic level, that the qualifying matters are a key contributor to well-functioning urban environments.</p>	Oppose
Lendlease Limited/ #855.17		Seek Amendment	<p>Amend Objective 3.3.7 to include reference to the Metropolitan Centre Zone, as follows:</p> <p>3.3.7 Objective – Well-functioning urban environment</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;</p> <p>i. Within commercial and residential zones, a distinctive, legible urban form and strong sense of place, expressed through:...</p> <p>E. The largest scale and density of development, outside of the city centre, provided within and around metropolitan centres and town centres, and lessening scale for centres lower in the hierarchy</p>	
Lendlease Limited/855.17	Vaughan Smith/ #FS2090.32	Seek Amendment	<p>Amend Objective 3.3.7 to include reference to the Metropolitan Centre Zone, as follows:</p> <p>3.3.7 Objective – Well-functioning urban environment</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;</p> <p>i. Within commercial and residential zones, a distinctive, legible urban form and strong sense of place, expressed through:...</p> <p>E. The largest scale and density of development, outside of the city centre, provided within and around metropolitan centres and town centres, and lessening scale for centres lower in the hierarchy</p> <p>Consequential change is required to Objective 3.3.7 to include reference to the “Metropolitan Centre Zone”.</p>	Support
Transpower New Zealand Limited / #878.1		Seek Amendment	<p>Amend Objective 3.3.7 as follows:</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;</p> <p>iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change;</p> <p>...; and x. The specific characteristics of qualifying matters.</p>	

Transpower New Zealand Limited /878.1	Anne Dingwall/ #FS2037.684	Seek Amendment	<p>Amend Objective 3.3.7 as follows:</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;</p> <p>iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change;</p> <p>...; and x. The specific characteristics of qualifying matters.</p> <p>Generally support Objective 3.3.7, but considers that the Objective, as notified, does not reflect the critical role qualifying matters also play in achieving a well-functioning urban environment. Seek amendment to recognise this role... the inclusion of reference to qualifying matters within Chapter 3 gives an appropriate platform for the subsequent provisions proposed in Sub-chapter 6.1A and the various Qualifying Matters provisions that are introduced by that Sub-chapter.</p>	Support
Transpower New Zealand Limited /878.1	Christchurch International Airport Limited/ #FS2052.2	Seek Amendment	<p>Amend Objective 3.3.7 as follows:</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;</p> <p>iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change;</p> <p>...; and x. The specific characteristics of qualifying matters.</p> <p>Generally support Objective 3.3.7, but considers that the Objective, as notified, does not reflect the critical role qualifying matters also play in achieving a well-functioning urban environment. Seek amendment to recognise this role... the inclusion of reference to qualifying matters within Chapter 3 gives an appropriate platform for the subsequent provisions proposed in Sub-chapter 6.1A and the various Qualifying Matters provisions that are introduced by that Sub-chapter.</p>	Support
Transpower New Zealand Limited /878.1	Lyttelton Port Company Limited/ #FS2054.3	Seek Amendment	<p>Amend Objective 3.3.7 as follows:</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;</p> <p>iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change;</p> <p>...; and x. The specific characteristics of qualifying matters.</p> <p>Generally support Objective 3.3.7, but considers that the Objective, as notified, does not reflect the critical role qualifying matters also play in achieving a well-functioning urban environment. Seek amendment to recognise this role... the inclusion of reference to qualifying matters within Chapter 3 gives an appropriate platform for the subsequent provisions proposed in Sub-chapter 6.1A and the various Qualifying Matters provisions that are introduced by that Sub-chapter.</p>	Support
Transpower New Zealand Limited /878.1	KiwiRail/ #FS2055.24	Seek Amendment	<p>Amend Objective 3.3.7 as follows:</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;</p>	Support

			<p>iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change;</p> <p>...; and x. The specific characteristics of qualifying matters.</p> <p>Generally support Objective 3.3.7, but considers that the Objective, as notified, does not reflect the critical role qualifying matters also play in achieving a well-functioning urban environment. Seek amendment to recognise this role... the inclusion of reference to qualifying matters within Chapter 3 gives an appropriate platform for the subsequent provisions proposed in Sub-chapter 6.1A and the various Qualifying Matters provisions that are introduced by that Sub-chapter.</p>	
Transpower New Zealand Limited /878.1	Orion New Zealand Limited/ #FS2056.2	Seek Amendment	<p>Amend Objective 3.3.7 as follows:</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;</p> <p>iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change;</p> <p>...; and x. The specific characteristics of qualifying matters.</p> <p>Generally support Objective 3.3.7, but considers that the Objective, as notified, does not reflect the critical role qualifying matters also play in achieving a well-functioning urban environment. Seek amendment to recognise this role... the inclusion of reference to qualifying matters within Chapter 3 gives an appropriate platform for the subsequent provisions proposed in Sub-chapter 6.1A and the various Qualifying Matters provisions that are introduced by that Sub-chapter.</p>	Support
Transpower New Zealand Limited /878.1	Kāinga Ora/ #FS2082.802	Seek Amendment	<p>Amend Objective 3.3.7 as follows:</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;</p> <p>iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change;</p> <p>...; and x. The specific characteristics of qualifying matters.</p> <p>Generally support Objective 3.3.7, but considers that the Objective, as notified, does not reflect the critical role qualifying matters also play in achieving a well-functioning urban environment. Seek amendment to recognise this role... the inclusion of reference to qualifying matters within Chapter 3 gives an appropriate platform for the subsequent provisions proposed in Sub-chapter 6.1A and the various Qualifying Matters provisions that are introduced by that Sub-chapter.</p>	Oppose
Danne Mora Limited/ #903.21		Seek Amendment	<p>Amend Objective 3.3.7 to only be that identified in red of the notified version:</p> <p>3.3.7 Objective – Well-functioning urban environment</p> <p>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future</p>	
Davie Lovell-Smith Ltd / #914.5		Seek Amendment	<p>Amend Objective 3.3.7 to only be that identified in red of the notified version:</p> <p>3.3.7 Objective – Well-functioning urban environment</p> <p>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future</p>	

Strategic Directions > Objectives > Objective - Urban growth, form and design

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Addington Neighbourhood Association / #205.1		Seek Amendment	Intensification should be restricted until required infrastructure is in place.	

Addington Neighbourhood Association /205.1	Anne Dingwall/ #FS2037.293	Seek Amendment	Intensification should be restricted until required infrastructure is in place. Available Infrastructure might not always support intensification and intensification should be restricted until required infrastructure is in place.	Support
Addington Neighbourhood Association /205.1	Chapman Tripp/ #FS2063.27	Seek Amendment	Intensification should be restricted until required infrastructure is in place. Available Infrastructure might not always support intensification and intensification should be restricted until required infrastructure is in place.	Oppose
Addington Neighbourhood Association /205.1	Chapman Tripp/ #FS2064.26	Seek Amendment	Intensification should be restricted until required infrastructure is in place. Available Infrastructure might not always support intensification and intensification should be restricted until required infrastructure is in place.	Oppose
Addington Neighbourhood Association /205.1	Kāinga Ora/ #FS2082.121	Seek Amendment	Intensification should be restricted until required infrastructure is in place. Available Infrastructure might not always support intensification and intensification should be restricted until required infrastructure is in place.	Oppose
Environment Canterbury / Canterbury Regional Council/ #689.5		Support	[Retain Objective as notified]	
Environment Canterbury / Canterbury Regional Council/689.5	Anne Dingwall/ #FS2037.1027	Support	[Retain Objective as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
Josie Schroder/ #780.2		Support	Retain Objective 3.3.8 as notified.	
Josie Schroder/780.2	Anne Dingwall/ #FS2037.740	Support	Retain Objective 3.3.8 as notified. Recognises the contribution of accessibility and connectivity to creating well-functioning, sustainable places	Support
Waka Kotahi (NZ Transport Agency) / #805.32		Support	[S]upports the proposed objective [and seeks to] [r]etain as notified.	
Waka Kotahi (NZ Transport Agency) /805.32	Christchurch International Airport Limited/ #FS2052.42	Support	[S]upports the proposed objective [and seeks to] [r]etain as notified. Waka Kotahi supports the proposed objective as it sets out that to achieve a well-integrated pattern of development and infrastructure, a consolidated urban form, and a high quality urban environment that it should have good accessibility for all people, including by way of public or active transport, which is consistent with Policy 1 of the NPS-UD.	Support
Beca/ #806.3		Seek Amendment	[Regarding objective 3.3.78] [Add] a, xi. Provides for educational facilities throughout the districts to support community and development.	
Beca/806.3	Kāinga Ora/ #FS2082.606	Seek Amendment	[Regarding objective 3.3.78] [Add] a, xi. Provides for educational facilities throughout the districts to support community and development.	Support

			<p>The Ministry requests that explicit provision is given to educational facilities throughout the district in urban development, to manage the impacts of development on educational facilities, in particular impacts on school capacity.</p> <p>Council has an obligation under the National Policy Statement for Urban Development (NPS-UD) to ensure sufficient additional infrastructure (which includes schools) is provided in urban growth and development (see Policy 10 and 3.5 of Subpart 1 of Part 3: Implementation, in particular). The Ministry would also request consequent consideration of provisions for educational facilities in urban development provisions generally</p> <p>[Please refer to attachment for full submission]</p>	
Retirement Villages Association of New Zealand Inc/ #811.9		Seek Amendment	<p>amend 3.3.8</p> <p>ii Has its areas of special character and amenity value identified and their specifically recognised values appropriately managed, recognising that the planned urban form and associated amenity values will change over time.</p>	
Retirement Villages Association of New Zealand Inc/811.9	Summerset Group Holdings Limited/ #FS2097.5	Seek Amendment	<p>amend 3.3.8</p> <p>ii Has its areas of special character and amenity value identified and their specifically recognised values appropriately managed, recognising that the planned urban form and associated amenity values will change over time. The RVA supports the recognition of the need to increase housing opportunities to meet RPS intensification targets. However, it seeks amendments to Objective 3.3.8 to better align with the MDRS and the NPSUD, including:</p> <p>-As 3.3.8a(i) is a key urban form objective, the RVA suggests amendments to are necessary to give effect to Policy 6 of the NPSUD and recognise that amenity values are anticipated to change over time</p>	Support
Carter Group Limited/ #814.42		Seek Amendment	<p>Amend Objective 3.3.8(viii) as follows:viii. Has good improves overall accessibility for all and connectivity (including through opportunities for walking, cycling and public transport) for people between housing, jobs, community services, natural spaces, and open spaces including by way of public or active transport, transport (including opportunities for walking, cycling and public transport) and services; and</p>	
Carter Group Limited/814.42	Kāinga Ora/ #FS2082.872	Seek Amendment	<p>Amend Objective 3.3.8(viii) as follows:viii. Has good improves overall accessibility for all and connectivity (including through opportunities for walking, cycling and public transport) for people between housing, jobs, community services, natural spaces, and open spaces including by way of public or active transport, transport (including opportunities for walking, cycling and public transport) and services; and The proposed wording in clauses (viii) is not consistent with the requirements of NPS-UD policy 1. As worded, the proposed policy may require outcomes that are not practicable and are not required by NPS-UD policy 1.</p>	Seek Amendment
The Catholic Diocese of Christchurch / #823.38		Seek Amendment	<p>Amend as follows: viii. Has good improves overall accessibility for all and connectivity (including through opportunities for walking, cycling and public transport) for people between housing, jobs, community services, natural spaces, and open spaces including by way of public or active transport, transport (including opportunities for walking, cycling and public transport) and services; and</p>	
The Catholic Diocese of Christchurch /823.38	Anne Dingwall/ #FS2037.1270	Seek Amendment	<p>Amend as follows: viii. Has good improves overall accessibility for all and connectivity (including through opportunities for walking, cycling and public transport) for</p>	Oppose

			people between housing, jobs, community services, natural spaces, and open spaces including by way of public or active transport, transport (including opportunities for walking, cycling and public transport) and services; and The proposed wording in clauses (viii) is not consistent with the requirements of NPS-UD policy 1. As worded, the proposed policy may require outcomes that are not practicable and are not required by NPS-UD policy 1.	
The Catholic Diocese of Christchurch /823.38	Carter Group Limited/ #FS2045.211	Seek Amendment	Amend as follows: viii. Has good improves overall accessibility for all and connectivity (including through opportunities for walking, cycling and public transport) for people between housing, jobs, community services, natural spaces, and open spaces including by way of public or active transport, transport (including opportunities for walking, cycling and public transport) and services; and The proposed wording in clauses (viii) is not consistent with the requirements of NPS-UD policy 1. As worded, the proposed policy may require outcomes that are not practicable and are not required by NPS-UD policy 1.	Support
The Catholic Diocese of Christchurch /823.38	Kāinga Ora/ #FS2082.1121	Seek Amendment	Amend as follows: viii. Has good improves overall accessibility for all and connectivity (including through opportunities for walking, cycling and public transport) for people between housing, jobs, community services, natural spaces, and open spaces including by way of public or active transport, transport (including opportunities for walking, cycling and public transport) and services; and The proposed wording in clauses (viii) is not consistent with the requirements of NPS-UD policy 1. As worded, the proposed policy may require outcomes that are not practicable and are not required by NPS-UD policy 1.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.4		Seek Amendment	Amend clause (a)(E)(iii) as follows: 1. The cultural traditions and norms of Ngāi Tahu mana whenua, including the provision of Papakāinga/Kāinga Nohoanga 2. Update clause numbering.	
Kāinga Ora – Homes and Communities /834.4	Amy Beran/ #FS2030.5	Seek Amendment	Amend clause (a)(E)(iii) as follows: 1. The cultural traditions and norms of Ngāi Tahu mana whenua, including the provision of Papakāinga/Kāinga Nohoanga 2. Update clause numbering. explicit reference to Papakāinga/Kāinga Nohoanga. It is noted that the clause numbering/ formatting is unclear.	Support
Kāinga Ora – Homes and Communities / #834.5		Support	1. Retain objective as notified, except for the deletion of existing clause (a)(ii): Has its areas of special character and amenity value identified and their specifically recognised values appropriately managed; and 2. Amend clause (a)(iv.)(A) as follows: in and around the Central City, Key Activity Centres (as identified in the Canterbury Regional Policy Statement), Town Centre, and larger Local neighbourhood-centres, and nodes of core public transport routes; and	

Kāinga Ora – Homes and Communities /834.5	Catholic Diocese of Christchurch/ #FS2044.16	Support	<p>1. Retain objective as notified, exceptfor the deletion of existing clause(a)(ii):</p> <p>Has its areas of special character and amenity value identified and their specifically recognised values appropriately managed; and</p> <p>2. Amend clause (a)(iv.)(A) as follows:</p> <p>in and around the Central City, Key Activity Centres (as identified in the Canterbury Regional Policy Statement), Town Centre, and larger Local neighbourhood-centres, and nodes of core public transport routes; and</p> <p>In line with our submission raising concerns that the proposed character area QM does not meet s32 requirements, in the event that the character area provisions are deleted, then existing clause (a)(ii) is also sought to be deleted. Similarly in line with our submission raising consistency of heights in local centres, and in line with concerns of the public transport access qualifying matter clause(a)(iv.)(A) is sought to be amended. The other amendments sought in PC14 to this objective are supported.</p>	Support
Kāinga Ora – Homes and Communities /834.5	Carter Group Limited/ #FS2045.14	Support	<p>1. Retain objective as notified, exceptfor the deletion of existing clause(a)(ii):</p> <p>Has its areas of special character and amenity value identified and their specifically recognised values appropriately managed; and</p> <p>2. Amend clause (a)(iv.)(A) as follows:</p> <p>in and around the Central City, Key Activity Centres (as identified in the Canterbury Regional Policy Statement), Town Centre, and larger Local neighbourhood-centres, and nodes of core public transport routes; and</p> <p>In line with our submission raising concerns that the proposed character area QM does not meet s32 requirements, in the event that the character area provisions are deleted, then existing clause (a)(ii) is also sought to be deleted. Similarly in line with our submission raising consistency of heights in local centres, and in line with concerns of the public transport access qualifying matter clause(a)(iv.)(A) is sought to be amended. The other amendments sought in PC14 to this objective are supported.</p>	Support
Kāinga Ora – Homes and Communities /834.5	Red Spur Ltd/ #FS2068.2	Support	<p>1. Retain objective as notified, exceptfor the deletion of existing clause(a)(ii):</p> <p>Has its areas of special character and amenity value identified and their specifically recognised values appropriately managed; and</p> <p>2. Amend clause (a)(iv.)(A) as follows:</p> <p>in and around the Central City, Key Activity Centres (as identified in the Canterbury Regional Policy Statement), Town Centre, and larger Local neighbourhood-centres, and nodes of core public transport routes; and</p> <p>In line with our submission raising concerns that the proposed character area QM does not meet s32 requirements, in the event that the character area provisions are deleted, then existing clause (a)(ii) is also sought to be deleted. Similarly in line with our submission raising consistency of heights in local centres, and in line with concerns of the public transport access qualifying matter clause(a)(iv.)(A) is sought to be amended. The other amendments sought in PC14 to this objective are supported.</p>	Oppose
Kāinga Ora – Homes and Communities /834.5	Fiona Aston/ #FS2088.13	Support	<p>1. Retain objective as notified, exceptfor the deletion of existing clause(a)(ii):</p>	Support

			<p>Has its areas of special character and amenity value identified and their specifically recognised values appropriately managed; and</p> <p>2. Amend clause (a)(iv.) (A) as follows:</p> <p>in and around the Central City, Key Activity Centres (as identified in the Canterbury Regional Policy Statement), Town Centre, and larger Local neighbourhood-centres, and nodes of core public transport routes; and</p> <p>In line with our submission raising concerns that the proposed character area QM does not meet s32 requirements, in the event that the character area provisions are deleted, then existing clause (a)(ii) is also sought to be deleted. Similarly in line with our submission raising consistency of heights in local centres, and in line with concerns of the public transport access qualifying matter clause (a)(iv.) (A) is sought to be amended. The other amendments sought in PC14 to this objective are supported.</p>	
Fire and Emergency/ #842.12		Not Stated	Retain as notified	
Fire and Emergency/842.12	Lydia Shirley/ #FS2010.3	Not Stated	Retain as notified Fire and Emergency supports 3.3.8(ix) as it promotes the safe, efficient, and effective provision and use of infrastructure, including the optimisation of the use of existing infrastructure. This would include the water supply network.	Support

Strategic Directions > Objectives > Objective - Natural and cultural environment

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Victoria Neighbourhood Association (VNA) / #61.18		Seek Amendment	Include commercial/industrial sites in Strategic Objective 3.3.10 (a) (ii) E,	
Addington Neighbourhood Association / #205.2		Seek Amendment	Areas of higher density should provide residents with access to public green spaces within a distance of no more than one kilometer.	
Addington Neighbourhood Association /205.2	Anne Dingwall/ #FS2037.294	Seek Amendment	Areas of higher density should provide residents with access to public green spaces within a distance of no more than one kilometer. Areas of higher density should provide residents with access to public green spaces within a distance of no more than one kilometer.	Support
Addington Neighbourhood Association /205.2	Chapman Tripp/ #FS2063.28	Seek Amendment	Areas of higher density should provide residents with access to public green spaces within a distance of no more than one kilometer. Areas of higher density should provide residents with access to public green spaces within a distance of no more than one kilometer.	Oppose
Addington Neighbourhood Association /205.2	Chapman Tripp/ #FS2064.27	Seek Amendment	Areas of higher density should provide residents with access to public green spaces within a distance of no more than one kilometer. Areas of higher density should provide residents with access to public green spaces within a distance of no more than one kilometer.	Oppose
Addington Neighbourhood Association /205.2	Kāinga Ora/ #FS2082.122	Seek Amendment	Areas of higher density should provide residents with access to public green spaces within a distance of no more than one kilometer. Areas of higher density should provide residents with access to public green spaces within a distance of no more than one kilometer.	Oppose
Marjorie Manthei/ #237.49		Seek Amendment	Amend (a)(i) to include commercial/industrial activities as well.	
James Harwood/ #571.13		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Analijia Thomas/ #615.9		Support	Seek that the council retains the tree canopy requirement and contributions plan.	
Environment Canterbury / Canterbury Regional Council/ #689.6		Support	[Retain Objective as notified]	
Environment Canterbury / Canterbury Regional Council/689.6	Anne Dingwall/ #FS2037.1028	Support	[Retain Objective as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Josie Schroder/ #780.3		Support	Retain Objective 3.3.10 as notified.	
Josie Schroder/780.3	Anne Dingwall/ #FS2037.741	Support	Retain Objective 3.3.10 as notified. Recognises the strategic importance of tree canopy to the City.	Support
Retirement Villages Association of New Zealand Inc/ #811.10		Seek Amendment	Amend 3.3.10a.ii.E. for consistency with the Enabling Housing Act or delete.	

Retirement Villages Association of New Zealand Inc/811.10	Summerset Group Holdings Limited/ #FS2097.6	Seek Amendment	Amend 3.3.10a.ii.E. for consistency with the Enabling Housing Act or delete. The RVA opposes the requirement in 3.3.10a.ii.E. to 'maintain and enhance' the city's biodiversity and amenity through tree cover. The RVA considers this direction could be highly limiting of residential activity and contrary to the intention of the NSPUD and the Enabling Housing Act. Further, it is not clear why: - This policy only applies to areas of residential activity; and - It is unclear why tree canopy has been identified for stronger protection language than the other items. The other items in 3.3.10a.ii are simply listed to be 'identified and appropriately managed'.	Support
Carter Group Limited/ #814.43		Oppose	Oppose Objective 3.3.10(ii) E. Seek that it is deleted.	
Carter Group Limited/814.43	Kāinga Ora/ #FS2082.873	Oppose	Oppose Objective 3.3.10(ii) E. Seek that it is deleted. Consistent with its submissions on subchapter 6.10A, the submitter considers the provisions relating to tree canopy cover and financial contributions in their entirety are unworkable and onerous. The submitter further notes, that if the Council are wanting to enhance and grow the City's biodiversity and amenity this should also go hand in hand with Council agreeing to accept larger and more frequent recreational reserve areas. Over the past 5– 7 years Council have pushed back against numerous developer proposals to increase reserve areas which would assist in meeting these proposed objectives.	Seek Amendment
The Catholic Diocese of Christchurch / #823.39		Oppose	Delete	
The Catholic Diocese of Christchurch /823.39	Anne Dingwall/ #FS2037.1271	Oppose	Delete Consistent with its submissions on sub chapter 6.10A, the submitter considers the provisions relating to tree canopy cover and financial contributions in their entirety are unworkable and onerous. The submitter further notes, that if the Council are wanting to enhance and grow the City's biodiversity and amenity this should also go hand in hand with Council agreeing to accept larger and more frequent recreational reserve areas. Over the past 5 – 7 years Council have pushed back against numerous developer proposals to increase reserve areas which would assist in meeting these proposed objectives.	Oppose
The Catholic Diocese of Christchurch /823.39	Carter Group Limited/ #FS2045.212	Oppose	Delete Consistent with its submissions on sub chapter 6.10A, the submitter considers the provisions relating to tree canopy cover and financial contributions in their entirety are unworkable and onerous.	Support

			The submitter further notes, that if the Council are wanting to enhance and grow the City's biodiversity and amenity this should also go hand in hand with Council agreeing to accept larger and more frequent recreational reserve areas. Over the past 5 – 7 years Council have pushed back against numerous developer proposals to increase reserve areas which would assist in meeting these proposed objectives.	
The Catholic Diocese of Christchurch /823.39	Kāinga Ora/ #FS2082.1122	Oppose	Delete Consistent with its submissions on sub chapter 6.10A, the submitter considers the provisions relating to tree canopy cover and financial contributions in their entirety are unworkable and onerous. The submitter further notes, that if the Council are wanting to enhance and grow the City's biodiversity and amenity this should also go hand in hand with Council agreeing to accept larger and more frequent recreational reserve areas. Over the past 5 – 7 years Council have pushed back against numerous developer proposals to increase reserve areas which would assist in meeting these proposed objectives.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.6		Oppose	Delete proposed clause (a)(ii)(E): Tree canopy cover in areas of residential activity that maintains and enhances the city's biodiversity and amenity, sequesters carbon, reduces stormwater runoff, and mitigates heat island effects; and	
Kāinga Ora – Homes and Communities /834.6	Anne Dingwall/ #FS2037.1	Oppose	Delete proposed clause (a)(ii)(E): Tree canopy cover in areas of residential activity that maintains and enhances the city's biodiversity and amenity, sequesters carbon, reduces stormwater runoff, and mitigates heat island effects; and In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed reference to tree canopy in the strategic objectives is also opposed.	Oppose
Kāinga Ora – Homes and Communities /834.6	Catholic Diocese of Christchurch/ #FS2044.17	Oppose	Delete proposed clause (a)(ii)(E): Tree canopy cover in areas of residential activity that maintains and enhances the city's biodiversity and amenity, sequesters carbon, reduces stormwater runoff, and mitigates heat island effects; and In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed reference to tree canopy in the strategic objectives is also opposed.	Support
Kāinga Ora – Homes and Communities /834.6	Carter Group Limited/ #FS2045.15	Oppose		Support

			<p>Delete proposed clause (a)(ii)(E):</p> <p>Tree canopy cover in areas of residential activity that maintains and enhances the city's biodiversity and amenity, sequesters carbon, reduces stormwater runoff, and mitigates heat island effects; and</p> <p>In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed reference to tree canopy in the strategic objectives is also opposed.</p>	
Kāinga Ora – Homes and Communities /834.6	LMM Investments 2012 Limited/ #FS2049.8	Oppose	<p>Delete proposed clause (a)(ii)(E):</p> <p>Tree canopy cover in areas of residential activity that maintains and enhances the city's biodiversity and amenity, sequesters carbon, reduces stormwater runoff, and mitigates heat island effects; and</p> <p>In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed reference to tree canopy in the strategic objectives is also opposed.</p>	Support
Kāinga Ora – Homes and Communities /834.6	Red Spur Ltd/ #FS2068.3	Oppose	<p>Delete proposed clause (a)(ii)(E):</p> <p>Tree canopy cover in areas of residential activity that maintains and enhances the city's biodiversity and amenity, sequesters carbon, reduces stormwater runoff, and mitigates heat island effects; and</p> <p>In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed reference to tree canopy in the strategic objectives is also opposed.</p>	Oppose
Kāinga Ora – Homes and Communities /834.6	Fiona Aston/ #FS2088.14	Oppose	<p>Delete proposed clause (a)(ii)(E):</p> <p>Tree canopy cover in areas of residential activity that maintains and enhances the city's biodiversity and amenity, sequesters carbon, reduces stormwater runoff, and mitigates heat island effects; and</p> <p>In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed reference to tree canopy in the strategic objectives is also opposed.</p>	Support
Daresbury Ltd/ #874.16		Oppose	<p>[Regarding Objective 3.3.10(ii)(E)]</p> <p>[Seeks that this objective is deleted]</p>	
Daresbury Ltd/874.16	Anne Dingwall/ #FS2037.628	Oppose	<p>[Regarding Objective 3.3.10(ii)(E)]</p> <p>[Seeks that this objective is deleted]</p> <p>Consistent with its submissions on sub chapter 6.10A, the submitter considers the provisions relating to tree canopy cover and financial contributions in their entirety are unworkable and onerous. The submitter further notes, that if the Council are wanting to enhance and grow the City's biodiversity and amenity this should also go hand in hand with Council agreeing to accept larger and more frequent recreational reserve areas. Over the past 5 – 7 years Council have pushed back against numerous developer proposals to increase reserve areas which would assist in meeting these proposed objectives.</p>	Oppose

Strategic Directions > Objectives > Objective - Infrastructure

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Julie Farrant/ #292.1		Seek Amendment	Seeks amendments to ensure that existing stormwater infrastructure is competent for [high density accommodation development].	
Chris Baddock/ #489.3		Not Stated	That necessary infrastructure should be built before intensifying the housing regarding public transport	
Kāinga Ora – Homes and Communities / #834.7		Oppose	Delete clause (b.)(iii.).	
Kāinga Ora – Homes and Communities /834.7	Christchurch International Airport Limited/ #FS2052.11	Oppose	Delete clause (b.)(iii.). In line with our submission seeking the deletion of the Airport Influence Density Precinct and our concern that the Qualifying Matter does not meet s32 requirements, amend Clause (b.)(iii.)	Oppose
Orion New Zealand Limited (Orion)/ #854.9		Seek Amendment	Amend existing Objective 3.3.13 Objective – Infrastructure as follows: ... vi. managing activities to avoid adverse effects on the 11kV, 400V and 230V electricity distribution network.	

Natural Hazards

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Ōpāwaho Heathcote River Network (OHRN)/ #154.1		Seek Amendment	Amend by adding a Qualifying Matter, namely High Soil Erosion Risk area as indicated in the Land and Water Regional Plan.	
Ōpāwaho Heathcote River Network (OHRN)/154.1	Anne Dingwall/ #FS2037.220	Seek Amendment	Amend by adding a Qualifying Matter, namely High Soil Erosion Risk area as indicated in the Land and Water Regional Plan. a. Any disturbance of the soil within areas of High Soil Erosion Risk increases the amount of erosion and increases sediment entering rivers. b. Intensive residential housing creates a greater percentage of impervious surfaces on building sites. c. This increased area of impervious surface increases the amount of stormwater produced which in turn increases the risk of erosion of easily erodible soils. d. There are no totally satisfactory means for preventing continuing erosion of such soils once they have been disturbed, especially on slopes.. e. Climate change is causing an increase in the severity of high rainfall events which will have significant impacts on High Soil Erosion Risk areas in hills and suburbs. f. Council must be able to better control the negative effects of housing intensification and to minimise the effects of any building within High Soil Erosion Risk areas.	Support
Ōpāwaho Heathcote River Network (OHRN)/154.1	Kāinga Ora/ #FS2082.77	Seek Amendment	Amend by adding a Qualifying Matter, namely High Soil Erosion Risk area as indicated in the Land and Water Regional Plan. a. Any disturbance of the soil within areas of High Soil Erosion Risk increases the amount of erosion and increases sediment entering rivers. b. Intensive residential housing creates a greater percentage of impervious surfaces on building sites. c. This increased area of impervious surface increases the amount of stormwater produced which in turn increases the risk of erosion of easily erodible soils. d. There are no totally satisfactory means for preventing continuing erosion of such soils once they have been disturbed, especially on slopes..	Oppose

			<p>e. Climate change is causing an increase in the severity of high rainfall events which will have significant impacts on High Soil Erosion Risk areas in hills suburbs.</p> <p>f. Council must be able to better control the negative effects of housing intensification and to minimise the effects of any building within High Soil Erosion Risk areas.</p>	
Phil Elmey/ #231.1		Seek Amendment	Adopt the Building Code guidance document for design of passive protection structures as an acceptable method of reducing rockfall hazard on a site specific basis.	
Sandi Singh/ #440.5		Not Stated	Neutral - seeks that the Technical Category 3 and 2 land is considered.	
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.4		Seek Amendment	<p>[Suggested new Qualifying Matter]: [That Council consider whether] the effects of the major earthquake sequence suffered by Christchurch in 2010-11 should be regarded a qualifying matter for the whole city.</p> <p>In the event that earthquake susceptibility of the whole city is not accepted as a qualifying matter, the Board considers that at least the most susceptible TC3 land should be a qualifying matter</p>	
Waipuna Halswell-Hornby-Riccarton Community Board/902.4	Anne Dingwall/ #FS2037.680	Seek Amendment	<p>[Suggested new Qualifying Matter]: [That Council consider whether] the effects of the major earthquake sequence suffered by Christchurch in 2010-11 should be regarded a qualifying matter for the whole city.</p> <p>In the event that earthquake susceptibility of the whole city is not accepted as a qualifying matter, the Board considers that at least the most susceptible TC3 land should be a qualifying matter</p> <p>Residents of Christchurch are understandably concerned about increased height of buildings proposed by the intensification not only because of the actual earthquake risks of taller buildings, but also the psychological effects (as referred in 1.19 no social impact assessment has been undertaken to date) of these buildings on residents who have been traumatised by the earthquake experience. The Board is aware that has been no geotechnical assessment or report undertaken as part of the Plan, but believes strongly that the city's proven ongoing earthquake susceptibility should be accepted as a qualifying matter and that the whole of Christchurch should not be subject to the proposed intensification requirements. See the video at https://af8.org.nz/af8-scenario re Alpine Fault risk.</p> <p>The Board stresses that if this is accepted it will not prevent intensification in the city but will change the focus to building taller buildings in parts of the city where they are acceptable to residents and providing the Council with more discretion about the type of intensification that is appropriate for Christchurch.</p>	Support
Waipuna Halswell-Hornby-Riccarton Community Board/902.4	Chapman Tripp/ #FS2063.182	Seek Amendment	<p>[Suggested new Qualifying Matter]: [That Council consider whether] the effects of the major earthquake sequence suffered by Christchurch in 2010-11 should be regarded a qualifying matter for the whole city.</p> <p>In the event that earthquake susceptibility of the whole city is not accepted as a qualifying matter, the Board considers that at least the most susceptible TC3 land should be a qualifying matter</p> <p>Residents of Christchurch are understandably concerned about increased height of buildings proposed by the intensification not only because of the actual earthquake risks of taller buildings, but also the psychological effects (as referred in 1.19 no social impact assessment has been undertaken to date) of these buildings on residents who have been traumatised by the earthquake experience. The Board is aware that has been no geotechnical assessment or report undertaken as part of the Plan, but believes strongly that the city's proven ongoing earthquake susceptibility should be accepted as a qualifying matter and that the whole of Christchurch should not be subject to the proposed intensification requirements. See the video at https://af8.org.nz/af8-scenario re Alpine Fault risk.</p> <p>The Board stresses that if this is accepted it will not prevent intensification in the city but will change the focus to building taller buildings in parts of the city where they are acceptable to residents and providing the Council with more discretion about the type of intensification that is appropriate for Christchurch.</p>	Support

Waipuna Halswell-Hornby-Riccarton Community Board/902.4	Chapman Tripp/ #FS2064.176	Seek Amendment	<p>[Suggested new Qualifying Matter]: [That Council consider whether] the effects of the major earthquake sequence suffered by Christchurch in 2010-11 should be regarded a qualifying matter for the whole city.</p> <p>In the event that earthquake susceptibility of the whole city is not accepted as a qualifying matter, the Board considers that at least the most susceptible TC3 land should be a qualifying matter</p> <p>Residents of Christchurch are understandably concerned about increased height of buildings proposed by the intensification not only because of the actual earthquake risks of taller buildings, but also the psychological effects (as referred in 1.19 no social impact assessment has been undertaken to date) of these buildings on residents who have been traumatised by the earthquake experience. The Board is aware that has been no geotechnical assessment or report undertaken as part of the Plan, but believes strongly that the city's proven ongoing earthquake susceptibility should be accepted as a qualifying matter and that the whole of Christchurch should not be subject to the proposed intensification requirements. See the video at https://af8.org.nz/af8-scenario re Alpine Fault risk.</p> <p>The Board stresses that if this is accepted it will not prevent intensification in the city but will change the focus to building taller buildings in parts of the city where they are acceptable to residents and providing the Council with more discretion about the type of intensification that is appropriate for Christchurch.</p>	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/902.4	Kāinga Ora/ #FS2082.1266	Seek Amendment	<p>[Suggested new Qualifying Matter]: [That Council consider whether] the effects of the major earthquake sequence suffered by Christchurch in 2010-11 should be regarded a qualifying matter for the whole city.</p> <p>In the event that earthquake susceptibility of the whole city is not accepted as a qualifying matter, the Board considers that at least the most susceptible TC3 land should be a qualifying matter</p> <p>Residents of Christchurch are understandably concerned about increased height of buildings proposed by the intensification not only because of the actual earthquake risks of taller buildings, but also the psychological effects (as referred in 1.19 no social impact assessment has been undertaken to date) of these buildings on residents who have been traumatised by the earthquake experience. The Board is aware that has been no geotechnical assessment or report undertaken as part of the Plan, but believes strongly that the city's proven ongoing earthquake susceptibility should be accepted as a qualifying matter and that the whole of Christchurch should not be subject to the proposed intensification requirements. See the video at https://af8.org.nz/af8-scenario re Alpine Fault risk.</p> <p>The Board stresses that if this is accepted it will not prevent intensification in the city but will change the focus to building taller buildings in parts of the city where they are acceptable to residents and providing the Council with more discretion about the type of intensification that is appropriate for Christchurch.</p>	Oppose
Ian Cumberpatch Architects Ltd/ #2076.4		Seek Amendment	[Seeks] that the Christchurch City Council take this opportunity when the District Plan is being rewritten to require buildings to have their lifetime carbon footprint calculated and be required to not exceed a sinking lid maximum.	
Ian Cumberpatch Architects Ltd/2076.4	Brighton Observatory of Environment and Economics/ #FS2092.28	Seek Amendment	[Seeks] that the Christchurch City Council take this opportunity when the District Plan is being rewritten to require buildings to have their lifetime carbon footprint calculated and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions.	Seek Amendment
Ian Cumberpatch Architects Ltd/2076.4	Ryman Healthcare Limited/ #FS2095.6	Seek Amendment	[Seeks] that the Christchurch City Council take this opportunity when the District Plan is being rewritten to require buildings to have their lifetime carbon footprint calculated and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions.	Oppose
Ian Cumberpatch Architects Ltd/2076.4	Retirement Village Association of New Zealand Incorporated/ #FS2096.6	Seek Amendment	[Seeks] that the Christchurch City Council take this opportunity when the District Plan is being rewritten to require buildings to have their lifetime carbon footprint calculated and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions.	Oppose
Ian Cumberpatch Architects Ltd/2076.4	Kainga Ora - Homes and Communities/ #FS2099.16	Seek Amendment	[Seeks] that the Christchurch City Council take this opportunity when the District Plan is being rewritten to require buildings to have their lifetime carbon footprint calculated and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions.	Oppose

Natural Hazards > Objectives and Policies > Natural hazards objective > Objective - Natural hazards

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Greg Partridge/ #794.3		Seek Amendment	<p>The submitter requests that the area of South Richmond be made exempt from housing intensification via a qualifying matter due to natural hazard risks, in particular risk from future earthquakes and flooding.</p> <p>Its proximity to the Red Zone and the propensity for the land in this area to suffer significant structural damage when the Southern Fault Line ruptures (or the Christchurch Fault or Greendale Fault ruptures again) means it would be foolhardy of the Council to allow increased intensification to proceed in this part of the city.</p>	
Greg Partridge/794.3	Anne Dingwall/ #FS2037.726	Seek Amendment	<p>The submitter requests that the area of South Richmond be made exempt from housing intensification via a qualifying matter due to natural hazard risks, in particular risk from future earthquakes and flooding.</p> <p>Its proximity to the Red Zone and the propensity for the land in this area to suffer significant structural damage when the Southern Fault Line ruptures (or the Christchurch Fault or Greendale Fault ruptures again) means it would be foolhardy of the Council to allow increased intensification to proceed in this part of the city.</p> <p>The submitter is concerned that natural hazard risks have not been adequately considered in implementing central government's requirements for housing intensification and development of qualifying matters. The submitter has provided extensive commentary on hazards in their submission. The submitter's analysis of earthquake and flood hazard risks to South Richmond and Christchurch in general can be summarised as follows:</p> <p>Earthquake Risk</p> <ul style="list-style-type: none"> - The Christchurch Fault is an active seismic fault that runs under the city from close to Riccarton through to the eastern suburbs and off the coast of New Brighton. It is believed to have been responsible for the series of earthquakes that rocked the city on Boxing Day 2010 and may have caused the damaging earthquake of 1869. - The Christchurch Fault runs parallel to the more destructive Port Hills Fault which lies 5km to the south. - Christchurch sits within relatively close proximity to the Alpine Fault, one of the most active fault lines in the world, and one that has a history of sudden movement. The fault has ruptured four times in the past 900 years, each time producing an earthquake of about magnitude 8. - Seismic activity caused a lot of land in Christchurch to subside during the destructive Canterbury earthquakes of 2011 and 2012. - Computer modelling indicates that when the Alpine fault ruptures it will cause significant levels of peak ground velocity – the trampolining effect – meaning major structural damage to houses, commercial buildings and land here in Christchurch is almost certain, and will be widespread. It will produce one of the biggest earthquakes since European settlement of New Zealand, and it will have a major impact on the lives of many people. - Christchurch will be impacted by widespread liquefaction, the land will further subside, roading and bridges will be left damaged or impassable and the underground infrastructure will not be left intact. <p>Flood Hazard Risk</p> <ul style="list-style-type: none"> - Currently as little as 30mm of rainfall is all that is necessary before surface flooding builds up in Christchurch. - Niwa meteorologists have indicated that climate change is making rain more intense and more frequent in Christchurch because of a warming atmosphere holds more moisture. - What climate change has done is beef up the weather making bad flooding more likely, and more frequent due to the effects of <ul style="list-style-type: none"> • Fluvial, or river floods – which occur when rivers burst their banks and flood the nearby lands. 	Support

			<ul style="list-style-type: none"> • Pluvial, or surface flooding - when the rain is just so heavy that it overwhelms local drainage • Coastal flooding, or storm surges – an occurrence when strong winds fling water onshore <p>- Current projections show that in less than 80 years about 35% of Christchurch will be inundated and vulnerable to regular flooding. Low-lying areas of the city – areas that used to be wetlands prior to European settlement – are most at risk, and they are not just coastal areas. Suburbs in central Christchurch that are earmarked for accelerated intensification, such as Edgware and St Albans are prone to flooding.</p> <p>- It would be reckless and irresponsible for Council allowing development to occur in flood prone areas and those that will flood in the future. Increasing the height of foundations and floor levels will not protect residents from having to be rescued from flood-stricken properties nor the massive costs of repairing flood damaged properties.</p> <p>- Controversial plans to increase housing density across Auckland have been delayed by a year, so that Auckland Council can assess the impact of the recent floods and decide where homes should be built. The government has given the council the extra time, but also wants Auckland to consider how more intensification might be possible in “resilient” parts of the city.</p> <p>- With Christchurch being flood prone and highly susceptible to significant seismic activity, surely the Christchurch City Council should be pointing that out to Central Government and asking them to quantify how resilient any part of the city actually is.</p>	
Greg Partridge/794.3	David Mountfort/ #FS2070.2	Seek Amendment	<p>The submitter requests that the area of South Richmond be made exempt from housing intensification via a qualifying matter due to natural hazard risks, in particular risk from future earthquakes and flooding.</p> <p>Its proximity to the Red Zone and the propensity for the land in this area to suffer significant structural damage when the Southern Fault Line ruptures (or the Christchurch Fault or Greendale Fault ruptures again) means it would be foolhardy of the Council to allow increased intensification to proceed in this part of the city.</p> <p>The submitter is concerned that natural hazard risks have not been adequately considered in implementing central government's requirements for housing intensification and development of qualifying matters. The submitter has provided extensive commentary on hazards in their submission. The submitter's analysis of earthquake and flood hazard risks to South Richmond and Christchurch in general can be summarised as follows:</p> <p>Earthquake Risk</p> <ul style="list-style-type: none"> - The Christchurch Fault is an active seismic fault that runs under the city from close to Riccarton through to the eastern suburbs and off the coast of New Brighton. It is believed to have been responsible for the series of earthquakes that rocked the city on Boxing Day 2010 and may have caused the damaging earthquake of 1869. - The Christchurch Fault runs parallel to the more destructive Port Hills Fault which lies 5km to the south. - Christchurch sits within relatively close proximity to the Alpine Fault, one of the most active fault lines in the world, and one that has a history of sudden movement. The fault has ruptured four times in the past 900 years, each time producing an earthquake of about magnitude 8. - Seismic activity caused a lot of land in Christchurch to subside during the destructive Canterbury earthquakes of 2011 and 2012. - Computer modelling indicates that when the Alpine fault ruptures it will cause significant levels of peak ground velocity – the trampolining effect – meaning major structural damage to houses, commercial buildings and land here in Christchurch is almost certain, and will be widespread. It will produce one of the biggest earthquakes since European settlement of New Zealand, and it will have a major impact on the lives of many people. - Christchurch will be impacted by widespread liquefaction, the land will further subside, roading and bridges will be left damaged or impassable and the underground infrastructure will not be left intact. <p>Flood Hazard Risk</p> <ul style="list-style-type: none"> - Currently as little as 30mm of rainfall is all that is necessary before surface flooding builds up in Christchurch. 	Oppose

			<p>- Niwa meteorologists have indicated that climate change is making rain more intense and more frequent in Christchurch because of a warming atmosphere holds more moisture.</p> <p>- What climate change has done is beef up the weather making bad flooding more likely, and more frequent due to the effects of</p> <ul style="list-style-type: none"> • Fluvial, or river floods – which occur when rivers burst their banks and flood the nearby lands. • Pluvial, or surface flooding - when the rain is just so heavy that it overwhelms local drainage • Coastal flooding, or storm surges – an occurrence when strong winds fling water onshore <p>- Current projections show that in less than 80 years about 35% of Christchurch will be inundated and vulnerable to regular flooding. Low-lying areas of the city – areas that used to be wetlands prior to European settlement – are most at risk, and they are not just coastal areas. Suburbs in central Christchurch that are earmarked for accelerated intensification, such as Edgware and St Albans are prone to flooding.</p> <p>- It would be reckless and irresponsible for Council allowing development to occur in flood prone areas and those that will flood in the future. Increasing the height of foundations and floor levels will not protect residents from having to be rescued from flood-stricken properties nor the massive costs of repairing flood damaged properties.</p> <p>- Controversial plans to increase housing density across Auckland have been delayed by a year, so that Auckland Council can assess the impact of the recent floods and decide where homes should be built. The government has given the council the extra time, but also wants Auckland to consider how more intensification might be possible in “resilient” parts of the city.</p> <p>- With Christchurch being flood prone and highly susceptible to significant seismic activity, surely the Christchurch City Council should be pointing that out to Central Government and asking them to quantify how resilient any part of the city actually is.</p>	
Greg Partridge/794.3	Robert Broughton/ #FS2083.2	Seek Amendment	<p>The submitter requests that the area of South Richmond be made exempt from housing intensification via a qualifying matter due to natural hazard risks, in particular risk from future earthquakes and flooding.</p> <p>Its proximity to the Red Zone and the propensity for the land in this area to suffer significant structural damage when the Southern Fault Line ruptures (or the Christchurch Fault or Greendale Fault ruptures again) means it would be foolhardy of the Council to allow increased intensification to proceed in this part of the city.</p> <p>The submitter is concerned that natural hazard risks have not been adequately considered in implementing central government's requirements for housing intensification and development of qualifying matters. The submitter has provided extensive commentary on hazards in their submission. The submitter's analysis of earthquake and flood hazard risks to South Richmond and Christchurch in general can be summarised as follows:</p> <p>Earthquake Risk</p> <ul style="list-style-type: none"> - The Christchurch Fault is an active seismic fault that runs under the city from close to Riccarton through to the eastern suburbs and off the coast of New Brighton. It is believed to have been responsible for the series of earthquakes that rocked the city on Boxing Day 2010 and may have caused the damaging earthquake of 1869. - The Christchurch Fault runs parallel to the more destructive Port Hills Fault which lies 5km to the south. - Christchurch sits within relatively close proximity to the Alpine Fault, one of the most active fault lines in the world, and one that has a history of sudden movement. The fault has ruptured four times in the past 900 years, each time producing an earthquake of about magnitude 8. - Seismic activity caused a lot of land in Christchurch to subside during the destructive Canterbury earthquakes of 2011 and 2012. - Computer modelling indicates that when the Alpine fault ruptures it will cause significant levels of peak ground velocity – the trampolining effect – meaning major structural damage to houses, commercial buildings and land here in Christchurch is almost certain, and will be widespread. It will produce one of the biggest earthquakes since European settlement of New Zealand, and it will have a major impact on the lives of many people. 	Support

			<p>- Christchurch will be impacted by widespread liquefaction, the land will further subside, roading and bridges will be left damaged or impassable and the underground infrastructure will not be left intact.</p> <p>Flood Hazard Risk</p> <p>- Currently as little as 30mm of rainfall is all that is necessary before surface flooding builds up in Christchurch.</p> <p>- Niwa meteorologists have indicated that climate change is making rain more intense and more frequent in Christchurch because of a warming atmosphere holds more moisture.</p> <p>- What climate change has done is beef up the weather making bad flooding more likely, and more frequent due to the effects of</p> <ul style="list-style-type: none"> • Fluvial, or river floods – which occur when rivers burst their banks and flood the nearby lands. • Pluvial, or surface flooding - when the rain is just so heavy that it overwhelms local drainage • Coastal flooding, or storm surges – an occurrence when strong winds fling water onshore <p>- Current projections show that in less than 80 years about 35% of Christchurch will be inundated and vulnerable to regular flooding. Low-lying areas of the city – areas that used to be wetlands prior to European settlement – are most at risk, and they are not just coastal areas. Suburbs in central Christchurch that are earmarked for accelerated intensification, such as Edgware and St Albans are prone to flooding.</p> <p>- It would be reckless and irresponsible for Council allowing development to occur in flood prone areas and those that will flood in the future. Increasing the height of foundations and floor levels will not protect residents from having to be rescued from flood-stricken properties nor the massive costs of repairing flood damaged properties.</p> <p>- Controversial plans to increase housing density across Auckland have been delayed by a year, so that Auckland Council can assess the impact of the recent floods and decide where homes should be built. The government has given the council the extra time, but also wants Auckland to consider how more intensification might be possible in “resilient” parts of the city.</p> <p>- With Christchurch being flood prone and highly susceptible to significant seismic activity, surely the Christchurch City Council should be pointing that out to Central Government and asking them to quantify how resilient any part of the city actually is.</p>	
Richard Abey-Nesbit/ #1009.4		Support	The submitter supports limitation of heritage areas in respect of identified natural hazards.	

Natural Hazards > Objectives and Policies > Natural hazards policies

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Addington Neighbourhood Association / #205.5		Support	That natural hazards must be allowed for, or the Council could face legal redress for allowing higher density in the wrong places.	
Addington Neighbourhood Association /205.5	Kāinga Ora/ #FS2082.125	Support	That natural hazards must be allowed for, or the Council could face legal redress for allowing higher density in the wrong places. That natural hazards must be allowed for, or the Council could face legal redress for allowing higher density in the wrong places.	Oppose
Fay Brorens/ #644.7		Not Stated	The submitter supports precautions around Natural Hazards including, flooding, liquefaction and sea level rise.	

Natural Hazards > Objectives and Policies > Natural hazards policies > General natural hazards policies > Policy - Avoid new development where there is unacceptable risk

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Toka Tū Ake EQC/ #377.2		Seek Amendment	Retain the policy, but formulate and add a definition of acceptable level of risk in regard to natural hazards.	
Toka Tū Ake EQC/377.2	Kāinga Ora/ #FS2082.288	Seek Amendment	<p>Retain the policy, but formulate and add a definition of acceptable level of risk in regard to natural hazards.</p> <p>An acceptable risk is present where it is generally accepted by society, and the risk posed is commensurate with other risks that are faced daily. When determining if an acceptable risk is present, the following criteria shall be considered: • Development can occur with limited controls or restrictions; and • Assessment and monitoring of the natural hazard and climate change risks is undertaken to allow increases in risk to be managed.</p> <p>We support limiting intensification within areas at risk from natural hazards. However, it is important to clearly define what level of risk to life and property is “acceptable” for all natural hazards to avoid confusion and ensure consistent application of rules and policies.</p>	Oppose

Natural Hazards > Objectives and Policies > Natural hazards policies > General natural hazards policies > Policy -- Manage activities to address natural hazard risks

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Mary O'Connor/ #778.1		Seek Amendment	Consider making the earthquake damage risk to dwellings a Qualifying Matter. I'm not convinced that NZ can build multi-storey dwellings to withstand a rupture of the Alpine Fault and aftershocks that is likely to occur within the next 50 years (it's already overdue).	
Mary O'Connor/778.1	Robert Broughton/ #FS2083.1	Seek Amendment	<p>Consider making the earthquake damage risk to dwellings a Qualifying Matter. I'm not convinced that NZ can build multi-storey dwellings to withstand a rupture of the Alpine Fault and aftershocks that is likely to occur within the next 50 years (it's already overdue).</p> <p>We seem to have a short memory. After the Christchurch earthquakes of 2010/2011 there was to be no new development over 5 storeys in height. That no longer is the case in the central city, but in future dwellings will be on even higher-level buildings. Of just as much concern is that dwellings will be multi-storey across the city. The 2010/2011 devastating earthquakes, mainly affected the commercial centre of the city. There were many deaths and injuries, the majority in the central city from the collapse of commercial buildings. There were some residential dwellings affected that could not be immediately occupied - central city and hill zone, but most dwellings were able to be occupied in the immediate aftermath of each earthquake, even if many did not have electricity or plumbing. But multi-storey residential, and this will be from double-storey upward will likely be more likely to have fatalities and then to require engineer assessment before they can be classed safe to occupy without further aftershock damage. The Alpine Fault is overdue - not if, but when. It will likely trigger other faults and will affect much of New Zealand. The worst-case scenario will be that it will occur in winter, on a wet or snowing, cold, sou'wester day. Then the options will be risking hypothermia if you stay outside away from buildings or being crushed in an aftershock if you risk taking shelter inside your dwelling in a multi-storey building.</p> <p>I'm not convinced that NZ can build multi-storey dwellings to withstand a rupture of the Alpine Fault and aftershocks that is likely to occur within the next 50 years (it's already overdue).</p> <p>After the Christchurch earthquakes the building code was strengthened but the Stats NZ office building in Wellington, built to this new code failed in the Kaikoura earthquake. It had to be demolished and if the earthquake had occurred during the daytime when staff were in the building there would likely have been fatalities.</p> <p>Christchurch and Kaikoura earthquakes also had significant ground shaking.</p> <p>Hence, why can the earthquake damage risk to dwellings not also be a Qualifying Matter? No matter what time of day there will be people in their homes. Even with the removal of housing from the Red Zone there remains areas of the city that are prone to liquefaction in an earthquake. How confident are engineers that residential homes in multi-storey buildings in the Christchurch residential areas will not result in fatalities when the Alpine Fault earthquake and other triggered faults, occurs?</p>	Support

Natural Hazards > Objectives and Policies > Natural hazards policies > Policy for managing risk from flooding

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Te Mana Ora/Community and Public Health/ #145.5		Support	Te Mana Ora supports the proposed Qualifying Matters related to high-risk natural hazards, including coastal inundation, coastal erosion and tsunami hazard.	

Natural Hazards > Objectives and Policies > Natural hazards policies > Policy for managing risk from flooding > Policy - Flooding

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Toka Tū Ake EQC/ #377.10		Seek Amendment	Regarding 5.2.2.2.1, remove “b. In the High Flood Hazard Management Area: provide for development of a residential unit on residentially zoned land where the flooding risk is predominantly influenced by sea-level rise and where appropriate mitigation can be provided that protects people’s safety, well-being and property from unacceptable risk”	
Toka Tū Ake EQC/377.10	Kāinga Ora/ #FS2082.291	Seek Amendment	Regarding 5.2.2.2.1, remove “b. In the High Flood Hazard Management Area: provide for development of a residential unit on residentially zoned land where the flooding risk is predominantly influenced by sea-level rise and where appropriate mitigation can be provided that protects people’s safety, well-being and property from unacceptable risk” We support the restriction of development, particularly for the purposes of intensification, in areas at high risk from flood hazards. However, we do not think it is appropriate to allow for lower restriction on development of residential units in areas where the risk of flooding is primarily influenced by sea-level rise. Some amount of sea level rise is expected in the near future with the effects of climate change. Residential properties should therefore not be developed in those areas where sea-level rise will impact them.	Oppose

Natural Hazards > Objectives and Policies > Natural hazards policies > BLANK

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.7		Seek Amendment	Add the following policy heading - 5.2.2.5 Policies for managing risk within Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area	
Christchurch City Council/751.7	Anne Dingwall/ #FS2037.829	Seek Amendment	Add the following policy heading - 5.2.2.5 Policies for managing risk within Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area With respect to the Coastal Hazard Management Areas and Tsunami Management Area qualifying matters, there is a policy heading missing introducing the policy package.	Support
Kāinga Ora – Homes and Communities / #834.110		Seek Amendment	Policy 5.2.2.5.1 – Managing development in Qualifying Matter Coastal Hazard Management Areas Amend the policy as follows: Within the following Qualifying Matters, development, subdivision and land use that would provide for intensification of any site shall be avoided, unless the risk is from coastal inundation and a site specific assessment demonstrates the risk is medium , low or very low based on thresholds defined in Table 5.2.2.5.1 below	
Kāinga Ora – Homes and Communities /834.110	Catholic Diocese of Christchurch/ #FS2044.77	Seek Amendment	Policy 5.2.2.5.1 – Managing development in Qualifying Matter Coastal Hazard Management Areas Amend the policy as follows: Within the following Qualifying Matters, development, subdivision and land use that would provide for intensification of any site shall be avoided, unless the risk is from coastal inundation and a site specific assessment demonstrates the risk is medium , low or very low based on thresholds defined in Table 5.2.2.5.1 below Kāinga Ora support the management of significant risks from natural hazards as a qualifying matter (in appropriate circumstances), noting that it is a matter of national significance in Section 6. Kāinga Ora generally supports the risk based approach to the management of natural hazards but considers that the avoidance of intensification should be reserved to high risk from coastal inundation. Rule 5.4A.4 D1 requires resource consent for new buildings, other than accessory buildings, extensions etc, in areas shown on the planning maps as Qualifying Matter Coastal Hazard Medium Risk Management Area as a Discretionary Activity. Even with a site specific assessment however, Policy 5.2.2.5.1 seeks to avoid this.	Support
Kāinga Ora – Homes and Communities /834.110	Carter Group Limited/ #FS2045.81	Seek Amendment	Policy 5.2.2.5.1 – Managing development in Qualifying Matter Coastal Hazard Management Areas	Support

			<p>Amend the policy as follows:</p> <p>Within the following Qualifying Matters, development, subdivision and land use that would provide for intensification of any site shall be avoided, unless the risk is from coastal inundation and a site specific assessment demonstrates the risk is medium, low or very low based on thresholds defined in Table 5.2.2.5.1 below</p> <p>Kāinga Ora support the management of significant risks from natural hazards as a qualifying matter (in appropriate circumstances), noting that it is a matter of national significance in Section 6. Kāinga Ora generally supports the risk based approach to the management of natural hazards but considers that the avoidance of intensification should be reserved to high risk from coastal inundation. Rule 5.4A.4 D1 requires resource consent for new buildings, other than accessory buildings, extensions etc, in areas shown on the planning maps as Qualifying Matter Coastal Hazard Medium Risk Management Area as a Discretionary Activity. Even with a site specific assessment however, Policy 5.2.2.5.1 seeks to avoid this.</p>	
Kāinga Ora – Homes and Communities /834.110	LMM Investments 2012 Limited/ #FS2049.35	Seek Amendment	<p>Policy 5.2.2.5.1 – Managing development in Qualifying Matter Coastal Hazard Management Areas</p> <p>Amend the policy as follows:</p> <p>Within the following Qualifying Matters, development, subdivision and land use that would provide for intensification of any site shall be avoided, unless the risk is from coastal inundation and a site specific assessment demonstrates the risk is medium, low or very low based on thresholds defined in Table 5.2.2.5.1 below</p> <p>Kāinga Ora support the management of significant risks from natural hazards as a qualifying matter (in appropriate circumstances), noting that it is a matter of national significance in Section 6. Kāinga Ora generally supports the risk based approach to the management of natural hazards but considers that the avoidance of intensification should be reserved to high risk from coastal inundation. Rule 5.4A.4 D1 requires resource consent for new buildings, other than accessory buildings, extensions etc, in areas shown on the planning maps as Qualifying Matter Coastal Hazard Medium Risk Management Area as a Discretionary Activity. Even with a site specific assessment however, Policy 5.2.2.5.1 seeks to avoid this.</p>	Support
Kāinga Ora – Homes and Communities /834.110	Toka Tū Ake EQC ./ #FS2075.1	Seek Amendment	<p>Policy 5.2.2.5.1 – Managing development in Qualifying Matter Coastal Hazard Management Areas</p> <p>Amend the policy as follows:</p> <p>Within the following Qualifying Matters, development, subdivision and land use that would provide for intensification of any site shall be avoided, unless the risk is from coastal inundation and a site specific assessment demonstrates the risk is medium, low or very low based on thresholds defined in Table 5.2.2.5.1 below</p> <p>Kāinga Ora support the management of significant risks from natural hazards as a qualifying matter (in appropriate circumstances), noting that it is a matter of national significance in Section 6. Kāinga Ora generally supports the risk based approach to the management of natural hazards but considers that the avoidance of intensification should be reserved to high risk from coastal inundation. Rule 5.4A.4 D1 requires resource consent for new buildings, other than accessory buildings, extensions etc, in areas shown on the planning maps as Qualifying Matter Coastal Hazard Medium Risk Management Area as a Discretionary Activity. Even with a site specific assessment however, Policy 5.2.2.5.1 seeks to avoid this.</p>	Oppose
Kāinga Ora – Homes and Communities / #834.111		Seek Amendment	<p>Policy 5.2.2.5.2 - Managing development within Qualifying Matter Tsunami Management Area.</p> <p>1. Amend Policy 5.2.2.5.2 as follows: Within the Tsunami Management Area Qualifying Matter, avoid discourage development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable.</p> <p>2. Alternatively the Policy framework could be retained if the geographic extent of the QM matter is better aligned with a 1:100 return period or covers an area reflective of the Tsunami Inundation area identified by the Greater Christchurch Partnership as part of its consultation on the Greater Christchurch Spatial Plan.</p>	
Kāinga Ora – Homes and Communities /834.111	Catholic Diocese of Christchurch/ #FS2044.78	Seek Amendment	<p>Policy 5.2.2.5.2 - Managing development within Qualifying Matter Tsunami Management Area.</p>	Support

			<p>1. Amend Policy 5.2.2.5.2 as follows: Within the Tsunami Management Area Qualifying Matter, avoid discourage development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable.</p> <p>2. Alternatively the Policy framework could be retained if the geographic extent of the QM matter is better aligned with a 1:100 return period or covers an area reflective of the Tsunami Inundation area identified by the Greater Christchurch Partnership as part of its consultation on the Greater Christchurch Spatial Plan.</p> <p>Kāinga Ora considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period. This may be appropriate for 1:100 or 1:200, especially if such areas are also covered by high flood and/or coastal inundation risk overlays. Kāinga Ora seeks changes to the wording of Policy 5.2.2.5.2 to provide certainty of the outcomes intended, noting that the rule allows for up to four residential units to be constructed on these sites (Rule 14.4.1.1 P4, P5 and P6) so there is a disconnect between the use of the term 'avoid' and what the provisions would allow for as a permitted activity.</p>	
Kāinga Ora – Homes and Communities /834.111	Carter Group Limited/ #FS2045.82	Seek Amendment	<p>Policy 5.2.2.5.2 - Managing development within Qualifying Matter Tsunami Management Area.</p> <p>1. Amend Policy 5.2.2.5.2 as follows: Within the Tsunami Management Area Qualifying Matter, avoid discourage development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable.</p> <p>2. Alternatively the Policy framework could be retained if the geographic extent of the QM matter is better aligned with a 1:100 return period or covers an area reflective of the Tsunami Inundation area identified by the Greater Christchurch Partnership as part of its consultation on the Greater Christchurch Spatial Plan.</p> <p>Kāinga Ora considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period. This may be appropriate for 1:100 or 1:200, especially if such areas are also covered by high flood and/or coastal inundation risk overlays. Kāinga Ora seeks changes to the wording of Policy 5.2.2.5.2 to provide certainty of the outcomes intended, noting that the rule allows for up to four residential units to be constructed on these sites (Rule 14.4.1.1 P4, P5 and P6) so there is a disconnect between the use of the term 'avoid' and what the provisions would allow for as a permitted activity.</p>	Support
Kāinga Ora – Homes and Communities /834.111	LMM Investments 2012 Limited/ #FS2049.36	Seek Amendment	<p>Policy 5.2.2.5.2 - Managing development within Qualifying Matter Tsunami Management Area.</p> <p>1. Amend Policy 5.2.2.5.2 as follows: Within the Tsunami Management Area Qualifying Matter, avoid discourage development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable.</p> <p>2. Alternatively the Policy framework could be retained if the geographic extent of the QM matter is better aligned with a 1:100 return period or covers an area reflective of the Tsunami Inundation area identified by the Greater Christchurch Partnership as part of its consultation on the Greater Christchurch Spatial Plan.</p> <p>Kāinga Ora considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period. This may be appropriate for 1:100 or 1:200, especially if such areas are also covered by high flood and/or coastal inundation risk overlays. Kāinga Ora seeks changes to the wording of Policy 5.2.2.5.2 to provide certainty of the outcomes intended, noting that the rule allows for up to four residential units to be constructed on these sites (Rule 14.4.1.1 P4, P5 and P6) so there is a disconnect between the use of the term 'avoid' and what the provisions would allow for as a permitted activity.</p>	Support
Kāinga Ora – Homes and Communities /834.111	Toka Tū Ake EQC ./ #FS2075.2	Seek Amendment	<p>Policy 5.2.2.5.2 - Managing development within Qualifying Matter Tsunami Management Area.</p> <p>1. Amend Policy 5.2.2.5.2 as follows: Within the Tsunami Management Area Qualifying Matter, avoid discourage development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable.</p> <p>2. Alternatively the Policy framework could be retained if the geographic extent of the QM matter is better aligned with a 1:100 return period or covers an area reflective of the Tsunami Inundation area identified by the Greater Christchurch Partnership as part of its consultation on the Greater Christchurch Spatial Plan.</p> <p>Kāinga Ora considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period. This may be appropriate for 1:100 or 1:200, especially if such areas are also covered by high</p>	Oppose

			floodand/or coastal inundation riskoverlays.Kāinga Ora seeks changes tothe wording of Policy 5.2.2.5.2to provide certainty of theoutcomes intended, noting thatthe rule allows for up to fourresidential units to beconstructed on these sites(Rule 14.4.1.1 P4, P5 and P6)so there is a disconnectbetween the use of the term‘avoid’ and what the provisionswould allow for as a permittedactivity.	
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Natural Hazards > Objectives and Policies > Natural hazards policies > BLANK > Policy - Managing development in Qualifying Matter Coastal Hazard Management Areas

Submission Number	Further Submission No	Position	Decision Requested	FS Position
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) / #212.2		Seek Amendment	Support but seek clarity that the phrase ‘intensification of any site’ in Clause (a) only relates to higher density residential activities(i.e. not new developments associated with non-residential activities) and that Clause (b) applies to all buildingsrather than just those associated with residential activities or residential intensification.	
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) /212.2	Mark St. Clair/ #FS2014.1	Seek Amendment	Support but seek clarity that the phrase ‘intensification of any site’ in Clause (a) only relates to higher density residential activities(i.e. not new developments associated with non-residential activities) and that Clause (b) applies to all buildingsrather than just those associated with residential activities or residential intensification. The intent of this policy is supported but clarity is sought on the phrase ‘intensificationof any site’ in Clause (a). The Fuel Companies assume this policy relates todevelopment, subdivision and land use that provides for higher density residentialactivities (as reflected by the intent of PC14) rather than, for example, development(e.g. new buildings) that support existing non-residential activities. The Fuel Companies assume that Clauses (a) and (b) are both standalone policies withClause (a) providing direction on managing risk associated with higher residentialdensities or ‘intensification’ with Clause (b) providing direction on buildings associatedwith all activities (i.e. not just residential activities). This interpretation would appearconsistent with the corresponding rule framework (5.4A) which applies to all newbuildings, earthworks and stormwater instead of just those relating to residentialactivities or residential intensification. Clarity is sought in this regard.	Support
Toka Tū Ake EQC/ #377.3		Seek Amendment	Retain the policy, but formulate andadd a definition of acceptable level ofrisk in regard to coastal hazards.	
Environment Canterbury / Canterbury Regional Council/ #689.7		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.7	Anne Dingwall/ #FS2037.1029	Support	[Retain Policy as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
Beca/ #806.4		Seek Amendment	[Regarding Policy 5.2.2.5.1] [Add] c. Educational facilities are enabled, where there is an operational need and effects are mitigated to an acceptable level based on a site specific assessment, and havingregard to the level and timing of the hazard. This could be by use of an appropriate risk basedtrigger or alternative methods.	
Carter Group Limited/ #814.44		Oppose	Oppose Policy 5.2.2.5.1. Seek that it is deleted.	
Carter Group Limited/814.44	Kāinga Ora/ #FS2082.874	Oppose	Oppose Policy 5.2.2.5.1. Seek that it is deleted. The requirement in the policy to ‘avoid’intensification is inconsistent with objectives5.2.2.1.1 and 5.2.2.1.2 to avoidunacceptable risk and otherwise manageactivities to address natural hazard risks. Itis also inconsistent with policy 5.2.2.2.1(e)and (f) which seeks to manage such risks through the management of filling andbuilding floor levels.Whilst site specific assessments provide a pathway for such development to occur,such a process is costly and uncertain, andequates risk with flood depth (rather thanfor example, floor level, building resilience,flood water velocity or duration, etc).Accounting for the above, the CoastalHazard Management Areas should besubject to an equivalent regime to floodmanagement areas, which provides fordevelopment (including intensification) as a permitted activity, subject to compliancewith specified minimum floor levels.	Seek Amendment

Kāinga Ora – Homes and Communities / #834.23		Seek Amendment	<p>5.2.2.5.1 Managing development in Qualifying matter coastal hazard Management Areas 5.4A1-5.4A6 Rules - Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area.</p> <ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission. 	
Kāinga Ora – Homes and Communities /834.23	Catholic Diocese of Christchurch/ #FS2044.21	Seek Amendment	<p>5.2.2.5.1 Managing development in Qualifying matter coastal hazard Management Areas 5.4A1-5.4A6 Rules - Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area.</p> <ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission. <p>Kāinga Ora supports a risk based approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of non-statutory hazard overlay maps which operate as interactive maps on the respective Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for hazard maps to be included within a district plan. Kāinga Ora also has concerns that the proposed policy approach relating to the Tsunami Management Area is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunamis) over at least 100 years. Kāinga Ora also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period.</p>	Seek Amendment
Kāinga Ora – Homes and Communities /834.23	Carter Group Limited/ #FS2045.20	Seek Amendment	<p>5.2.2.5.1 Managing development in Qualifying matter coastal hazard Management Areas 5.4A1-5.4A6 Rules - Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area.</p> <ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission. <p>Kāinga Ora supports a risk based approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of non-statutory hazard overlay maps which operate as interactive maps on the respective Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for hazard maps to be included within a district plan. Kāinga Ora also has concerns that the proposed policy approach relating to the Tsunami Management Area is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment</p>	Support

			that are potentially affected by coastal hazards (including tsunami) over at least 100 years. Kāinga Ora also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period.	
Kāinga Ora – Homes and Communities /834.23	LMM Investments 2012 Limited/ #FS2049.12	Seek Amendment	<p>5.2.2.5.1 Managing development in Qualifying matter coastal hazard Management Areas 5.4A1-5.4A6 Rules - Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area.</p> <ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission. <p>Kāinga Ora supports a risk based approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of nonstatutory hazard overlay maps which operate as interactive maps on the respective Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for hazard maps to be included within a district plan. Kāinga Ora also has concerns that the proposed policy approach relating to the Tsunami Management Area is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunami) over at least 100 years. Kāinga Ora also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period.</p>	Support
Kāinga Ora – Homes and Communities /834.23	Toka Tū Ake EQC ./ #FS2075.9	Seek Amendment	<p>5.2.2.5.1 Managing development in Qualifying matter coastal hazard Management Areas 5.4A1-5.4A6 Rules - Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area.</p> <ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission. <p>Kāinga Ora supports a risk based approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of nonstatutory hazard overlay maps which operate as interactive maps on the respective Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for hazard maps to be included within a district plan. Kāinga Ora also has concerns that the proposed policy approach relating to the Tsunami Management Area is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunami) over at least 100 years. Kāinga Ora also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period.</p>	Oppose
Transpower New Zealand Limited / #878.3		Seek Amendment	Amend Policy 5.2.2.5.1 as follows:	

			<p>"5.2.2.5.1 Policy – Managing residential development in Qualifying Matter Coastal Hazard Management Areas</p> <p>a. Within the following Qualifying Matters, development, subdivision and land use that would provide for residential intensification of any site shall be avoided, unless the risk is from coastal inundation and a site specific assessment demonstrates the risk is low or very low based on thresholds defined in Table 5.2.2.5.1a below:..."</p> <p>...</p> <p>b. Replacement buildings, accessory buildings and extensions/additions to buildings are enabled where effects are mitigated to an acceptable level based on a site specific assessment, and having regard to the level and timing of the hazard. This could be by use of an appropriate risk based trigger or alternative methods."</p>	
Transpower New Zealand Limited /878.3	Mark St. Clair/ #FS2014.2	Seek Amendment	<p>Amend Policy 5.2.2.5.1 as follows:</p> <p>"5.2.2.5.1 Policy – Managing residential development in Qualifying Matter Coastal Hazard Management Areas</p> <p>a. Within the following Qualifying Matters, development, subdivision and land use that would provide for residential intensification of any site shall be avoided, unless the risk is from coastal inundation and a site specific assessment demonstrates the risk is low or very low based on thresholds defined in Table 5.2.2.5.1a below:..."</p> <p>...</p> <p>b. Replacement buildings, accessory buildings and extensions/additions to buildings are enabled where effects are mitigated to an acceptable level based on a site specific assessment, and having regard to the level and timing of the hazard. This could be by use of an appropriate risk based trigger or alternative methods."</p> <p>"Transpower opposes Policy 5.2.2.5.1... as [it] is not sufficiently clear in respect of how and what activities the Policy directs are to be avoided... [and] could have the effect of... preventing any, and all, activities. Such an approach is inconsistent with the purpose of the Proposed Plan Change and the statutory direction in respect of IPIs. Further, Transpower considers that Policy 5.2.2.1.3 — Infrastructure provides sufficient and appropriate policy direction... [for] infrastructure activities in areas subject to hazards and therefore... the District Plan should be clear that Policy 5.2.2.5.1 does not apply to all activities, and specifically does not apply to infrastructure activities."</p>	Support
Transpower New Zealand Limited /878.3	Lyttelton Port Company Limited/ #FS2054.5	Seek Amendment	<p>Amend Policy 5.2.2.5.1 as follows:</p> <p>"5.2.2.5.1 Policy – Managing residential development in Qualifying Matter Coastal Hazard Management Areas</p> <p>a. Within the following Qualifying Matters, development, subdivision and land use that would provide for residential intensification of</p>	Support

			<p>any site shall be avoided, unless the risk is from coastal inundation and a site specific assessment demonstrates the risk is low or very low based on thresholds defined in Table 5.2.2.5.1a below:..."</p> <p>...</p> <p>b. Replacement buildings, accessory buildings and extensions/additions to buildings are enabled where effects are mitigated to an acceptable level based on a site specific assessment, and having regard to the level and timing of the hazard. This could be by use of an appropriate risk based trigger or alternative methods."</p> <p>"Transpower opposes Policy 5.2.2.5.1... as [it] is not sufficiently clear in respect of how and what activities the Policy directs are to be avoided... [and] could have the effect of... preventing any, and all, activities. Such an approach is inconsistent with the purpose of the Proposed Plan Change and the statutory direction in respect of IPIs. Further, Transpower considers that Policy 5.2.2.1.3 — Infrastructure provides sufficient and appropriate policy direction... [for] infrastructure activities in areas subject to hazards and therefore... the District Plan should be clear that Policy 5.2.2.5.1 does not apply to all activities, and specifically does not apply to infrastructure activities."</p>	
Transpower New Zealand Limited /878.3	Orion New Zealand Limited/ #FS2056.3	Seek Amendment	<p>Amend Policy 5.2.2.5.1 as follows:</p> <p>"5.2.2.5.1 Policy – Managing residential development in Qualifying Matter Coastal Hazard Management Areas</p> <p>a. Within the following Qualifying Matters, development, subdivision and land use that would provide for residential intensification of any site shall be avoided, unless the risk is from coastal inundation and a site specific assessment demonstrates the risk is low or very low based on thresholds defined in Table 5.2.2.5.1a below:..."</p> <p>...</p> <p>b. Replacement buildings, accessory buildings and extensions/additions to buildings are enabled where effects are mitigated to an acceptable level based on a site specific assessment, and having regard to the level and timing of the hazard. This could be by use of an appropriate risk based trigger or alternative methods."</p> <p>"Transpower opposes Policy 5.2.2.5.1... as [it] is not sufficiently clear in respect of how and what activities the Policy directs are to be avoided... [and] could have the effect of... preventing any, and all, activities. Such an approach is inconsistent with the purpose of the Proposed Plan Change and the statutory direction in respect of IPIs. Further, Transpower considers that Policy 5.2.2.1.3 — Infrastructure provides sufficient and appropriate policy direction... [for] infrastructure activities in areas subject to hazards and therefore... the District Plan should be clear that Policy 5.2.2.5.1 does not apply to all activities, and specifically does not apply to infrastructure activities."</p>	Support
Transpower New Zealand Limited /878.3	Toka Tū Ake EQC ./ #FS2075.21	Seek Amendment	<p>Amend Policy 5.2.2.5.1 as follows:</p> <p>"5.2.2.5.1 Policy – Managing residential development in Qualifying Matter Coastal Hazard Management Areas</p> <p>a. Within the following Qualifying Matters, development, subdivision and land use that would provide for residential intensification of</p>	Oppose

			<p>any site shall be avoided, unless the risk is from coastal inundation and a site specific assessment demonstrates the risk is low or very low based on thresholds defined in Table 5.2.2.5.1a below:..."</p> <p>...</p> <p>b. Replacement buildings, accessory buildings and extensions/additions to buildings are enabled where effects are mitigated to an acceptable level based on a site specific assessment, and having regard to the level and timing of the hazard. This could be by use of an appropriate risk based trigger or alternative methods."</p> <p>"Transpower opposes Policy 5.2.2.5.1... as [it] is not sufficiently clear in respect of how and what activities the Policy directs are to be avoided... [and] could have the effect of... preventing any, and all, activities. Such an approach is inconsistent with the purpose of the Proposed Plan Change and the statutory direction in respect of IPIs. Further, Transpower considers that Policy 5.2.2.1.3 — Infrastructure provides sufficient and appropriate policy direction... [for] infrastructure activities in areas subject to hazards and therefore... the District Plan should be clear that Policy 5.2.2.5.1 does not apply to all activities, and specifically does not apply to infrastructure activities."</p>	
Transpower New Zealand Limited /878.3	Kāinga Ora/ #FS2082.803	Seek Amendment	<p>Amend Policy 5.2.2.5.1 as follows:</p> <p>"5.2.2.5.1 Policy – Managing residential development in Qualifying Matter Coastal Hazard Management Areas</p> <p>a. Within the following Qualifying Matters, development, subdivision and land use that would provide for residential intensification of any site shall be avoided, unless the risk is from coastal inundation and a site specific assessment demonstrates the risk is low or very low based on thresholds defined in Table 5.2.2.5.1a below:..."</p> <p>...</p> <p>b. Replacement buildings, accessory buildings and extensions/additions to buildings are enabled where effects are mitigated to an acceptable level based on a site specific assessment, and having regard to the level and timing of the hazard. This could be by use of an appropriate risk based trigger or alternative methods."</p> <p>"Transpower opposes Policy 5.2.2.5.1... as [it] is not sufficiently clear in respect of how and what activities the Policy directs are to be avoided... [and] could have the effect of... preventing any, and all, activities. Such an approach is inconsistent with the purpose of the Proposed Plan Change and the statutory direction in respect of IPIs. Further, Transpower considers that Policy 5.2.2.1.3 — Infrastructure provides sufficient and appropriate policy direction... [for] infrastructure activities in areas subject to hazards and therefore... the District Plan should be clear that Policy 5.2.2.5.1 does not apply to all activities, and specifically does not apply to infrastructure activities."</p>	Oppose

Natural Hazards > Objectives and Policies > Natural hazards policies > BLANK > Policy - Managing development within Qualifying Matter Tsunami Management Area

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Winstone Wallboards Limited (WWB)/ #175.6		Seek Amendment	Amend Policy 5.2.2.5.2: Within the Tsunami Management Area Qualifying Matter, avoid development, subdivision and land use that would provide for intensification of any site for residential purposes in residential zones, unless the risk to life and property is acceptable.	
Winstone Wallboards Limited (WWB)/175.6	Toka Tū Ake EQC ./ #FS2075.23	Seek Amendment	Amend Policy 5.2.2.5.2: Within the Tsunami Management Area Qualifying Matter, avoid development, subdivision and land use that would provide for intensification of any site for residential purposes in residential zones, unless the risk to life and property is acceptable. WWB considers that this policy should only apply to residential development within residential zones to align with the purpose of qualifying matters under the NPS-UD. WWB also considers that risk to property is too high threshold and the focus should remain on risk to life. Overall WWB considers that Tsunami risk is best managed through Civil Defence Emergency Management warning systems.	Oppose
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) / #212.3		Support	Retain as notified..	
Winstone Wallboards Limited (WWB) / #369.2		Seek Amendment	[That] Policy 5.2.2.5.2 only appl[ies] to residential development within residential zones.	
Winstone Wallboards Limited (WWB) /369.2	Lyttelton Port Company Limited/ #FS2054.20	Seek Amendment	[That] Policy 5.2.2.5.2 only appl[ies] to residential development within residential zones. To align with the purpose of qualifying matters under the NPS-UD. Risk to property is too high threshold and the focus should remain on risk to life. Tsunami risk is best managed through Civil Defense Emergency Management warning systems. Within the Tsunami Management Area Qualifying Matter, avoid development, subdivision and land use that would provide for intensification of any site for residential purposes in residential zones, unless the risk to life and property is acceptable.	Support
Toka Tū Ake EQC/ #377.4		Seek Amendment	Retain the policy, but formulate and add a definition of acceptable level of risk in regard to tsunami hazard.	
Environment Canterbury / Canterbury Regional Council/ #689.8		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.8	Anne Dingwall/ #FS2037.1030	Support	[Retain Policy as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Christchurch City Council/ #751.15		Seek Amendment	[Clarify that t]he proposed Tsunami Management Area qualifying matter will [also] extend over properties zoned Residential Hills	
Christchurch City Council/751.15	Stephen Lavery/ #FS2006.1	Seek Amendment	[Clarify that t]he proposed Tsunami Management Area qualifying matter will [also] extend over properties zoned Residential Hills	Oppose
Christchurch City Council/751.15	Daniel Crawford/ #FS2033.1	Seek Amendment	[Clarify that t]he proposed Tsunami Management Area qualifying matter will [also] extend over properties zoned Residential Hills	Oppose
Christchurch City Council/751.15	Anne Dingwall/ #FS2037.837	Seek Amendment	[Clarify that t]he proposed Tsunami Management Area qualifying matter will [also] extend over properties zoned Residential Hills	Support
Christchurch City Council/ #751.17		Seek Amendment	[Amend Policy as follows]: a. Within the Tsunami Management Area Qualifying Matter in residential zones , avoid development, subdivision and land use that would provide for intensification of any site. unless the risk to life and property is acceptable.	
Christchurch City Council/751.17	Mark St. Clair/ #FS2014.4	Seek Amendment	[Amend Policy as follows]: a. Within the Tsunami Management Area Qualifying Matter in residential zones , avoid development, subdivision and land use that would provide for intensification of any site. unless the risk to life and property is acceptable. This proposed Policy as it currently reads would apply to properties outside 'relevant residential zones' (such as industrial and rural zones). It needs to be amended to clarify that this policy only relates to residential zones. [T]he policy does not include criteria for what is [an] acceptable [risk to life and property], and this would require further evidence. It is proposed to remove this part of the policy given it is not clear what would be considered acceptable.	Support
Christchurch City Council/751.17	Anne Dingwall/ #FS2037.839	Seek Amendment	[Amend Policy as follows]: a. Within the Tsunami Management Area Qualifying Matter in residential zones , avoid development, subdivision and land use that would provide for intensification of any site. unless the risk to life and property is acceptable.	Support

			<p>This proposed Policy as it currently reads would apply to properties outside 'relevant residential zones' (such as industrial and rural zones). It needs to be amended to clarify that this policy only relates to residential zones.</p> <p>[T]he policy does not include criteria for what is [an] acceptable [risk to life and property], and this would require further evidence. It is proposed to remove this part of the policy given it is not clear what would be considered acceptable.</p>	
Beca/ #806.5		Support	[Regarding policy 5.2.2.5.2] Retain as drafted.	
Carter Group Limited/ #814.45		Oppose	Oppose Policy 5.2.2.5.2. Seek that it is deleted.	
Carter Group Limited/814.45	Kāinga Ora/ #FS2082.875	Oppose	Oppose Policy 5.2.2.5.2. Seek that it is deleted. Consistent with the reasoning set out in the covering submission, the TMA is unreasonably conservative. Aside from the spatial extent of the TMA being opposed, the 'avoidance' directive in the policy is opposed for the same reasons expressed above in regards Policy 5.2.2.5.1.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.24		Seek Amendment	<ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission. 	
Kāinga Ora – Homes and Communities /834.24	Catholic Diocese of Christchurch/ #FS2044.22	Seek Amendment	<ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission. <p>Kāinga Ora supports a risk based approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of non-statutory hazard overlay maps which operate as interactive maps on the respective Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for hazard maps to be included within a district plan. Kāinga Ora also has concerns that the proposed policy approach relating to the Tsunami Management Area is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunami) over at least 100 years. Kāinga Ora also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period.</p>	Seek Amendment
Kāinga Ora – Homes and Communities /834.24	Carter Group Limited/ #FS2045.21	Seek Amendment	<ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission. <p>Kāinga Ora supports a risk based approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of non-statutory hazard overlay maps which operate as interactive maps on the respective Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for hazard maps to be included within a district plan. Kāinga Ora also has</p>	Support

			concerns that the proposed policy approach relating to the Tsunami Management Area is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunami) over at least 100 years. Kāinga Ora also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period.	
Kāinga Ora – Homes and Communities /834.24	LMM Investments 2012 Limited/ #FS2049.13	Seek Amendment	<p>1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps.</p> <p>2. Reduce the Tsunami Management Area to a 1:100 year hazard.</p> <p>3. Amend and make consequential changes to give effect to this submission.</p> <p>Kāinga Ora supports a risk based approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of non-statutory hazard overlay maps which operate as interactive maps on the respective Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for hazard maps to be included within a district plan. Kāinga Ora also has concerns that the proposed policy approach relating to the Tsunami Management Area is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunami) over at least 100 years. Kāinga Ora also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period.</p>	Support
Kāinga Ora – Homes and Communities /834.24	Toka Tū Ake EQC ./ #FS2075.10	Seek Amendment	<p>1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps.</p> <p>2. Reduce the Tsunami Management Area to a 1:100 year hazard.</p> <p>3. Amend and make consequential changes to give effect to this submission.</p> <p>Kāinga Ora supports a risk based approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of non-statutory hazard overlay maps which operate as interactive maps on the respective Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for hazard maps to be included within a district plan. Kāinga Ora also has concerns that the proposed policy approach relating to the Tsunami Management Area is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunami) over at least 100 years. Kāinga Ora also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period.</p>	Oppose
Lyttelton Port Company Limited/ #853.18		Oppose	<p>Policy 5.2.2.5.2 – Managing development within Qualifying Matter Tsunami Management Area Within the Tsunami Management Area Qualifying Matter, avoid development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable.</p> <p>Remove Tsunami Management Area qualifying matter from LPC's City Depot site in Hillsborough.</p>	
Lyttelton Port Company Limited/ #853.19		Support	Remove Tsunami Management Area qualifying matter from LPC's City Depot site in Hillsborough.	

<p>Otautahi Community Housing Trust/ #877.14</p>		<p>Seek Amendment</p>	<p>Amend Policy 5.2.2.5.2 as follows:</p> <p>Within the Tsunami Management Area Qualifying Matter, avoid discourage development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable.</p> <p>Alternatively the Policy framework could be retained if the geographic extent of the QM matter is better aligned with a 1:100 return period or covers an area reflective of the Tsunami Inundation area identified by the Greater Christchurch Partnership as part of its consultation on the Greater Christchurch Spatial Plan.</p>		
<p>Otautahi Community Housing Trust/877.14</p>	<p>Toka Tū Ake EQC ./ #FS2075.25</p>	<p>Seek Amendment</p>	<p>Amend Policy 5.2.2.5.2 as follows:</p> <p>Within the Tsunami Management Area Qualifying Matter, avoid discourage development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable.</p> <p>Alternatively the Policy framework could be retained if the geographic extent of the QM matter is better aligned with a 1:100 return period or covers an area reflective of the Tsunami Inundation area identified by the Greater Christchurch Partnership as part of its consultation on the Greater Christchurch Spatial Plan.</p> <p>OCHT considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period. This may be appropriate for 1:100 or 1:200, especially if such areas are also covered by high flood and/or coastal inundation risk overlays.</p> <p>OCHT seeks changes to the wording of Policy 5.2.2.5.2 to provide certainty of the outcomes intended, noting that the rule allows for up to four residential units to be constructed on these sites (Rule 14.4.1.1 P4, P5 and P6) so there is a disconnect between the use of the term 'avoid' and what the provisions would allow for as a permitted activity.</p> <p>[Please see attachment]</p>		<p>Oppose</p>

Otautahi Community Housing Trust/877.14	Kāinga Ora/ #FS2082.1242	Seek Amendment	<p>Amend Policy 5.2.2.5.2 as follows:</p> <p>Within the Tsunami Management Area Qualifying Matter, avoid discourage development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable.</p> <p>Alternatively the Policy framework could be retained if the geographic extent of the QM matter is better aligned with a 1:100 return period or covers an area reflective of the Tsunami Inundation area identified by the Greater Christchurch Partnership as part of its consultation on the Greater Christchurch Spatial Plan.</p> <p>OCHT considers that the Council’s intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period. This may be appropriate for 1:100 or 1:200, especially if such areas are also covered by high flood and/or coastal inundation risk overlays.</p> <p>OCHT seeks changes to the wording of Policy 5.2.2.5.2 to provide certainty of the outcomes intended, noting that the rule allows for up to four residential units to be constructed on these sites (Rule 14.4.1.1 P4, P5 and P6) so there is a disconnect between the use of the term ‘avoid’ and what the provisions would allow for as a permitted activity.</p> <p>[Please see attachment]</p>	Seek Amendment
Otautahi Community Housing Trust/877.14	Kāinga Ora/ #FS2082.1310	Seek Amendment	<p>Amend Policy 5.2.2.5.2 as follows:</p> <p>Within the Tsunami Management Area Qualifying Matter, avoid discourage development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable.</p> <p>Alternatively the Policy framework could be retained if the geographic extent of the QM matter is better aligned with a 1:100 return period or covers an area reflective of the Tsunami Inundation area identified by the Greater Christchurch Partnership as part of its consultation on the Greater Christchurch Spatial Plan.</p> <p>OCHT considers that the Council’s intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period. This may be appropriate for 1:100 or 1:200, especially if such areas are also covered by high flood and/or coastal inundation risk overlays.</p> <p>OCHT seeks changes to the wording of Policy 5.2.2.5.2 to provide certainty of the outcomes intended, noting that the rule allows for up to four residential units to be constructed on these sites (Rule 14.4.1.1 P4, P5 and P6) so there is a disconnect between the use of the term ‘avoid’ and what the provisions would allow for as a permitted activity.</p>	Seek Amendment

			[Please see attachment]	
Transpower New Zealand Limited / #878.4		Seek Amendment	Amend Policy 5.2.2.5.2 as follows: "5.2.2.5.2 Policy – Managing residential development within Qualifying Matter Tsunami Management Area a. Within the Tsunami Management Area Qualifying Matter, avoid residential development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable."	
Transpower New Zealand Limited /878.4	Mark St. Clair/ #FS2014.3	Seek Amendment	Amend Policy 5.2.2.5.2 as follows: "5.2.2.5.2 Policy – Managing residential development within Qualifying Matter Tsunami Management Area a. Within the Tsunami Management Area Qualifying Matter, avoid residential development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable." "Transpower opposes Policy 5.2.2.5.2... as [it] is not sufficiently clear in respect of how and what activities the Policy directs are to be avoided... [and] could have the effect of... preventing any, and all, activities. Such an approach is inconsistent with the purpose of the Proposed Plan Change and the statutory direction in respect of IPIs. Further, Transpower considers that Policy 5.2.2.1.3 – Infrastructure provides sufficient and appropriate policy direction... [for] infrastructure activities in areas subject to hazards and therefore... the District Plan should be clear that Policy 5.2.2.5.2 does not apply to all activities, and specifically does not apply to infrastructure activities."	Support
Transpower New Zealand Limited /878.4	Orion New Zealand Limited/ #FS2056.4	Seek Amendment	Amend Policy 5.2.2.5.2 as follows: "5.2.2.5.2 Policy – Managing residential development within Qualifying Matter Tsunami Management Area a. Within the Tsunami Management Area Qualifying Matter, avoid residential development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable." "Transpower opposes Policy 5.2.2.5.2... as [it] is not sufficiently clear in respect of how and what activities the Policy directs are to be avoided... [and] could have the effect of... preventing any, and all, activities. Such an approach is inconsistent with the purpose of the Proposed Plan Change and the statutory direction in respect of IPIs. Further, Transpower considers that Policy 5.2.2.1.3 – Infrastructure provides sufficient and appropriate policy direction... [for] infrastructure activities in areas subject to hazards and therefore... the District Plan should be clear that Policy 5.2.2.5.2 does not apply to all activities, and specifically does not apply to infrastructure activities."	Support
Transpower New Zealand Limited /878.4	Kāinga Ora/ #FS2082.804	Seek Amendment	Amend Policy 5.2.2.5.2 as follows: "5.2.2.5.2 Policy – Managing residential development within Qualifying Matter Tsunami Management Area a. Within the Tsunami Management Area Qualifying Matter, avoid residential development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable." "Transpower opposes Policy 5.2.2.5.2... as [it] is not sufficiently clear in respect of how and what activities the Policy directs are to be avoided... [and] could have the effect of... preventing any, and all, activities. Such an approach is inconsistent with the purpose of the Proposed Plan Change and the statutory direction in respect of IPIs. Further, Transpower considers that Policy 5.2.2.1.3 – Infrastructure provides sufficient and appropriate policy direction... [for] infrastructure activities in areas subject to hazards and therefore... the District Plan should be clear that Policy 5.2.2.5.2 does not apply to all activities, and specifically does not apply to infrastructure activities."	Oppose

Natural Hazards > Rules - Flood hazard

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Richard Abey-Nesbit/ #3.2		Seek Amendment	Accelerate planning for managed retreat as a result of climate change, including the introduction of financial contributions. Add advice note about requirements for landowners to seek further protections from insurance companies.	

Richard Abey-Nesbit/3.2	Anne Dingwall/ #FS2037.37	Seek Amendment	<p>Accelerate planning for managed retreat as a result of climate change, including the introduction of financial contributions. Add advice note about requirements for landowners to seek further protections from insurance companies.</p> <p>The council needs to accelerate planning for the managed retreat that will be necessitated by climate change. The council should make a commitment now that they will seek to not compensate land owners whose land is negatively impacted from readily foreseeable damage caused by climate change going forward. It should be made clear that anyone who seeks such protection should seek it from insurance companies.</p> <p>Climate change is a known quantity and leaving the possibility open of compensation for land owners whose holding will be damaged by climate change creates significant moral hazard, and creates danger to both property and the safety of residents of the city.</p>	Support
Cheryl Horrell/ #11.5		Seek Amendment	<i>Strengthen protections for existing homes against flood risk</i>	
Cheryl Horrell/11.5	Anne Dingwall/ #FS2037.43	Seek Amendment	<p><i>Strengthen protections for existing homes against flood risk</i></p> <p>This proposal will purportedly “Protect houses from flooding during and after development by having controls on new floor levels. [And] continue to improve flood models and [your] knowledge of flood risks.” I do not see however how the proposal will prevent flooding from encroaching onto streets and footpaths and overflowing existing drainage systems which have repeatedly proven to be inadequate over the past 10 years.</p> <p>Indeed Council has concealed the increased flooding vulnerability behind higher foundation requirements for new or rebuilt homes leaving existing homes increasingly vulnerable to flooding on foundations lower than Council considers safe from flooding.</p> <p>Your proposals to manage flooding by raising housing floor levels do not stand up to scrutiny; five new houses will undoubtedly contribute more stormwater pressure on existing systems than the original one home surrounded by permeable land.</p> <p>We know enough now to stop building in places and in a manner that will leave residents living in flood prone homes as the impacts of global warming increase. This year’s flooding from Cyclone Gabrielle should be a warning to councils and central government not to ignore the needs of residents who find themselves stranded in flood prone areas.</p> <p>Residents on flood vulnerable land must be able to rely on Council to protect them. It is arguable that owners of houses sitting below safe floor levels should retreat, surely we have learnt that much post Cyclone Gabrielle. Combine our lower flooring levels with our homes being in a tsunami management area and the fact that ground water in Woolston is just below the surface, I am stunned that Council has not seen the need to, if not retreat from this area, at least restrict more housing. It is possible we may not need to retreat if any further infill development was restricted in this high risk area. Ignoring this issue and proposing increased housing density with higher foundations is irresponsible in the circumstances.</p> <p>I submit that Council is ignoring the plight of existing home owners who had liquefaction flood onto their properties from surrounding land following the 2010 and 2011 earthquakes.</p>	Support
Te Mana Ora/Community and Public Health/ #145.4		Support	Te Mana Ora supports the proposed Qualifying Matters related to high-risk natural hazards, including coastal inundation, coastal erosion and tsunami hazard.	
Te Mana Ora/Community and Public Health/145.4	Toka Tū Ake EQC ./ #FS2075.27	Support	Te Mana Ora supports the proposed Qualifying Matters related to high-risk natural hazards, including coastal inundation, coastal erosion and tsunami hazard.	Support

			<p>Te Mana Ora supports increasing the density of housing and creating more compact urban environments, to meet the needs of the growing population in Ōtautahi Christchurch. As highlighted within the Housing and Business Choice and Heritage Consultation Document, 40,000 more houses will be needed to meet demand in the next 30 years. The growing need for housing, alongside the risks and impacts of climate change need to be carefully considered.</p> <p>The National Adaptation Plan 2022 noted that there is increasing risk to housing from extreme weather events, drought, increased fire weather and sea-level rise (Ministry for the Environment. 2022. Aotearoa New Zealand’s first national adaptation plan. Wellington. Ministry for the Environment). Climate change is already severely impacting communities in Aotearoa New Zealand as highlighted by recent events, including the damage caused by flooding in Auckland and by Cyclone Gabrielle in Hawke’s Bay and Gisborne.</p> <p>Damaged housing and displacement caused by extreme weather events and climate change will impact the existing housing supply, resulting in increased demand and impacting affordability. In Aotearoa New Zealand, about 675,000 people live in flood prone areas and 72,000 people live in areas at risk of storm surges (Ministry for the Environment. 2022. Aotearoa New Zealand’s first national adaptation plan. Wellington. Ministry for the Environment). These numbers will only increase as extreme weather events increase and sea-levels rise, putting additional pressure on housing.</p> <p>Building housing in areas that are at risk of flooding and sea level rise will only compound issues of housing availability and affordability. Therefore, limiting density in high-risk areas and increasing housing density in areas of Ōtautahi Christchurch that are less exposed to climate risks will increase our resilience to climate change and support our housing needs as we experience more extreme weather and greater impacts from climate change around Aotearoa New Zealand.</p>	
Jenny Crooks/ #159.3		Oppose	That 25a Greenhaven Drive, Burwood, be rezoned from Rural Urban Fringe Zone to residential (Medium Density Residential Zoning preferred) and not be subject to flooding overlays.	
Toka Tū Ake EQC/ #377.12		Seek Amendment	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay.	
Toka Tū Ake EQC/377.12	Kāinga Ora/ #FS2082.292	Seek Amendment	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay. Flood hazard risk is predicted to increase in the near future due to rising sea-levels, associated rising ground-water levels, and more frequent and intense rain events. Flooding does not pose high risk to life or to the structural integrity of buildings, but frequent, repeated flood events can have a severe effect on the wellbeing of residents and incur a high financial cost to businesses and residents due to loss of business, loss of access to buildings, damage to property and furnishings, and clean-up costs (including removing contaminated silt from under houses which can become a health hazard). We support the extent of the modelled Flood Management Areas and note that the threshold for this mapped extent is a greater intensity and lower likelihood flood than the lowest flood level modelled by other territorial authorities. We do not suggest that intensification should not be allowed in this area, but there should be some restriction on density in Medium and High Density Residential Areas which intersect with this overlay, in addition to the required floor level provision.	Oppose
Toka Tū Ake EQC/ #377.13		Seek Amendment	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay.	
Toka Tū Ake EQC/377.13	Kāinga Ora/ #FS2082.293	Seek Amendment	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay. Flood hazard risk is predicted to increase in the near future due to rising sea-levels, associated rising ground-water levels, and more frequent and intense rain events. Flooding does not pose high risk to life or to the structural integrity of buildings, but frequent, repeated flood events can have a severe effect on the wellbeing of residents and incur a high financial cost to businesses and residents due to loss of business, loss of access to buildings, damage to property and furnishings, and clean-up costs (including removing contaminated silt from under houses which can become a health hazard). We support the extent of the modelled Flood Management Areas and note that the threshold for this mapped extent is a greater intensity and lower likelihood flood than the lowest flood level modelled by other territorial authorities. We do not suggest that intensification should not be allowed in this area, but there should be some restriction on density in Medium and High Density Residential Areas which intersect with this overlay, in addition to the required floor level provision.	Oppose
Jaimita de Jongh/ #583.3		Seek Amendment	Seek that increased density is not allowed in areas that drain into the mid-Heathcote Ōpāwaho	
Plain and Simple Ltd/ #627.25		Seek Amendment	[New provisions to enable] Temporary, modular lightweight housing / buildings [in natural hazard areas]	
Kāinga Ora – Homes and Communities / #834.112		Seek Amendment	<ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GISmaps. 2. Delete all references to maps within the District Plan. 3. Undertake any consequential amendments to zones, overlays, precincts, and qualifying matters to reflect the relief sought in the submission. 	

Kāinga Ora – Homes and Communities /834.112	Tokā Tū Ake EQC ./ #FS2075.3	Seek Amendment	<p>1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps.</p> <p>2. Delete all references to maps within the District Plan.</p> <p>3. Undertake any consequential amendments to zones, overlays, precincts, and qualifying matters to reflect the relief sought in the submission.</p> <p>Kāinga Ora seek that spatial identification of flood hazard management areas are made available through a set of non-statutory maps, which would operate as interactive maps on the Council's GIS website –thereby operating as a separate mapping viewer to the statutory District Plan maps. This approach is different to that of the traditional means of displaying hazard overlays on district plan maps and reflects that these maps do not have regulatory effect. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without reliance on the Schedule 1 Resource Management Act 1991 process. Kāinga Ora notes that this is an approach taken by other Councils around the country.</p>	Oppose
Kāinga Ora – Homes and Communities / #834.114		Seek Amendment	<p>5.4A Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area</p> <p>1. Delete all references in all rules in this section that refer to maps.</p> <p>2. Include a rule to provide for a Controlled Activity to subdivide within the Tsunami Management Area.</p> <p>3. Amend Rule 5.4A.5 NC3 as follows:</p> <p>a. Development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rules 14.4.1 and 14.4.2.</p> <p>4. Any consequential amendments to zones, overlays, precincts, and qualifying matters to reflect the relief sought in the submission.</p>	
Kāinga Ora – Homes and Communities /834.114	Catholic Diocese of Christchurch/ #FS2044.79	Seek Amendment	<p>5.4A Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area</p> <p>1. Delete all references in all rules in this section that refer to maps.</p> <p>2. Include a rule to provide for a Controlled Activity to subdivide within the Tsunami Management Area.</p> <p>3. Amend Rule 5.4A.5 NC3 as follows:</p> <p>a. Development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rules 14.4.1 and 14.4.2.</p> <p>4. Any consequential amendments to zones, overlays, precincts, and qualifying matters to reflect the relief sought in the submission.</p> <p>Kāinga Ora seek that spatial identification of coastal hazard management areas be made available through a set of non-statutory maps, which would operate as interactive maps on the Council's GIS website –thereby operating as a separate mapping viewer to the statutory District Plan maps. This approach is different to that of the traditional means of displaying hazard overlays on district plan maps and reflects that these maps do not have regulatory effect. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without reliance on the Schedule 1 Resource Management Act 1991 process. Kāinga Ora notes that this is an approach taken by other Councils around the country. Rule 5.4A.5 NC3 makes development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rule 14.4.1 a non-complying activity. Rule 14.4.2 deals with controlled activities so the rule outlined above needs to be amended to reference Rule 14.4.2. There are no applicable rules in the subdivision chapter for the Tsunami Management</p>	Support

			Area.Rule 14.4.1 provides for up to four residential units to be constructed as a permitted activity. If this level of intensification is provided for, then having a non-complying activity status and an avoid policy seems nonsensical.	
Kāinga Ora – Homes and Communities /834.114	Carter Group Limited/ #FS2045.83	Seek Amendment	<p>5.4A Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area</p> <ol style="list-style-type: none"> 1. Delete all references in all rules in this section that refer to maps. 2. Include a rule to provide for a Controlled Activity to subdivide within the Tsunami Management Area. 3. Amend Rule 5.4A.5 NC3 as follows: <ul style="list-style-type: none"> a. Development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rules 14.4.1 and 14.4.2. 4. Any consequential amendments to zones, overlays, precincts, and qualifying matters to reflect the relief sought in the submission. <p>Kāinga Ora seek that spatial identification of coastal hazard management areas be made available through a set of non-statutory maps, which would operate as interactive maps on the Council's GIS website – thereby operating as a separate mapping viewer to the statutory District Plan maps. This approach is different to that of the traditional means of displaying hazard overlays on district plan maps and reflects that these maps do not have regulatory effect. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without reliance on the Schedule 1 Resource Management Act 1991 process. Kāinga Ora notes that this is an approach taken by other Councils around the country. Rule 5.4A.5 NC3 makes development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rule 14.4.1 a non-complying activity. Rule 14.4.2 deals with controlled activities so the rule outlined above needs to be amended to reference Rule 14.4.2. There are no applicable rules in the subdivision chapter for the Tsunami Management Area. Rule 14.4.1 provides for up to four residential units to be constructed as a permitted activity. If this level of intensification is provided for, then having a non-complying activity status and an avoid policy seems nonsensical.</p>	Support
Kāinga Ora – Homes and Communities /834.114	LMM Investments 2012 Limited/ #FS2049.37	Seek Amendment	<p>5.4A Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area</p> <ol style="list-style-type: none"> 1. Delete all references in all rules in this section that refer to maps. 2. Include a rule to provide for a Controlled Activity to subdivide within the Tsunami Management Area. 3. Amend Rule 5.4A.5 NC3 as follows: <ul style="list-style-type: none"> a. Development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rules 14.4.1 and 14.4.2. 4. Any consequential amendments to zones, overlays, precincts, and qualifying matters to reflect the relief sought in the submission. <p>Kāinga Ora seek that spatial identification of coastal hazard management areas be made available through a set of non-statutory maps, which would operate as interactive maps on the Council's GIS website – thereby operating as a separate mapping viewer to the statutory District Plan maps. This approach is different to that of the traditional means of displaying hazard overlays on district plan maps and reflects that these maps do not have regulatory effect. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without reliance on the Schedule 1 Resource Management Act 1991 process. Kāinga Ora notes that this is an approach taken by other Councils around the country. Rule 5.4A.5 NC3 makes development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rule 14.4.1 a non-complying activity. Rule 14.4.2 deals with controlled activities so the rule outlined above needs to be amended to reference Rule 14.4.2. There are no applicable rules in the subdivision chapter for the Tsunami Management</p>	Support

			Area. Rule 14.4.1 provides for up to four residential units to be constructed as a permitted activity. If this level of intensification is provided for, then having a non-complying activity status and an avoid policy seems nonsensical.	
Kāinga Ora – Homes and Communities /834.114	Toka Tū Ake EQC ./ #FS2075.4	Seek Amendment	<p>5.4A Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area</p> <ol style="list-style-type: none"> Delete all references in all rules in this section that refer to maps. Include a rule to provide for a Controlled Activity to subdivide within the Tsunami Management Area. Amend Rule 5.4A.5 NC3 as follows: <ul style="list-style-type: none"> a. Development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rules 14.4.1 and 14.4.2. Any consequential amendments to zones, overlays, precincts, and qualifying matters to reflect the relief sought in the submission. <p>Kāinga Ora seek that spatial identification of coastal hazard management areas be made available through a set of non-statutory maps, which would operate as interactive maps on the Council's GIS website – thereby operating as a separate mapping viewer to the statutory District Plan maps. This approach is different to that of the traditional means of displaying hazard overlays on district plan maps and reflects that these maps do not have regulatory effect. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without reliance on the Schedule 1 Resource Management Act 1991 process. Kāinga Ora notes that this is an approach taken by other Councils around the country. Rule 5.4A.5 NC3 makes development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rule 14.4.1 a non-complying activity. Rule 14.4.2 deals with controlled activities so the rule outlined above needs to be amended to reference Rule 14.4.2. There are no applicable rules in the subdivision chapter for the Tsunami Management Area. Rule 14.4.1 provides for up to four residential units to be constructed as a permitted activity. If this level of intensification is provided for, then having a non-complying activity status and an avoid policy seems nonsensical.</p>	Oppose
Lyttelton Port Company Limited/ #853.20		Oppose	<p>5.4A Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area</p> <p>5.4A.1 Permitted activities. There are no permitted activities.</p> <p>Remove Tsunami Management Area Qualifying matter from LPC's City Depot site in Hillsborough.</p>	
Lyttelton Port Company Limited/853.20	Mark St. Clair/ #FS2014.5	Oppose	<p>5.4A Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area</p> <p>5.4A.1 Permitted activities. There are no permitted activities.</p> <p>Remove Tsunami Management Area Qualifying matter from LPC's City Depot site in Hillsborough.</p> <p>LPC is neutral on the proposed rule framework within the Qualifying Matter Tsunami Management Area provided the City Depot site is excluded from the Qualifying Matter Area.</p> <p>It is critical that LPC's infrastructure, which is regionally and nationally significant, is not subject to restrictive rules such as 5.4A.1 which provides that there are no permitted activities. This is highly likely to impact LPC's ability to operate, maintain and upgrade infrastructure at City Depot.</p>	Support
Lyttelton Port Company Limited/ #853.21		Oppose	<p>5.4A Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area</p> <p>NC3 Development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rule 14.4.1.</p> <p>Remove Tsunami Management Area Qualifying matter from LPC's City Depot site in Hillsborough.</p>	

John Hudson/ #901.15		Seek Amendment	Change Watford St from HRZ to MRZ	
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Natural Hazards > Rules - Flood hazard > Activities and earthworks in the Flood Management Area > Exemptions for daylight recession planes in the Flood Management Area

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Robert Black/ #246.6		Seek Amendment	Amend the recession planes to 40 degrees or less. Exclude Rule 5.4.1.3 from applying to recession planes under the MDRS.	
Robert Black/246.6	Kāinga Ora/ #FS2082.211	Seek Amendment	<p>Amend the recession planes to 40 degrees or less. Exclude Rule 5.4.1.3 from applying to recession planes under the MDRS.</p> <ul style="list-style-type: none"> I know that the CCC has introduced a city wide “access to sunlight” recession plane, which I am in full support of. However, I consider that it needs to go further than the current proposal. This is for two reasons: <ol style="list-style-type: none"> Recession plane on southern side (i.e. neighbours northern boundary) needs to allow more sunlight; and The issue of where floor level commences for the purpose of calculating recession planes needs to be considered. Firstly, the southern recession plane in the sections in this area this area previously was around 30 degrees. I appreciate that the Council has reduced the MDRS recession plane (60 degrees) to 50 degrees in light of Christchurch’s more limited access to sunlight, but I consider this should be 40 degrees or less to better protect homes access to sun. This is particularly relevant at a time where emphasis is put on “healthy homes” – access to sunlight (and the warmth and dryness it brings) should be protected. We have a large new home along our North built to 29 degrees (about 36 degrees for a large stairwell) Loss of sun in midwinter is particularly noticeable but acceptable because it is only for a few weeks. Any more loss resulting from a 50 degree standard would most seriously affect our heating requirement and sunlight. If a new 50 degree build appeared in front of us (and fortunately that is very unlikely) we would have to move: Too cold , too damp. 50 degrees is simply not fair or equitable in Christchurch. As outlined above in this submission, due to the flooding risk in this area, new builds are issued a minimum floor level that is significantly higher than the existing housing stock. Rule 5.4.1.3 of the District Plan includes an exemption for daylight recession planes in the Flood Management Area (FMA). My understanding of how that rule operates is that where the floor level of a new building is required to be high (due to being in the FMA and so at risk of flooding) the “floor level” for the purposes of the calculation of recession planes is taken to be the minimum floor level, not actual ground level. This rule is clearly advantageous to the new build (as it allows for more build height), but to the significant detriment of the neighbours, particularly, where those neighbours have an existing house at (or about) ground level. The rule was introduced by way of submission on the District Plan (rather than proposed by Council at the initial stage) which resulted in it slipping in fairly unopposed, with the effected public having no realistic chance of being aware of the change, or objecting. I have major concerns as to how this will play out with the new MDRS rules. There is no reference that I can see excluding the new height limits and recession rules from Rule 5.4.1.3. So, even though PC14 proposes reduced recession plane limits in Christchurch, how those reductions apply will be less in practice in FMA than in other areas of the city. 	Oppose
Kāinga Ora – Homes and Communities / #834.113		Seek Amendment	<p>Exemptions for daylightrecession planes in the FloodManagement Area</p> <p>Amend rules as follows:</p> <p>5.4.1.3 a. For P1 and P2 in Rule 5.4.1.1,the applicable daylight recession plane inresidential zones (other than in theMedium Density Residential Zone andHigh Density Residential Zone) shall bedetermined as if the ground level at therelevant boundary was the minimum floorlevel set in the activity specific standardsin Rule 5.4.1.1, or natural ground level,whichever is higher.</p> <p>5.4.1.3b. For P3 and P4 in Rule 5.4.1.1,the applicable daylight recession plane inresidential zones (other than in theMedium Density Residential Zone andHigh Density Residential Zone) shall bedetermined as if the ground level at therelevant boundary was the minimum floorlevel specified in the Minimum FloorLevel Certificate issued under Rule5.4.1.2, or natural ground level,whichever is higher.</p> <p>5.4.1.3 c</p> <p>viii. Rule 14.5.2.6 Height in relation toboundary – Medium DensityResidential Zone ix. Rule 14.6.2.2 Height in relation toboundary – High Density ResidentialZone</p>	

Natural Hazards > Rules - Flood hazard > Activities and earthworks in the Flood Ponding Management Area

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.21		Seek Amendment	<ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped HazardManagement Areas from within theDistrict Plan and instead hold thisinformation in non-statutory GISmaps. 2. Reduce the Tsunami ManagementArea to a 1:100 year hazard. 3. Amend and make consequentialchanges to give effect to thissubmission. 	
Kāinga Ora – Homes and Communities /834.21	Catholic Diocese of Christchurch/ #FS2044.19	Seek Amendment	<ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped HazardManagement Areas from within theDistrict Plan and instead hold thisinformation in non-statutory GISmaps. 2. Reduce the Tsunami ManagementArea to a 1:100 year hazard. 3. Amend and make consequentialchanges to give effect to thissubmission. <p>Kāinga Ora supports a riskbased approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of nonstatutory hazard overlay maps which operate as interactive maps on the respective Council’s ‘Geo Maps’ website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for hazard maps to be included within a district plan. Kāinga Ora also has concerns that the proposed policy approach relating to the Tsunami Management Area is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunami) over at least 100 years. Kāinga Ora also considers that the Council’s intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period.</p>	Seek Amendment
Kāinga Ora – Homes and Communities /834.21	Carter Group Limited/ #FS2045.17	Seek Amendment	<ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped HazardManagement Areas from within theDistrict Plan and instead hold thisinformation in non-statutory GISmaps. 2. Reduce the Tsunami ManagementArea to a 1:100 year hazard. 3. Amend and make consequentialchanges to give effect to thissubmission. <p>Kāinga Ora supports a riskbased approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of nonstatutory hazard overlay maps which operate as interactive maps on the respective Council’s ‘Geo Maps’ website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for hazard maps to be included within a district plan. Kāinga Ora also has concerns that the proposed policy approach relating to the Tsunami Management Area is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunami) over at least 100 years. Kāinga Ora also considers that the Council’s intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period.</p>	Support
Kāinga Ora – Homes and Communities /834.21	Carter Group Limited/ #FS2045.90	Seek Amendment	<ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped HazardManagement Areas from within theDistrict Plan and instead hold thisinformation in non-statutory GISmaps. 	Support

			<p>2. Reduce the Tsunami ManagementArea to a 1:100 year hazard.</p> <p>3. Amend and make consequentialchanges to give effect to thissubmission.</p> <p>Kāinga Ora supports a riskbased approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of nonstatutory hazard overlay maps which operate as interactive maps on the respective Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for hazard maps to be included within a district plan. Kāinga Ora also has concerns that the proposed policy approach relating to the Tsunami Management Area is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunami) over at least 100 years. Kāinga Ora also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period.</p>	
Kāinga Ora – Homes and Communities /834.21	LMM Investments 2012 Limited/ #FS2049.10	Seek Amendment	<p>1. Amend the provisions to remove /delete the mapped HazardManagement Areas from within theDistrict Plan and instead hold thisinformation in non-statutory GISmaps.</p> <p>2. Reduce the Tsunami ManagementArea to a 1:100 year hazard.</p> <p>3. Amend and make consequentialchanges to give effect to thissubmission.</p> <p>Kāinga Ora supports a riskbased approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of nonstatutory hazard overlay maps which operate as interactive maps on the respective Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for hazard maps to be included within a district plan. Kāinga Ora also has concerns that the proposed policy approach relating to the Tsunami Management Area is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunami) over at least 100 years. Kāinga Ora also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period.</p>	Support
Kāinga Ora – Homes and Communities /834.21	Toka Tū Ake EQC ./ #FS2075.8	Seek Amendment	<p>1. Amend the provisions to remove /delete the mapped HazardManagement Areas from within theDistrict Plan and instead hold thisinformation in non-statutory GISmaps.</p> <p>2. Reduce the Tsunami ManagementArea to a 1:100 year hazard.</p> <p>3. Amend and make consequentialchanges to give effect to thissubmission.</p> <p>Kāinga Ora supports a riskbased approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of nonstatutory hazard overlay maps which operate as interactive maps on the respective Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for hazard maps to be included within a district plan. Kāinga Ora also has concerns that the proposed policy approach relating to the Tsunami Management Area is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunami) over at least 100 years. Kāinga Ora also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period.</p>	Oppose

Natural Hazards > Rules - Flood hazard > Activities in the High Flood Hazard Management Area

Submission Number	Further Submission No	Position	Decision Requested	FS Position
South Shore Resident's Association (SSRA) / #380.6		Seek Amendment	Clarify the interaction between the Residential Unit Overlay and the Qualifying Mater Coastal Hazard Management Areas	
Kāinga Ora – Homes and Communities / #834.22		Seek Amendment	<ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission. 	
Kāinga Ora – Homes and Communities /834.22	Catholic Diocese of Christchurch/ #FS2044.20	Seek Amendment	<ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission. <p>Kāinga Ora supports a risk based approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of non-statutory hazard overlay maps which operate as interactive maps on the respective Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for hazard maps to be included within a district plan. Kāinga Ora also has concern that the proposed policy approach relating to the Tsunami Management Area is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunami) over at least 100 years. Kāinga Ora also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period.</p>	Seek Amendment
Kāinga Ora – Homes and Communities /834.22	Carter Group Limited/ #FS2045.18	Seek Amendment	<ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission. <p>Kāinga Ora supports a risk based approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of non-statutory hazard overlay maps which operate as interactive maps on the respective Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for hazard maps to be included within a district plan. Kāinga Ora also has concern that the proposed policy approach relating to the Tsunami Management Area is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunami) over at least 100 years. Kāinga Ora also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period.</p>	Support
Kāinga Ora – Homes and Communities /834.22	Carter Group Limited/ #FS2045.19	Seek Amendment		Support

			<ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission. <p>Kāinga Ora supports a risk based approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of non-statutory hazard overlay maps which operate as interactive maps on the respective Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for hazard maps to be included within a district plan. Kāinga Ora also has concerns that the proposed policy approach relating to the Tsunami Management Area is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunami) over at least 100 years. Kāinga Ora also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period.</p>	
Kāinga Ora – Homes and Communities /834.22	LMM Investments 2012 Limited/ #FS2049.11	Seek Amendment	<ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission. <p>Kāinga Ora supports a risk based approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of non-statutory hazard overlay maps which operate as interactive maps on the respective Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for hazard maps to be included within a district plan. Kāinga Ora also has concerns that the proposed policy approach relating to the Tsunami Management Area is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunami) over at least 100 years. Kāinga Ora also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period.</p>	Support
Kāinga Ora – Homes and Communities /834.22	Miles Premises Ltd/ #FS2050.32	Seek Amendment	<ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission. <p>Kāinga Ora supports a risk based approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of non-statutory hazard overlay maps which operate as interactive maps on the respective Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for hazard maps to be included within a district plan. Kāinga Ora also has concerns that the proposed policy approach relating to the Tsunami Management Area is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal</p>	Support

		hazards (including tsunami) over at least 100 years. Kāinga Ora also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period.	
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Natural Hazards > Rules - Flood hazard > 5.4A Rules - Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area

Submission Number	Further Submission No	Position	Decision Requested	FS Position
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) / #212.4		Support	Retain as notified.	
Toka Tū Ake EQC / #377.5		Seek Amendment	No change to rules and policies requested, but suggest further explanation given as to how restrictions on development and intensification in coastal hazard zones will affect application of the Medium Density Residential Standards.	
South Shore Resident's Association (SSRA) / #380.2		Seek Amendment	Clarify the interaction and relationship [between Qualifying Matter] coastal hazard areas [and] plan change 12.	
South Shore Resident's Association (SSRA) / #380.7		Seek Amendment	Clarify [the interaction between the Residential Unit Overlay and the] Qualifying Matter Coastal Hazard Management Areas.	
South Shore Resident's Association (SSRA) / #380.8		Seek Amendment	Ensure that [the Qualifying Matter Tsunami Management Area] does not stop reasonable development.	
South Shore Resident's Association (SSRA) / 380.8	Toka Tū Ake EQC ./ #FS2075.13	Seek Amendment	Ensure that [the Qualifying Matter Tsunami Management Area] does not stop reasonable development. SSRA want to ensure that while the proposed PC14 QM may serve to control intensification in coastal areas, it does not stop reasonable development or serve to stagnate a community. For example – the current public document signals proposed development within tsunami hazard areas is to be restricted to a suburban density of one two-storey dwelling per site. We question whether this will onerously restrict single house sites. This may reduce the development of single unit and single level dwellings. These are essential for older residents or single occupancy. SSRA are concerned that this control would be overly restrictive from a varied housing occupancy supply perspective. Varied housing options are socially responsible and enable community wellbeing.	Oppose
Environment Canterbury / Canterbury Regional Council / #689.74		Support	[Retain Qualifying Matters Coastal Hazard Management and Tsunami Management Areas]	
Environment Canterbury / Canterbury Regional Council / 689.74	Anne Dingwall / #FS2037.1096	Support	[Retain Qualifying Matters Coastal Hazard Management and Tsunami Management Areas] Consistent with the CRPS	Support
Environment Canterbury / Canterbury Regional Council / 689.74	Toka Tū Ake EQC ./ #FS2075.17	Support	[Retain Qualifying Matters Coastal Hazard Management and Tsunami Management Areas] Consistent with the CRPS	Support
Carter Group Limited / #814.46		Oppose	Oppose rules 5.4A. Seek that they are deleted.	
Carter Group Limited / 814.46	Toka Tū Ake EQC ./ #FS2075.29	Oppose	Oppose rules 5.4A. Seek that they are deleted. For the reasons expressed above in regards Policy 5.2.2.5.1 and Policy 5.2.2.5.2 these rules are considered unreasonable, costly, inefficient, ineffective, and inappropriate. To the extent that flood hazards or high flood hazards exist, the operative FMA and HFHMA provisions are considered appropriate.	Oppose
Carter Group Limited / 814.46	Kāinga Ora / #FS2082.876	Oppose	Oppose rules 5.4A. Seek that they are deleted. For the reasons expressed above in regards Policy 5.2.2.5.1 and Policy 5.2.2.5.2 these rules are considered unreasonable, costly, inefficient, ineffective, and inappropriate. To the extent that flood hazards or high flood hazards exist, the operative FMA and HFHMA provisions are considered appropriate.	Seek Amendment
LMM Investments 2012 Limited / #826.2		Oppose	LMM seeks that the Tsunami Management Area, and related provisions, be deleted in their entirety. In the alternative, if the Tsunami Management Area is retained there needs to be: more focussed site-by-site assessments that reflect site specific considerations and mitigation; and a clear policy pathway for on-site mitigation.	
LMM Investments 2012 Limited / 826.2	Kāinga Ora / #FS2082.742	Oppose	LMM seeks that the Tsunami Management Area, and related provisions, be deleted in their entirety. In the alternative, if the Tsunami Management Area is retained there needs to be:	Support

more focussed site-by-site assessments that reflect site specific considerations and mitigation; and a clear policy pathway for on-site mitigation.

LMM considers that the TMA as notified is legally wrong, and falls outside of the scope of what is allowed under the RMA to be included in an intensification planning instrument like PC14:

1. Section 77I of the RMA only grants Council's the power to impose qualifying matters over 'relevant residential zones'. The TMA has been notified as applying over a whole range of commercial, industrial, open space, and rural zones.
2. A recent Environment Court¹ case has considered the issue of qualifying matters and found that these must only relate to making the intensified density standards themselves less enabling. It is not a mechanism that enables further constraint to the status quo. Such an amendment to the District Plan would be ultra vires. This is directly relevant to the TMA being proposed as a qualifying matter, which effectively proposes to make a range of status quo provisions less enabling of development (and not just the MDRZ).

It is also LMM's position that the extent of the overlay is excessive and not appropriately commensurate with risk. The TMA appears to be based off a 2019 report by NIWA (the NIWA Report) 1 in 500 year tsunami event with 1.06m² sea level rise by 2120. This modelled scenario is too conservative in light of the serious development restrictions the overlay places on private property.

LMM are not aware of any other tier 1 local authority using a 1:500 year tsunami risk as a qualifying matter. The modelled scenario is inconsistent with the standard coastal risk approaches throughout the country:

Canterbury Regional Policy Statement

In the Canterbury Regional Policy Statement (CRPS) 'high hazard areas' (albeit they do not relate to tsunamis but rather coastal inundation and erosion) at (1) also refers to a 1:500 year event for flooding (being the equivalent of 0.2% AEP) where depths are greater than one metre.

From our review of the NIWA Report, it appears the TMA notified includes all areas where inundation might occur from the tsunami scenario, where that is greater than 0m. In other words, land has been included in the TMA where depth will be far less than one metre in a 1:500 year event. It is difficult to see how the TMA is being justified in these areas.

Given the purpose of the TMA is to mitigate risk to life of people in the event of a tsunami, consideration should have been given to at which point that risk materialises. It is not appropriate to simply take the area from the NIWA report and convert this into an overlay without analysing the appropriateness of its extent any further.

Greater Christchurch Partnership

The proposed TMA is larger than the Tsunami Inundation area identified by the Greater Christchurch Partnership as part of its consultation on the Greater Christchurch Spatial Plan (the draft Spatial Plan). The draft Spatial Plan maps include a map showing the Canterbury Coastal Natural Hazards. It is not clear why the TMA has not been mapped in a manner consistent with this map.

The tsunami evacuation area

The TMA is also similar to the Canterbury Tsunami Evacuation Zones. The commentary to these zones is as follows:

"Tsunami evacuation zones are areas that we recommend people evacuate from as a precaution after they feel a long or strong earthquake, or in an official tsunami advisory or warning. They encompass many different possible tsunami scenarios.

The area that would be flooded in any particular tsunami depends on many factors, including:

- *the size of the earthquake*
- *precisely how the earthquake fault moved*

			<ul style="list-style-type: none"> • the direction the tsunami is coming from • the tide level when the largest waves arrive. <p>Every tsunami will be different and we can never say for sure exactly which areas within a zone will be flooded. There is no one tsunami that would flood an entire zone.</p> <p>We consider many different tsunami scenario models when drawing the tsunami evacuation zones. The inland boundary of the zones is based on several 'worst-case' scenarios – very rare tsunamis that we might expect once every 2500 years.”</p> <p>[emphasis added]</p> <p>Environment Canterbury themselves recognise that:</p> <p>“... the tsunami evacuation zones are not appropriate for property-specific land use planning. Land use planning considers the sustainability of development in an area as well as life safety and wellbeing issues, whereas tsunami evacuation zones are fundamentally about life safety. For this reason, as explained above, the zones are generally conservative, and the yellow zone in particular represents an extreme event that we would only expect in the order of every 2500 years, which is beyond most land use planning time frames.”</p> <p>[emphasis added]</p> <p>The NIWA Report</p> <p>The NIWA Report on which the TMA is based also recognises that the maps are highly conservative and caveats many of its own findings:</p> <p>“Maps of the inundation extents should not be used at scales finer than 1:25,000. The overview maps are intended as a guide only and should not be used for interpreting inundation.”</p> <p>It is further noted the report was prepared with the intention of informing the Land drainage recovery program, and not specifically for the purposes of being applied as a qualifying matter to restrict development.</p> <p>The costs of imposing such strict restrictions on development over such a conservative area significantly outweighs the benefits of reducing the risk of harm to people. Risk and development constraints need to be proportionate and appropriate.</p>	
LMM Investments 2012 Limited / #826.3		Seek Amendment	<p>In the alternative, if the TMA is retained there needs to be:</p> <ol style="list-style-type: none"> 1. more focussed site-by-site assessments that reflect site specific considerations and mitigation; and 2. a clear policy pathway for on-site mitigation. 	

Natural Hazards > Rules - Flood hazard > 5.4A Rules - Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area > 5.4A.1 Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Connor McIver/ #114.2		Seek Amendment	Seeks new rule to require minimum building height for houses to be built to two storeys in the zone at risk of tsunami damage. This would give occupants somewhere to go if they cannot evacuate to higher ground in time.	
Winstone Wallboards Limited (WWB)/ #175.7		Seek Amendment	Amend: Rule 5.4A.1 5.4A.1 Permitted activities a. There are no permitted activities. Non-residential activities.	
Winstone Wallboards Limited (WWB) / #369.3		Seek Amendment	[That an additional rule is added to permit] Non-residential activities [within the] Tsunami Management Area Qualifying Matter overlay.	

Winstone Wallboards Limited (WWB) /369.3	Lyttelton Port Company Limited/ #FS2054.21	Seek Amendment	<p>[That an additional rule is added to permit] Non-residential activities [within the] Tsunami Management Area Qualifying Matter overlay.</p> <p>If the proposed Tsunami Management Area Qualifying Matter overlay is adopted, the rules should only apply to those relating to residential activities within the residential zone.</p> <p>Amendment is sought to ensure that industrial activities within the Industrial Heavy Zone, such as WWB's Opawa Road site are not unduly affected and have the unintended consequence of extinguishing permitted activity status of the underlying zone.</p>	Support
Winstone Wallboards Limited (WWB) /369.3	Toka Tū Ake EQC ./ #FS2075.24	Seek Amendment	<p>[That an additional rule is added to permit] Non-residential activities [within the] Tsunami Management Area Qualifying Matter overlay.</p> <p>If the proposed Tsunami Management Area Qualifying Matter overlay is adopted, the rules should only apply to those relating to residential activities within the residential zone.</p> <p>Amendment is sought to ensure that industrial activities within the Industrial Heavy Zone, such as WWB's Opawa Road site are not unduly affected and have the unintended consequence of extinguishing permitted activity status of the underlying zone.</p>	Oppose
James Carr/ #519.5		Seek Amendment	It might be worthwhile requiring new houses in areas at risk from sea level rise or increasing flood risk to be designed to be easily relocated (not necessarily in one piece). Again this is likely to require a wood foundation, but given that these areas typically have soft soils this would not be a bad thing.	
James Carr/519.5	Anne Dingwall/ #FS2037.518	Seek Amendment	<p>It might be worthwhile requiring new houses in areas at risk from sea level rise or increasing flood risk to be designed to be easily relocated (not necessarily in one piece). Again this is likely to require a wood foundation, but given that these areas typically have soft soils this would not be a bad thing. A response to natural hazards and climate change is necessary, but this should not be an excuse to continue the status quo. If houses in flood prone areas were to be elevated somewhat (to minimise damage from smaller flooding events), the use of wood instead of concrete for foundations would again also significantly reduce carbon emissions. Two stories could help protect from tsunami damage, though I note that a typical New Zealand house would probably not survive the impact of a significant rush of water. Videos from tsunamis elsewhere show light timber buildings crumpling or being swept away, and as an engineer I have no reason to think buildings here would behave any differently. There is also the issue of accessibility, and the idea of creating entire suburbs that are not wheelchair accessible is problematic.</p>	Support
Transpower New Zealand Limited / #878.5		Seek Amendment	<p>Amend 5.4A Rules as follows: "5.4A.1 Permitted activities a. There are no permitted activities. The activities listed below are permitted activities.</p> <p>[Add to Permitted Activities table: "Utilities". with "Nil" specific standards.]</p>	
Transpower New Zealand Limited /878.5	Orion New Zealand Limited/ #FS2056.5	Seek Amendment	<p>Amend 5.4A Rules as follows: "5.4A.1 Permitted activities a. There are no permitted activities. The activities listed below are permitted activities.</p> <p>[Add to Permitted Activities table: "Utilities". with "Nil" specific standards.]</p> <p>"Transpower seeks an amendment to 5.4A Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area... [as] the Rules [as notified] could apply to utilities and... would not provide a consent pathway for utilities that is consistent with the District Plan approach to utilities in hazard areas in the operative provisions in Chapter 5...."</p>	Support
Transpower New Zealand Limited /878.5	Toka Tū Ake EQC ./ #FS2075.22	Seek Amendment	<p>Amend 5.4A Rules as follows: "5.4A.1 Permitted activities a. There are no permitted activities. The activities listed below are permitted activities.</p> <p>[Add to Permitted Activities table: "Utilities". with "Nil" specific standards.]</p>	Oppose

			"Transpower seeks an amendment to 5.4A Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area... [as] the Rules [as notified] could apply to utilities and... would not provide a consent pathway for utilities that is consistent with the District Plan approach to utilities in hazard areas in the operative provisions in Chapter 5...."	
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Natural Hazards > Rules - Flood hazard > 5.4A Rules - Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area > 5.4A.2 Controlled activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Beca/ #806.6		Support	[Regarding 5.4A.2] Retain as drafted.	

Natural Hazards > Rules - Flood hazard > 5.4A Rules - Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area > 5.4A.3 Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Beca/ #806.7		Support	[Regarding 5.4A.3] Retained as drafted	

Natural Hazards > Rules - Flood hazard > 5.4A Rules - Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area > 5.4A.4 Discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Beca/ #806.8		Support	[Regarding 5.4A.4] Retain as proposed.	

Natural Hazards > Rules - Flood hazard > 5.4A Rules - Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area > 5.4A.5 Non-complying activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Cheryl Horrell/ #11.2		Support	<i>[Retain resource consent requirement for new buildings in the Qualifying Matter Tsunami Management Area]</i>	
Cheryl Horrell/11.2	Anne Dingwall/ #FS2037.40	Support	<i>[Retain resource consent requirement for new buildings in the Qualifying Matter Tsunami Management Area]</i> Bluebell Lane is also inside a "Tsunami Management Area" It is irresponsible to allow infill housing in that samezone thus allowing new homes to be built in the path of a tsunami. The potentialdanger to existing homeowners could be exacerbated if increased housing density is allowed in a tsunamimanagement area. Bluebell Lane and other Woolston residents must depend on council to protect our homes andcommunities from floods and tsunami.	Support
Steve Smith/ #197.4		Seek Amendment	[That] any planning restrictions within the Tsunami Management Area be removed	
Christchurch City Council/ #751.6		Seek Amendment	[Amend NC3]: "except that permitted or controlled in Rule 14.4.1 and Rule 14.7.1."	
Christchurch City Council/751.6	Anne Dingwall/ #FS2037.828	Seek Amendment	[Amend NC3]: "except that permitted or controlled in Rule 14.4.1 and Rule 14.7.1." The proposed Tsunami ManagementArea qualifying matter will extendover properties zoned ResidentialHills, however the rule package doesnot include reference to this zone.	Support
Christchurch City Council/751.6	Kāinga Ora/ #FS2082.501	Seek Amendment	[Amend NC3]: "except that permitted or controlled in Rule 14.4.1 and Rule 14.7.1." The proposed Tsunami ManagementArea qualifying matter will extendover properties zoned ResidentialHills, however the rule package doesnot include reference to this zone.	Oppose

Christchurch City Council/ #751.16		Seek Amendment	Amend NC3 a.: 'Where located within the Residential Suburban, Residential Suburban Density Transition, or Residential Hills zones, development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rule 14.4.1 and Rule 14.7.1'	
Christchurch City Council/751.16	McIntosh Realty Ltd/ #FS2008.1	Seek Amendment	Amend NC3 a.: 'Where located within the Residential Suburban, Residential Suburban Density Transition, or Residential Hills zones, development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rule 14.4.1 and Rule 14.7.1' The proposed Tsunami Management Area qualifying matter for completeness extends over properties zoned commercial, industrial, rural etc. (i.e. those that are not a relevant residential zone), however the rule package is not clear that the rules do not apply to these zones. In the absence of the rule amendment, the effect of this rule would be that any residential development would be a non-complying activity within zones that are outside the scope of the IPI.	Oppose
Christchurch City Council/751.16	Anne Dingwall/ #FS2037.838	Seek Amendment	Amend NC3 a.: 'Where located within the Residential Suburban, Residential Suburban Density Transition, or Residential Hills zones, development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rule 14.4.1 and Rule 14.7.1' The proposed Tsunami Management Area qualifying matter for completeness extends over properties zoned commercial, industrial, rural etc. (i.e. those that are not a relevant residential zone), however the rule package is not clear that the rules do not apply to these zones. In the absence of the rule amendment, the effect of this rule would be that any residential development would be a non-complying activity within zones that are outside the scope of the IPI.	Support
Beca/ #806.9		Support	[Regarding 5.4A.5] Retain as proposed.	
Otautahi Community Housing Trust/ #877.15		Seek Amendment	<p>The references in all rules in this section to "the areas shown on the planning maps as...", should be amended to reference <u>interactive maps on the Council's GIS website and the return period of the mapped hazard should be reduced to a 1 in 100 year event.</u></p> <p>Rule 54A.5 NC3 should be amended as follows:</p> <p>a. Development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rules 14.4.1 and 14.4.2.</p> <p>Any consequential amendments to zones, overlays, precincts, and qualifying matters to reflect the relief sought in the submission.</p>	

<p>Otautahi Community Housing Trust/877.15</p>	<p>Toka Tū Ake EQC ./ #FS2075.26</p>	<p>Seek Amendment</p>	<p>The references in all rules in this section to “the areas shown on the planning maps as...”, should be amended to reference <u>interactive maps on the Council’s GIS website and the return period of the mapped hazard should be reduced to a 1 in 100 year event.</u></p> <p>Rule 54A.5 NC3 should be amended as follows:</p> <p>a. Development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rules 14.4.1 and 14.4.2.</p> <p>Any consequential amendments to zones, overlays, precincts, and qualifying matters to reflect the relief sought in the submission.</p> <p>Spatial identification of coastal hazard management areas should be made available through a set of non-statutory maps, which would operate as interactive maps on the Council’s GIS website – thereby operating as a separate mapping viewer to the statutory District Plan maps. This approach is different to that of the traditional means of displaying hazard overlays on district plan maps and reflects that these maps do not have regulatory effect. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 Resource Management Act 1991 process. OCHT notes that this is an approach taken by other Councils around the country.</p> <p>Rule 54A.5 NC3 makes development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rule 14.4.1.</p> <p>Rule 14.4.2 deals with controlled activities so the rule outlined above needs to be amended to reference Rule 14.4.2.</p> <p>There is no applicable rules in the subdivision chapter for the Tsunami Management Area.</p> <p>Rule 14.4.1 provides for up to four residential units to be constructed as a permitted activity. If this level of intensification is provided for, then having a non-complying activity status and an avoid policy seems non-sensical.</p> <p>[Please see attachment]</p>	<p>Oppose</p>
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<p>Otautahi Community Housing Trust/877.15</p>	<p>Kāinga Ora/ #FS2082.1243</p>	<p>Seek Amendment</p>	<p>The references in all rules in this section to “the areas shown on the planning maps as...”, should be amended to reference <u>interactive maps on the Council’s GIS website and the return period of the mapped hazard should be reduced to a 1 in 100 year event.</u></p> <p>Rule 54A.5 NC3 should be amended as follows:</p> <p>a. Development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rules 14.4.1 and 14.4.2.</p> <p>Any consequential amendments to zones, overlays, precincts, and qualifying matters to reflect the relief sought in the submission.</p> <p>Spatial identification of coastal hazard management areas should be made available through a set of non-statutory maps, which would operate as interactive maps on the Council’s GIS website – thereby operating as a separate mapping viewer to the statutory District Plan maps. This approach is different to that of the traditional means of displaying hazard overlays on district plan maps and reflects that these maps do not have regulatory effect. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 Resource Management Act 1991 process. OCHT notes that this is an approach taken by other Councils around the country.</p> <p>Rule 54A.5 NC3 makes development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rule 14.4.1.</p> <p>Rule 14.4.2 deals with controlled activities so the rule outlined above needs to be amended to reference Rule 14.4.2.</p> <p>There is no applicable rules in the subdivision chapter for the Tsunami Management Area.</p> <p>Rule 14.4.1 provides for up to four residential units to be constructed as a permitted activity. If this level of intensification is provided for, then having a non-complying activity status and an avoid policy seems non-sensical.</p> <p>[Please see attachment]</p>	<p>Seek Amendment</p>
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Otautahi Community Housing Trust/877.15	Kāinga Ora/ #FS2082.1311	Seek Amendment	<p>The references in all rules in this section to “the areas shown on the planning maps as...”, should be amended to reference <u>interactive maps on the Council’s GIS website and the return period of the mapped hazard should be reduced to a 1 in 100 year event.</u></p> <p>Rule 54A.5 NC3 should be amended as follows:</p> <p>a. Development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rules 14.4.1 and 14.4.2.</p> <p>Any consequential amendments to zones, overlays, precincts, and qualifying matters to reflect the relief sought in the submission.</p> <p>Spatial identification of coastal hazard management areas should be made available through a set of non-statutory maps, which would operate as interactive maps on the Council’s GIS website – thereby operating as a separate mapping viewer to the statutory District Plan maps. This approach is different to that of the traditional means of displaying hazard overlays on district plan maps and reflects that these maps do not have regulatory effect. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 Resource Management Act 1991 process. OCHT notes that this is an approach taken by other Councils around the country.</p> <p>Rule 54A.5 NC3 makes development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rule 14.4.1.</p> <p>Rule 14.4.2 deals with controlled activities so the rule outlined above needs to be amended to reference Rule 14.4.2.</p> <p>There is no applicable rules in the subdivision chapter for the Tsunami Management Area.</p> <p>Rule 14.4.1 provides for up to four residential units to be constructed as a permitted activity. If this level of intensification is provided for, then having a non-complying activity status and an avoid policy seems non-sensical.</p> <p>[Please see attachment]</p>	Seek Amendment
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Natural Hazards > Rules - Liquefaction hazard

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Shirley van Essen/ #54.2		Seek Amendment	[S]eek[s] that TC3 land (high liquification risk) should remain residential suburban.	
Shirley van Essen/54.2	Anne Dingwall/ #FS2037.87	Seek Amendment	<p>[S]eek[s] that TC3 land (high liquification risk) should remain residential suburban.</p> <p>Tonkin and Taylor divided the city into TC1 TC2 and TC3 areas after the 2011 earthquake, TC3 being the least able to support the weight of buildings and the most at risk of subsidence and liquefaction. Accordingly it was recommended that buildings in TC3 areas be as lightweight as possible, at most 2 storeys high, and have a TC3 Ribraft</p>	Support

			<p>foundation, consisting of 2 slabs of reinforced concrete, the upper slab being adjustable, in order to level the house after the next earthquake. The next earthquake will cause liquefaction and uneven settling of the loose alluvium.</p> <p>Densification will need considerable underground infrastructure investment by the Council to service a hugely increased local population. This investment is likely to be obliterated by liquefying and settling in TC3 locations in the next earthquake. TC3 land is absolutely unsuited to large heavy buildings covering most of the site. I submit that all TC3 land remain Residential Suburban.</p>	
Shirley van Essen/54.2	David Mountfort/ #FS2070.5	Seek Amendment	<p>[S]eek[s] that TC3 land (high liquification risk) should remain residential suburban.</p> <p>Tonkin and Taylor divided the city into TC1 TC2 and TC3 areas after the 2011 earthquake, TC3 being the least able to support the weight of buildings and the most at risk of subsidence and liquefaction. Accordingly it was recommended that buildings in TC3 areas be as lightweight as possible, at most 2 storeys high, and have a TC3 Ribraft foundation, consisting of 2 slabs of reinforced concrete, the upper slab being adjustable, in order to level the house after the next earthquake. The next earthquake will cause liquefaction and uneven settling of the loose alluvium.</p> <p>Densification will need considerable underground infrastructure investment by the Council to service a hugely increased local population. This investment is likely to be obliterated by liquefying and settling in TC3 locations in the next earthquake. TC3 land is absolutely unsuited to large heavy buildings covering most of the site. I submit that all TC3 land remain Residential Suburban.</p>	Oppose

Natural Hazards > Rules - Slope instability

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council / #689.75		Seek Amendment	[That the Slope Instability Management Area Rules] take into account Trangmar's erosion classes and exclude "severe" erosion class land from further subdivision and development.	
Environment Canterbury / Canterbury Regional Council / 689.75	Anne Dingwall / #FS2037.1097	Seek Amendment	[That the Slope Instability Management Area Rules] take into account Trangmar's erosion classes and exclude "severe" erosion class land from further subdivision and development. Excluding further subdivision on "severe" erosion class land would avoid additional sediment entering waterways from the land most likely to erode as a result of rainfall events. CRC consider that medium or high density development on the Port Hills would result in increased stormwater runoff as there is little attenuation capacity in some catchments. This could lead to more sediment loss into Cashmere Stream and the Heathcote/Ōpāwaho River and lead to gross sedimentation of waterways and the coast as well as stormwater networks and down-slope residents. Most of the Port hills are inside the High Soil Erosion Risk Zone under the Canterbury Land and Water Regional Plan. If such development occurs on these hills, there will be a need to require on-site attenuation. CRC understands that sedimentation is captured under Christchurch City Council bylaws, building consents, and in resource consent conditions, but notes that this is an opportunity to more holistically and strategically address the issue rather than relying on these other management mechanisms.	Support
Environment Canterbury / Canterbury Regional Council / 689.75	Toka Tū Ake EQC ./ #FS2075.18	Seek Amendment	[That the Slope Instability Management Area Rules] take into account Trangmar's erosion classes and exclude "severe" erosion class land from further subdivision and development. Excluding further subdivision on "severe" erosion class land would avoid additional sediment entering waterways from the land most likely to erode as a result of rainfall events. CRC consider that medium or high density development on the Port Hills would result in increased stormwater runoff as there is little attenuation capacity in some catchments. This could lead to more sediment loss into Cashmere Stream and the Heathcote/Ōpāwaho River and lead to gross sedimentation of waterways and the coast as well as stormwater networks and down-slope residents. Most of the Port hills are inside the High Soil Erosion Risk Zone under the Canterbury Land and Water Regional Plan. If such development occurs on these hills, there will be a need to require on-site attenuation. CRC understands that sedimentation is captured under Christchurch City Council bylaws, building consents, and in resource consent conditions, but notes that this is an opportunity to more holistically and strategically address the issue rather than relying on these other management mechanisms.	Support
Environment Canterbury / Canterbury Regional Council / 689.75	Kāinga Ora / #FS2082.426	Seek Amendment	[That the Slope Instability Management Area Rules] take into account Trangmar's erosion classes and exclude "severe" erosion class land from further subdivision and development. Excluding further subdivision on "severe" erosion class land would avoid additional sediment entering waterways from the land most likely to erode as a result of rainfall events. CRC consider that medium or high density development on the Port Hills would result in increased stormwater runoff as there is little attenuation capacity in some catchments. This could lead to more sediment loss into Cashmere Stream and the Heathcote/Ōpāwaho River and lead to gross sedimentation of waterways and the coast as well as stormwater networks and down-slope residents. Most of	Oppose

			the Port hills are inside the High Soil Erosion Risk Zone under the Canterbury Land and Water Regional Plan. If such development occurs on these hills, there will be a need to require on-site attenuation. CRC understands that sedimentation is captured under Christchurch City Council bylaws, building consents, and in resource consent conditions, but notes that this is an opportunity to more holistically and strategically address the issue rather than relying on these other management mechanisms.	
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Natural Hazards > Rules - Slope instability > Activity status for Slope Instability Management Areas

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.19		Support	Retain the Slope Hazard area qualifying matter.	
Kāinga Ora – Homes and Communities /834.19	Toka Tū Ake EQC ./ #FS2075.6	Support	Retain the Slope Hazard area qualifying matter. Kāinga Ora support the management of significant risks from natural hazards as a qualifying matter (in appropriate circumstances), noting that it is a matter of national significance in Section 6. As slope hazards are less dynamic and have greater certainty as to their risk over time than flooding (submitted on below) and are not subject to constant change through hazard mitigation works, Kāinga Ora supports the Slope Hazard Areas qualifying matter.	Support

Natural Hazards > Rules - Slope instability > Activity status for Slope Instability Management Areas > Activity status for Slope Instability Management Areas excluding land within the Specific Purpose (Lyttelton Port) Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Red Spur Ltd / #881.22		Support	[Regarding 5.6.1.1(P21)] Supports Redmund Spur Neighbourhood Centre subject to retention of Rule 5.6.1.1. P21 and for clarity change reference in a. from 'local centres' to 'neighbourhood centres'	

Natural Hazards > Rules - Slope instability > Activity status for Slope Instability Management Areas > Exceptions to Rule 5.6.1.1 - AIFR Certificate

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Ruth Dyson/ #240.1		Seek Amendment	[re: Rule 5.6.1.2] All homes in the Port Hills which have had rockfall protection structures erected. There should be an additional overlay in the District Plan identifying that even though these homes are in a rockfall risk area, that these specific homes have rockfall protection structures in place.	
Karen Theobald/ #368.1		Seek Amendment	[Seeks] removal of Point 7, Clause 5.6.1.2 of the District Plan...An alternative solution is to apply a new overlay accounting for a property or part of, that falls within a natural hazard area BUT its rockfall risk (for that particular dwelling) has been mitigated.	

General Rules and Procedures

Submission Number	Further Submission No	Position	Decision Requested	FS Position
John Glennie/ #472.3		Seek Amendment	That the impact of increased traffic on a shared long driveway be added to the list of Qualifying Matters and that the owners of existing houses on the driveway be able to object to the effects.	
Wigram Lodge (2001) Limited/ #716.4		Seek Amendment	[Seeks that the NPSUD be given proper effect to through provisions and zoning that increase development capacity for residential and business use]. The submitter seeks any other additional or consequential relief to the District Plan, including but not limited to, the maps, issues, objectives, policies, rules, controls/discretions, assessment criteria and explanation that will give effect to the matters raised in this submission and the relevant planning legislation.	

Megan Power/ #769.2		Support	support in general the following provisions :Chapter 6 General Rules and Procedures 6.1A Qualifying Matters	
Greater Hornby Residents Association/ #788.1		Seek Amendment	Create a Qualifying Matter confining high density within 10km from the Centre of Christchurch.	
Kāinga Ora – Homes and Communities / #834.8		Support	6.1A qualifying matters 1. Retain the Sites of Ecological Significance qualifying matter. 2. Retain the Outstanding and Significant Natural Features qualifying matter. 3. Retain the Sites of Cultural Significance qualifying matter.	
Kāinga Ora – Homes and Communities /834.8	Amy Beran/ #FS2030.6	Support	6.1A qualifying matters 1. Retain the Sites of Ecological Significance qualifying matter. 2. Retain the Outstanding and Significant Natural Features qualifying matter. 3. Retain the Sites of Cultural Significance qualifying matter. Kāinga Ora support the Sites of Ecological Significance, the Outstanding and Significant Natural Features, and the Sites of Cultural Significance qualifying matters, noting these are all relevant matters of national significance in Section 6. It is also noted that there is very little overlap between Sites of Ecological Significance and Outstanding Natural Features and Landscapes with existing residential zones. 6.1A qualifying matters 1. Retain the Sites of Ecological Significance qualifying matter. 2. Retain the Outstanding and Significant Natural Features qualifying matter. 3. Retain the Sites of Cultural Significance qualifying matter. Kāinga Ora support the Sites of Ecological Significance, the Outstanding and Significant Natural Features, and the Sites of Cultural Significance qualifying matters, noting these are all relevant matters of national significance in Section 6. It is also noted that there is very little overlap between Sites of Ecological Significance and Outstanding Natural Features and Landscapes with existing residential zones.	Support
Kāinga Ora – Homes and Communities /834.8	Anne Dingwall/ #FS2037.2	Support	6.1A qualifying matters 1. Retain the Sites of Ecological Significance qualifying matter. 2. Retain the Outstanding and Significant Natural Features qualifying matter. 3. Retain the Sites of Cultural Significance qualifying matter. Kāinga Ora support the Sites of Ecological Significance, the Outstanding and Significant Natural Features, and the Sites of Cultural Significance qualifying matters, noting these are all relevant matters of national significance in Section 6. It is also noted that there is very little overlap between Sites of Ecological Significance and Outstanding Natural Features and Landscapes with existing residential zones.	Support

			<p>6.1A qualifying matters</p> <ol style="list-style-type: none"> 1. Retain the Sites of Ecological Significance qualifying matter. 2. Retain the Outstanding and Significant Natural Features qualifying matter. 3. Retain the Sites of Cultural Significance qualifying matter. <p>Kāinga Ora support the Sites of Ecological Significance, the Outstanding and Significant Natural Features, and the Sites of Cultural Significance qualifying matters, noting these are all relevant matters of national significance in Section 6. It is also noted that there is very little overlap between Sites of Ecological Significance and Outstanding Natural Features and Landscapes with existing residential zones.</p>	
Kāinga Ora – Homes and Communities / #834.18		Support	<p>6.1A qualifying matters Table 1</p> <p>Retain the Slope Hazard Areas qualifying matter.</p>	
Kāinga Ora – Homes and Communities /834.18	KiwiRail/ #FS2055.9	Support	<p>6.1A qualifying matters Table 1</p> <p>Retain the Slope Hazard Areas qualifying matter.</p> <p>Kāinga Ora support the management of significant risks from natural hazards as a qualifying matter (in appropriate circumstances), noting that it is a matter of national significance in Section 6. As slope hazards are less dynamic and have greater certainty as to their risk overtime than flooding (submitted on below) and are not subject to constant change through hazard mitigation works, Kāinga Ora supports the Slope Hazard Areas qualifying matter.</p> <p>6.1A qualifying matters Table 1</p> <p>Retain the Slope Hazard Areas qualifying matter.</p> <p>Kāinga Ora support the management of significant risks from natural hazards as a qualifying matter (in appropriate circumstances), noting that it is a matter of national significance in Section 6. As slope hazards are less dynamic and have greater certainty as to their risk overtime than flooding (submitted on below) and are not subject to constant change through hazard mitigation works, Kāinga Ora supports the Slope Hazard Areas qualifying matter.</p>	Oppose
Kāinga Ora – Homes and Communities /834.18	Toka Tū Ake EQC ./ #FS2075.5	Support	<p>6.1A qualifying matters Table 1</p> <p>Retain the Slope Hazard Areas qualifying matter.</p> <p>Kāinga Ora support the management of significant risks from natural hazards as a qualifying matter (in appropriate circumstances), noting that it is a matter of national significance in Section 6. As slope hazards are less dynamic and have greater certainty as to their risk overtime than flooding (submitted on below) and are not subject to constant change through hazard mitigation works, Kāinga Ora supports the Slope Hazard Areas qualifying matter.</p> <p>6.1A qualifying matters Table 1</p> <p>Retain the Slope Hazard Areas qualifying matter.</p> <p>Kāinga Ora support the management of significant risks from natural hazards as a qualifying matter (in appropriate circumstances), noting that it is a matter of national significance in Section 6. As slope hazards are less dynamic and have greater certainty as to their risk overtime than flooding (submitted on below) and are not subject to constant change through hazard mitigation works, Kāinga Ora supports the Slope Hazard Areas qualifying matter.</p>	Support

Kāinga Ora – Homes and Communities / #834.20		Seek Amendment	<p>6.1 A Qualifying matters</p> <ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission. 	
Kāinga Ora – Homes and Communities /834.20	Catholic Diocese of Christchurch/ #FS2044.18	Seek Amendment	<p>6.1 A Qualifying matters</p> <ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission. <p>Kāinga Ora supports a risk based approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of non-statutory hazard overlay maps which operate as interactive maps on the respective Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for hazard maps to be included within a district plan. Kāinga Ora also has concerns that the proposed policy approach relating to the Tsunami Management Area is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunamis) over at least 100 years. Kāinga Ora also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period.</p> <p>6.1 A Qualifying matters</p> <ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission. <p>Kāinga Ora supports a risk based approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of non-statutory hazard overlay maps which operate as interactive maps on the respective Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for hazard maps to be included within a district plan. Kāinga Ora also has concerns that the proposed policy approach relating to the Tsunami Management Area is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunamis) over at least 100 years. Kāinga Ora also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period.</p>	Seek Amendment
Kāinga Ora – Homes and Communities /834.20	Carter Group Limited/ #FS2045.16	Seek Amendment		Support

			<p>6.1 A Qualifying matters</p> <ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission. <p>Kāinga Ora supports a risk based approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of non-statutory hazard overlay maps which operate as interactive maps on the respective Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for hazard maps to be included within a district plan. Kāinga Ora also has concerns that the proposed policy approach relating to the Tsunami Management Area is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunamis) over at least 100 years. Kāinga Ora also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period.</p> <p>6.1 A Qualifying matters</p> <ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission. <p>Kāinga Ora supports a risk based approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of non-statutory hazard overlay maps which operate as interactive maps on the respective Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for hazard maps to be included within a district plan. Kāinga Ora also has concerns that the proposed policy approach relating to the Tsunami Management Area is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunamis) over at least 100 years. Kāinga Ora also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period.</p>	
Kāinga Ora – Homes and Communities /834.20	Carter Group Limited/ #FS2045.89	Seek Amendment	<p>6.1 A Qualifying matters</p> <ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission. <p>Kāinga Ora supports a risk based approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to</p>	Support

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Kāinga Ora – Homes and Communities /834.20	LMM Investments 2012 Limited / #FS2049.9	Seek Amendment	<p>6.1 A Qualifying matters</p> <ol style="list-style-type: none"> 1. Amend the provisions to remove / delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission. <p>Kāinga Ora supports a risk-based approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of non-statutory hazard overlay maps which operate as interactive maps on the respective Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for hazard maps to be included within a district plan. Kāinga Ora also has concerns that the proposed policy approach relating to the Tsunami Management Area is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunamis) over at least 100 years. Kāinga Ora also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period.</p> <p>6.1 A Qualifying matters</p>	Support

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Kāinga Ora – Homes and Communities /834.20	Toka Tū Ake EQC ./ #FS2075.7	Seek Amendment	<p>6.1 A Qualifying matters</p> <ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission. <p>Kāinga Ora supports a risk based approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of non-statutory hazard overlay maps which operate as interactive maps on the respective Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for hazard maps to be included within a district plan. Kāinga Ora also has concerns that the proposed policy approach relating to the Tsunami Management Area is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunamis) over at least 100 years. Kāinga Ora also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period.</p> <p>6.1 A Qualifying matters</p> <ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission. <p>Kāinga Ora supports a risk based approach to the management of natural hazards, however, opposes the inclusion of further hazard areas within the maps as part of the District Plan. Including Flood Hazard Areas in the District Plan ignores the dynamic nature of such hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to these hazards but seeks that the rules are not linked to static maps. Other councils across the country adopt a set of non-statutory hazard overlay maps which operate as interactive maps on the respective Council's 'Geo Maps' website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without reliance</p>	Oppose

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Kāinga Ora – Homes and Communities / #834.25		Seek Amendment	6.1A 1. Retain Significant and Other Tree Qualifying Matter.	
Kāinga Ora – Homes and Communities / #834.30		Seek Amendment	Remove 'Environmental Asset Waterways' and 'Network Waterways' as a qualifying matter, unless a site by site assessment has been undertaken that demonstrates why development that is otherwise permitted under MDRS is inappropriate.	
Kāinga Ora – Homes and Communities / #834.30	Catholic Diocese of Christchurch / #FS2044.24	Seek Amendment	Remove 'Environmental Asset Waterways' and 'Network Waterways' as a qualifying matter, unless a site by site assessment has been undertaken that demonstrates why development that is otherwise permitted under MDRS is inappropriate. Section 6 seeks the preservation of rivers and their margins and their protection from inappropriate subdivision, use and development. Similarly, Section 6 also recognises and provides for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga. Kāinga Ora is supportive of these Section 6 matters being identified as a qualifying matter. However, where the identified waterbodies do not meet a Section 6 threshold, such as for 'Environmental Asset Waterways' and 'Network Waterways' use of waterway setbacks as a qualifying matter, Council needs to demonstrate why development that is otherwise permitted under MDRS is inappropriate, for every specific waterway (and adjacent site) where a qualifying matter is proposed. The existing provisions in Chapter 6.6 of the District Plan are sufficient.	Support
Kāinga Ora – Homes and Communities / #834.30	Carter Group Limited / #FS2045.23	Seek Amendment	Remove 'Environmental Asset Waterways' and 'Network Waterways' as a qualifying matter, unless a site by site assessment has been undertaken that demonstrates why development that is otherwise permitted under MDRS is inappropriate. Section 6 seeks the preservation of rivers and their margins and their protection from inappropriate subdivision, use and development. Similarly, Section 6 also recognises and provides for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga. Kāinga Ora is supportive of these Section 6 matters being identified as a qualifying matter. However, where the identified waterbodies do not meet a Section 6 threshold, such as for 'Environmental Asset Waterways' and 'Network Waterways' use of waterway setbacks as a qualifying matter, Council needs to demonstrate why development that is otherwise permitted under MDRS is inappropriate, for every specific waterway (and adjacent site) where a qualifying matter is proposed. The existing provisions in Chapter 6.6 of the District Plan are sufficient.	Support
Kāinga Ora – Homes and Communities / #834.30	LMM Investments 2012 Limited / #FS2049.15	Seek Amendment	Remove 'Environmental Asset Waterways' and 'Network Waterways' as a qualifying matter, unless a site by site assessment has been undertaken that demonstrates why development that is otherwise permitted under MDRS is inappropriate. Section 6 seeks the preservation of rivers and their margins and their protection from inappropriate subdivision, use and development. Similarly, Section 6 also recognises and provides for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga. Kāinga Ora is supportive of these Section 6 matters being identified as a qualifying matter. However, where the identified waterbodies do not meet a Section 6 threshold, such as for 'Environmental Asset Waterways' and 'Network Waterways' use of waterway setbacks as a qualifying matter, Council needs to demonstrate why development that is otherwise permitted under MDRS is inappropriate, for every specific waterway (and adjacent site) where a qualifying matter is proposed. The existing provisions in Chapter 6.6 of the District Plan are sufficient.	Support
Kāinga Ora – Homes and Communities / #834.32		Oppose	Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety.	
Kāinga Ora – Homes and Communities / #834.32	Catholic Diocese of Christchurch / #FS2044.26	Oppose	Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety. Kāinga Ora considers this qualifying matter is unnecessary and seek that it is deleted. While the use of areas for open space purposes is identified as a qualifying matter under RMA s770(f), the areas zoned Open Space are owned by CCC and many are administered under the Reserves Act 1977. Council ownership, and Open Space zoning, makes it unlikely that these areas will be developed for medium density housing and such development would also be contrary to the purposes for which these sites were reserved. Further, the Housing Supply Act only requires CCC to incorporate MDRS into every relevant residential zone (not Open Space Zone). The s770(f) matter is noted as being relevant for other councils where their District Plan does not include an Open Space zone and instead reserves often have a residential zoning. As with the Open Space Zones, Kāinga Ora note that the Ōtākaro 'red zone' area has been subject to detailed place based assessment, with large scale residential development not anticipated in this area. Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety. Kāinga Ora considers this qualifying matter is unnecessary and seek that it is deleted. While the use of areas for open space purposes is identified as a qualifying matter under RMA s770(f), the areas zoned Open Space are owned by CCC and many are administered under the Reserves Act 1977. Council ownership, and Open Space zoning, makes it unlikely that these areas will be developed for medium density housing and such development would also be contrary to the purposes for which these sites were reserved. Further, the Housing Supply Act only requires CCC to incorporate MDRS into every relevant residential zone (not Open Space Zone). The s770(f) matter is noted as being relevant for other councils where their District Plan does not include an Open Space zone and instead reserves often have a residential zoning. As with the Open Space Zones, Kāinga Ora note that the Ōtākaro 'red zone' area has been subject to detailed place based assessment, with large scale residential development not anticipated in this area.	Support

Kāinga Ora – Homes and Communities /834.32	Carter Group Limited/ #FS2045.25	Oppose	Delete the Open Space (recreation zone)qualifying matter and any relevantprovisions proposed in its entirety. Kāinga Ora considers thisqualifying matter isunnecessary and seek that it isdeleted.While the use of areas for openspace purposes is identified asa qualifying matter under RMAs770(f), the areas zoned OpenSpace are owned by CCC andmany are administered underthe Reserves Act 1977. Councilownership, and Open Spacezoning, makes it unlikely thatthese areas will be developedfor medium density housing andsuch development would also be contrary to the purposes forwhich these sites werereserved. Further, the HousingSupply Act only requires CCC to incorporate MDRS into everyrelevant residential zone (notOpen Space Zone).The s770(f) matter is noted asbeing relevant for other councilswhere their District Plan doesnot include an Open Spacezone and instead reservesoften have a residential zoning.As with the Open Space Zones,Kāinga Ora note that theŌtākaro ‘red zone’ area hasbeen subject to detailed placebased assessment, with largescale residential developmentnot anticipated in this area. Delete the Open Space (recreation zone)qualifying matter and any relevantprovisions proposed in its entirety. Kāinga Ora considers thisqualifying matter isunnecessary and seek that it isdeleted.While the use of areas for openspace purposes is identified asa qualifying matter under RMAs770(f), the areas zoned OpenSpace are owned by CCC andmany are administered underthe Reserves Act 1977. Councilownership, and Open Spacezoning, makes it unlikely thatthese areas will be developedfor medium density housing andsuch development would also be contrary to the purposes forwhich these sites werereserved. Further, the HousingSupply Act only requires CCC to incorporate MDRS into everyrelevant residential zone (notOpen Space Zone).The s770(f) matter is noted asbeing relevant for other councilswhere their District Plan doesnot include an Open Spacezone and instead reservesoften have a residential zoning.As with the Open Space Zones,Kāinga Ora note that theŌtākaro ‘red zone’ area hasbeen subject to detailed placebased assessment, with largescale residential developmentnot anticipated in this area.	Support
Kāinga Ora – Homes and Communities /834.32	LMM Investments 2012 Limited/ #FS2049.17	Oppose	Delete the Open Space (recreation zone)qualifying matter and any relevantprovisions proposed in its entirety. Kāinga Ora considers thisqualifying matter isunnecessary and seek that it isdeleted.While the use of areas for openspace purposes is identified asa qualifying matter under RMAs770(f), the areas zoned OpenSpace are owned by CCC andmany are administered underthe Reserves Act 1977. Councilownership, and Open Spacezoning, makes it unlikely thatthese areas will be developedfor medium density housing andsuch development would also be contrary to the purposes forwhich these sites werereserved. Further, the HousingSupply Act only requires CCC to incorporate MDRS into everyrelevant residential zone (notOpen Space Zone).The s770(f) matter is noted asbeing relevant for other councilswhere their District Plan doesnot include an Open Spacezone and instead reservesoften have a residential zoning.As with the Open Space Zones,Kāinga Ora note that theŌtākaro ‘red zone’ area hasbeen subject to detailed placebased assessment, with largescale residential developmentnot anticipated in this area. Delete the Open Space (recreation zone)qualifying matter and any relevantprovisions proposed in its entirety. Kāinga Ora considers thisqualifying matter isunnecessary and seek that it isdeleted.While the use of areas for openspace purposes is identified asa qualifying matter under RMAs770(f), the areas zoned OpenSpace are owned by CCC andmany are administered underthe Reserves Act 1977. Councilownership, and Open Spacezoning, makes it unlikely thatthese areas will be developedfor medium density housing andsuch development would also be contrary to the purposes forwhich these sites werereserved. Further, the HousingSupply Act only requires CCC to incorporate MDRS into everyrelevant residential zone (notOpen Space Zone).The s770(f) matter is noted asbeing relevant for other councilswhere their District Plan doesnot include an Open Spacezone and instead reservesoften have a residential zoning.As with the Open Space Zones,Kāinga Ora note that theŌtākaro ‘red zone’ area hasbeen subject to detailed placebased assessment, with largescale residential developmentnot anticipated in this area.	Support
Kāinga Ora – Homes and Communities / #834.37		Oppose	<p>6.1A Qualifying matters Residential Character areas</p> <ol style="list-style-type: none"> 1. Delete all new or extended characterareas as qualifying matters andundertake further analysis todetermine the exact values of theresources that the Council seeks tomanage in the District Plan. 2. For existing character areas retainthe controlled activity status for newbuildings that exists in the OperativePlan - Rule 14.5.3.1.2 C114.5.3.2.3 Building height – Character Area Overlays, and14.5.3.2.5 – 14.5.3.2.14 Built formrules – Character Area Overlays. 3. In the event that the Character Areaqualifying matter remains, explicitprovision is sought for the ability todevelop Papakāinga/KāingaNoHoanga, noting that localRūnanga have purchased the formerLyttelton West School Site 	
Kāinga Ora – Homes and Communities /834.37	Sulekha Korgaonkar/ #FS2019.2	Oppose	<p>6.1A Qualifying matters Residential Character areas</p> <ol style="list-style-type: none"> 1. Delete all new or extended characterareas as qualifying matters andundertake further analysis todetermine the exact values of theresources that the Council seeks tomanage in the District Plan. 	Oppose

			<p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C114.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	
Kāinga Ora – Homes and Communities /834.37	Amy Beran/ #FS2030.8	Oppose	<p>6.1A Qualifying matters Residential Character areas</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C114.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Seek Amendment
Kāinga Ora – Homes and Communities /834.37	Anne Dingwall/ #FS2037.6	Oppose	<p>6.1A Qualifying matters Residential Character areas</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C114.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Oppose

Kāinga Ora – Homes and Communities /834.37	Catholic Diocese of Christchurch/ #FS2044.31	Oppose	<p>6.1A Qualifying matters Residential Character areas</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C114.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be ‘managed’ rather than ‘protected’ in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Support
Kāinga Ora – Homes and Communities /834.37	Carter Group Limited/ #FS2045.30	Oppose	<p>6.1A Qualifying matters Residential Character areas</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C114.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be ‘managed’ rather than ‘protected’ in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Support
Kāinga Ora – Homes and Communities / #834.52		Support	<p>6.1A Qualifying matters. Table 1 - Qualifying Matters - Provisions that may reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3.</p> <p>Retain Electricity Transmission Corridors qualifying matter only to the extent of the corridor as defined in the NES ET.</p>	
Kāinga Ora – Homes and Communities /834.52	Orion New Zealand Limited/ #FS2056.17	Support	<p>6.1A Qualifying matters. Table 1 - Qualifying Matters - Provisions that may reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3.</p> <p>Retain Electricity Transmission Corridors qualifying matter only to the extent of the corridor as defined in the NES ET.</p> <p>Kāinga Ora support this qualifying matter noting that the qualifying matter only relates to the National Grid Transmission Lines (nationally significant infrastructure) in accordance with s771(e) and no other lesser category of line.</p>	Oppose

Kāinga Ora – Homes and Communities /834.52	Transpower New Zealand Limited/ #FS2060.1	Support	<p>6.1A Qualifying matters. Table 1 - Qualifying Matters - Provisions that may reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3.</p> <p>Retain Electricity Transmission Corridors qualifying matter only to the extent of the corridor as defined in the NES ET.</p> <p>Kāinga Ora support this qualifying matter noting that the qualifying matter only relates to the National Grid Transmission Lines (nationally significant infrastructure) in accordance with s771(e) and no other lesser category of line.</p>	Support
Kāinga Ora – Homes and Communities / #834.57		Oppose	<p>Qualifying matters - Airport Noise Influence Area</p> <p>Delete this qualifying matter and all proposed provisions.</p>	
Kāinga Ora – Homes and Communities /834.57	Miles Premises Ltd/ #FS2050.11	Oppose	<p>Qualifying matters - Airport Noise Influence Area</p> <p>Delete this qualifying matter and all proposed provisions.</p> <p>Kāinga Ora seeks that the Airport Noise Influence Area qualifying matter be deleted thus allowing all existing residential zoned land within the Airport Noise Influence Area to be zoned Medium Density Residential as per the direction in the Act. While Kāinga Ora agrees that it is appropriate to protect strategic infrastructure (including Christchurch International Airport) from reverse sensitivity effects, it does not consider that restricting density under the Airport Noise Influence Area is necessary to avoid reverse sensitivity effects. Further, Kāinga Ora considers that the health, safety and amenity of existing and future residents living within the Airport Noise Influence Area would be appropriately maintained if the land was zoned Medium Density Residential. Any new buildings and additions to existing buildings located within the 55 dB Ldn air noise contour or the 55 dB Ldn engine testing contour would continue to be subject to the acoustic insulation standards set out at Rule 6.1.7.2.2 (Activities near Christchurch Airport) in the District Plan as required by Policy 6.1.2.1.5 b. ii. (Airport noise).</p>	Support
Kāinga Ora – Homes and Communities /834.57	Kauri Lodge Rest Home 2008 Limited/ #FS2059.28	Oppose	<p>Qualifying matters - Airport Noise Influence Area</p> <p>Delete this qualifying matter and all proposed provisions.</p> <p>Kāinga Ora seeks that the Airport Noise Influence Area qualifying matter be deleted thus allowing all existing residential zoned land within the Airport Noise Influence Area to be zoned Medium Density Residential as per the direction in the Act. While Kāinga Ora agrees that it is appropriate to protect strategic infrastructure (including Christchurch International Airport) from reverse sensitivity effects, it does not consider that restricting density under the Airport Noise Influence Area is necessary to avoid reverse sensitivity effects. Further, Kāinga Ora considers that the health, safety and amenity of existing and future residents living within the Airport Noise Influence Area would be appropriately maintained if the land was zoned Medium Density Residential. Any new buildings and additions to existing buildings located within the 55 dB Ldn air noise contour or the 55 dB Ldn engine testing contour would continue to be subject to the acoustic insulation standards set out at Rule 6.1.7.2.2 (Activities near Christchurch Airport) in the District Plan as required by Policy 6.1.2.1.5 b. ii. (Airport noise).</p>	Support
Kāinga Ora – Homes and Communities /834.57	Davie Lovell-Smith Limited/ #FS2067.2	Oppose	<p>Qualifying matters - Airport Noise Influence Area</p> <p>Delete this qualifying matter and all proposed provisions.</p> <p>Kāinga Ora seeks that the Airport Noise Influence Area qualifying matter be deleted thus allowing all existing residential zoned land within the Airport Noise Influence Area to be zoned Medium Density Residential as per the direction in the Act. While Kāinga Ora agrees that it is appropriate to protect strategic</p>	Support

			infrastructure (including Christchurch International Airport) from reverse sensitivity effects, it does not consider that restricting density under the Airport Noise Influence Area is necessary to avoid reverse sensitivity effects. Further, Kāinga Ora considers that the health, safety and amenity of existing and future residents living within the Airport Noise Influence Area would be appropriately maintained if the land was zoned Medium Density Residential. Any new buildings and additions to existing buildings located within the 55 dB Ldn air noise contour or the 55 dB Ldn engine testing contour would continue to be subject to the acoustic insulation standards set out at Rule 6.1.7.2.2 (Activities near Christchurch Airport) in the District Plan as required by Policy 6.1.2.1.5 b. ii. (Airport noise).	
Kāinga Ora – Homes and Communities /834.57	New Zealand Airports Association/ #FS2071.10	Oppose	<p>Qualifying matters - Airport Noise Influence Area</p> <p>Delete this qualifying matter and all proposed provisions.</p> <p>Kāinga Ora seeks that the Airport Noise Influence Area qualifying matter be deleted thus allowing all existing residential zoned land within the Airport Noise Influence Area to be zoned Medium Density Residential as per the direction in the Act. While Kāinga Ora agrees that it is appropriate to protect strategic infrastructure (including Christchurch International Airport) from reverse sensitivity effects, it does not consider that restricting density under the Airport Noise Influence Area is necessary to avoid reverse sensitivity effects. Further, Kāinga Ora considers that the health, safety and amenity of existing and future residents living within the Airport Noise Influence Area would be appropriately maintained if the land was zoned Medium Density Residential. Any new buildings and additions to existing buildings located within the 55 dB Ldn air noise contour or the 55 dB Ldn engine testing contour would continue to be subject to the acoustic insulation standards set out at Rule 6.1.7.2.2 (Activities near Christchurch Airport) in the District Plan as required by Policy 6.1.2.1.5 b. ii. (Airport noise).</p>	Oppose
Kāinga Ora – Homes and Communities / #834.59		Support	<p>6.1A Qualifying matters Lyttelton Port Influence Overlay</p> <p>Retain Lyttelton Port qualifying matter.</p>	
Kāinga Ora – Homes and Communities / #834.61		Oppose	<p>6.1A Qualifying matters NZ Rail Network Interface Sites.</p> <p>Delete NZ Rail Network Interface Sites qualifying matter</p>	
Kāinga Ora – Homes and Communities / #834.71		Seek Amendment	<p>6.1A Qualifying matters Table 1 - Qualifying Matters - Provisions that may reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3. Radio Communication Pathways for the Justice and Emergency Services Precinct.</p> <p>Note: Table 1 in Chapter 6.1A references an abbreviation rather than the qualifying matter rule reference.</p>	
Kāinga Ora – Homes and Communities / #834.73		Support	<p>6.1A Qualifying matters Table 1 - Qualifying Matters - Provisions that may reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3. Vacuum Sewer Wastewater Constraint Areas</p>	
Kāinga Ora – Homes and Communities /834.73	Ministry of Justice/ #FS2012.4	Support	<p>6.1A Qualifying matters Table 1 - Qualifying Matters - Provisions that may reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3. Vacuum Sewer Wastewater Constraint Areas Kāinga Ora recognise the need to ensure sufficient infrastructure is available to service developments.</p>	Support
Kāinga Ora – Homes and Communities /834.73	Ministry of Justice/ #FS2012.8	Support	<p>6.1A Qualifying matters Table 1 - Qualifying Matters - Provisions that may reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3. Vacuum Sewer Wastewater Constraint Areas Kāinga Ora recognise the need to ensure sufficient infrastructure is available to service developments.</p>	Support
Kāinga Ora – Homes and Communities / #834.75		Oppose	<p>6.1A Qualifying matters Table 1 - Qualifying Matters - Provisions that may reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3. Sunlight Access</p> <p>Delete the Sunlight Access qualifying matter and all associated provisions.</p>	
Kāinga Ora – Homes and Communities /834.75	Geoffrey Banks/ #FS2018.1	Oppose	<p>6.1A Qualifying matters Table 1 - Qualifying Matters - Provisions that may reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3. Sunlight Access</p> <p>Delete the Sunlight Access qualifying matter and all associated provisions.</p> <p>Kāinga Ora oppose 'Sunlight Access' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L.</p>	Oppose

Kāinga Ora – Homes and Communities /834.75	Catholic Diocese of Christchurch/ #FS2044.47	Oppose	<p>6.1A Qualifying matters Table 1 - Qualifying Matters -Provisions that may reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3. Sunlight Access</p> <p>Delete the Sunlight Access qualifying matter and all associated provisions.</p> <p>Kāinga Ora oppose 'Sunlight Access' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L.</p>	Support
Kāinga Ora – Homes and Communities /834.75	Carter Group Limited/ #FS2045.49	Oppose	<p>6.1A Qualifying matters Table 1 - Qualifying Matters -Provisions that may reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3. Sunlight Access</p> <p>Delete the Sunlight Access qualifying matter and all associated provisions.</p> <p>Kāinga Ora oppose 'Sunlight Access' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L.</p>	Support
Kāinga Ora – Homes and Communities /834.75	LMM Investments 2012 Limited/ #FS2049.23	Oppose	<p>6.1A Qualifying matters Table 1 - Qualifying Matters -Provisions that may reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3. Sunlight Access</p> <p>Delete the Sunlight Access qualifying matter and all associated provisions.</p> <p>Kāinga Ora oppose 'Sunlight Access' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L.</p>	Support
Kāinga Ora – Homes and Communities /834.75	Andrew McCarthy/ #FS2081.13	Oppose	<p>6.1A Qualifying matters Table 1 - Qualifying Matters -Provisions that may reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3. Sunlight Access</p> <p>Delete the Sunlight Access qualifying matter and all associated provisions.</p> <p>Kāinga Ora oppose 'Sunlight Access' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L.</p>	Support
Kāinga Ora – Homes and Communities / #834.87		Oppose	<p>6.1A Qualifying matters Industrial Interface</p> <p>Delete the Industrial Interface Qualifying Matter and all associated provisions.</p>	
Kāinga Ora – Homes and Communities /834.87	Catholic Diocese of Christchurch/ #FS2044.60	Oppose	<p>6.1A Qualifying matters Industrial Interface</p> <p>Delete the Industrial Interface Qualifying Matter and all associated provisions.</p> <p>Kāinga Ora considers that effects from industrial activities should first be mitigated at the source. The interfaces are already existing, with the Operative Plan having long zoned industrial areas adjacent to residential zones for light industrial activities. Invariably industry is required to meet residential zone standards relating to matters such as noise or glare at the zone boundary. Given the existing requirements to comply with residential standards at the zone interface, combined with the General Industrial zone standards that limit heavy industry in these buffer locations, the QM setback is not considered to be appropriate with the benefits of the QM not outweighing the costs.</p>	Support
Kāinga Ora – Homes and Communities /834.87	Carter Group Limited/ #FS2045.63	Oppose		Support

			<p>6.1A Qualifying matters Industrial Interface</p> <p>Delete the Industrial Interface Qualifying Matter and all associated provisions.</p> <p>Kāinga Ora considers that effects from industrial activities should first be mitigated at the source. The interfaces are already existing, with the Operative Plan having long zoned industrial areas adjacent to residential zones for light industrial activities. Invariably industry is required to meet residential zone standards relating to matters such as noise or glare at the zone boundary. Given the existing requirements to comply with residential standards at the zone interface, combined with the General Industrial zone standards that limit heavy industry in these buffer locations, the QM setback is not considered to be appropriate with the benefits of the QM not outweighing the costs.</p>	
Kāinga Ora – Homes and Communities /834.87	Lyttelton Port Company Limited/ #FS2054.10	Oppose	<p>6.1A Qualifying matters Industrial Interface</p> <p>Delete the Industrial Interface Qualifying Matter and all associated provisions.</p> <p>Kāinga Ora considers that effects from industrial activities should first be mitigated at the source. The interfaces are already existing, with the Operative Plan having long zoned industrial areas adjacent to residential zones for light industrial activities. Invariably industry is required to meet residential zone standards relating to matters such as noise or glare at the zone boundary. Given the existing requirements to comply with residential standards at the zone interface, combined with the General Industrial zone standards that limit heavy industry in these buffer locations, the QM setback is not considered to be appropriate with the benefits of the QM not outweighing the costs.</p>	Oppose
Kāinga Ora – Homes and Communities / #834.91		Oppose	<p>1. Delete the Riccarton Bush Interface Qualifying Matter and all associated provisions.</p> <p>2. The existing tree setbacks in Chapter 9.4 are retained</p>	
Kāinga Ora – Homes and Communities /834.91	Anne Dingwall/ #FS2037.7	Oppose	<p>1. Delete the Riccarton Bush Interface Qualifying Matter and all associated provisions.</p> <p>2. The existing tree setbacks in Chapter 9.4 are retained</p> <p>Kāinga Ora considers that the existing long-established Operative Plan rules requiring a 10m building and earthworks setback from boundaries with the Bush are appropriate for managing potential interface issues/ impacts on tree health. The retention of the existing setback is quite different from the proposed QM which extends across roads and goes some distance from the Bush itself. The area around Riccarton Bush is ideally located for supporting a High Density Residential Zone given its close proximity to a Metropolitan centre, cycleways, high frequency bus routes, and the large university activity hub.</p>	Oppose
Kāinga Ora – Homes and Communities /834.91	Kauri Lodge Rest Home 2008 Limited/ #FS2059.17	Oppose	<p>1. Delete the Riccarton Bush Interface Qualifying Matter and all associated provisions.</p> <p>2. The existing tree setbacks in Chapter 9.4 are retained</p> <p>Kāinga Ora considers that the existing long-established Operative Plan rules requiring a 10m building and earthworks setback from boundaries with the Bush are appropriate for managing potential interface issues/ impacts on tree health. The retention of the existing setback is quite different from the proposed QM which extends across roads and goes some distance from the Bush itself. The area around Riccarton Bush is ideally located for supporting a High Density Residential Zone given its close proximity to a Metropolitan centre, cycleways, high frequency bus routes, and the large university activity hub.</p>	Support
Kāinga Ora – Homes and Communities /834.91	The Riccarton Bush Trust/ #FS2085.30	Oppose	<p>1. Delete the Riccarton Bush Interface Qualifying Matter and all associated provisions.</p> <p>2. The existing tree setbacks in Chapter 9.4 are retained</p> <p>Kāinga Ora considers that the existing long-established Operative Plan rules requiring a 10m building and earthworks setback from boundaries with the Bush are appropriate for managing potential interface issues/ impacts on tree health. The retention of the existing setback is quite different from the proposed QM</p>	Oppose

			which extends across roads and goes some distance from the Bush itself. The area around Riccarton Bush is ideally located for supporting a High Density Residential Zone given its close proximity to a Metropolitan centre, cycleways, high frequency bus routes, and the large university activity hub.	
Kāinga Ora – Homes and Communities / #834.95		Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.	
Kāinga Ora – Homes and Communities /834.95	Catholic Diocese of Christchurch/ #FS2044.64	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions. Kāinga Ora oppose the ‘CitySpine’ being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. The associated rules require buildings and outdoor living spaces to be set back from spine road corridors in both residential and commercial zones. In commercial zones there is a direct conflict in urban design outcomes (and rules) where the Key Pedestrian Frontage rules require buildings to be built up to the road boundary in order to deliver good urban design outcomes and facilitates a continuous street edge (often with veranda cover for pedestrians). It is understood that the intention of the rule is to enable road widening in the future to accommodate public rapid transit. If Council’s intention is to acquire land in the future to facilitate public works then it should use the designation powers available to it. Given the highly developed nature of these existing corridors with lengthy sections of commercial property built to the road boundary, it is unclear how any corridor-long road widening will occur without major land acquisition and demolition.	Support
Kāinga Ora – Homes and Communities /834.95	Carter Group Limited/ #FS2045.68	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions. Kāinga Ora oppose the ‘CitySpine’ being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. The associated rules require buildings and outdoor living spaces to be set back from spine road corridors in both residential and commercial zones. In commercial zones there is a direct conflict in urban design outcomes (and rules) where the Key Pedestrian Frontage rules require buildings to be built up to the road boundary in order to deliver good urban design outcomes and facilitates a continuous street edge (often with veranda cover for pedestrians). It is understood that the intention of the rule is to enable road widening in the future to accommodate public rapid transit. If Council’s intention is to acquire land in the future to facilitate public works then it should use the designation powers available to it. Given the highly developed nature of these existing corridors with lengthy sections of commercial property built to the road boundary, it is unclear how any corridor-long road widening will occur without major land acquisition and demolition.	Support
Kāinga Ora – Homes and Communities / #834.105		Support	Retain sites of historic heritage items and their settings (City Centre Zone) -Cathedral Square, New Regent Street, the Arts Centre	
Kāinga Ora – Homes and Communities /834.105	Anne Dingwall/ #FS2037.10	Support	Retain sites of historic heritage items and their settings (City Centre Zone) -Cathedral Square, New Regent Street, the Arts Centre Kāinga Ora support the management of Historic Heritage as a qualifying matter, noting that Cathedral Square, New Regent Street and the Arts Centre contain individually listed heritage items and are within identified heritage settings. This is a matter of national significance in Section 6.	Support
Kāinga Ora – Homes and Communities /834.105	Catholic Diocese of Christchurch/ #FS2044.74	Support	Retain sites of historic heritage items and their settings (City Centre Zone) -Cathedral Square, New Regent Street, the Arts Centre Kāinga Ora support the management of Historic Heritage as a qualifying matter, noting that Cathedral Square, New Regent Street and the Arts Centre contain individually listed heritage items and are within identified heritage settings. This is a matter of national significance in Section 6.	Oppose
Kāinga Ora – Homes and Communities /834.105	Carter Group Limited/ #FS2045.78	Support	Retain sites of historic heritage items and their settings (City Centre Zone) -Cathedral Square, New Regent Street, the Arts Centre Kāinga Ora support the management of Historic Heritage as a qualifying matter, noting that Cathedral Square, New Regent Street and the Arts Centre contain individually listed heritage items and are within identified heritage settings. This is a matter of national significance in Section 6.	Oppose
Kāinga Ora – Homes and Communities / #834.115		Oppose	Delete Section 6.10A and all associated provisions	
Kāinga Ora – Homes and Communities /834.115	Catholic Diocese of Christchurch/ #FS2044.80	Oppose	Delete Section 6.10A and all associated provisions Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora considers the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m ² of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already owns extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	Support

Kāinga Ora – Homes and Communities /834.115	Carter Group Limited/ #FS2045.84	Oppose	Delete Section 6.10A and all associated provisions Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora considers the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m ² of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already owns extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	Support
Kāinga Ora – Homes and Communities /834.115	LMM Investments 2012 Limited/ #FS2049.38	Oppose	Delete Section 6.10A and all associated provisions Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora considers the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m ² of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already owns extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	Support
Kāinga Ora – Homes and Communities /834.115	Chapman Tripp/ #FS2063.132	Oppose	Delete Section 6.10A and all associated provisions Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora considers the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m ² of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already owns extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	Support
Kāinga Ora – Homes and Communities /834.115	Chapman Tripp/ #FS2064.127	Oppose	Delete Section 6.10A and all associated provisions Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora considers the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m ² of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already owns extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	Support

Kāinga Ora – Homes and Communities /834.115	Red Spur Ltd/ #FS2068.4	Oppose	Delete Section 6.10A and all associated provisions Kāinga Ora welcomes the Council's recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora considers the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m ² of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	Support
Lyttelton Port Company Limited/ #853.3		Support	Retain 6.1A.1 as notified.	
Lyttelton Port Company Limited/853.3	KiwiRail/ #FS2055.21	Support	Retain 6.1A.1 as notified. LPC supports the inclusion of 6.1A to explain qualifying matters and that they justify development less enabling than MDRS. In particular, LPC supports identification of the Residential Industrial Interface qualifying matter and the Lyttelton Port Influences Overlay. [Redacted] Retain 6.1A.1 as notified. LPC supports the inclusion of 6.1A to explain qualifying matters and that they justify development less enabling than MDRS. In particular, LPC supports identification of the Residential Industrial Interface qualifying matter and the Lyttelton Port Influences Overlay. [Redacted]	Support
Lyttelton Port Company Limited/853.3	Kāinga Ora/ #FS2082.785	Support	Retain 6.1A.1 as notified. LPC supports the inclusion of 6.1A to explain qualifying matters and that they justify development less enabling than MDRS. In particular, LPC supports identification of the Residential Industrial Interface qualifying matter and the Lyttelton Port Influences Overlay. [Redacted] Retain 6.1A.1 as notified. LPC supports the inclusion of 6.1A to explain qualifying matters and that they justify development less enabling than MDRS. In particular, LPC supports identification of the Residential Industrial Interface qualifying matter and the Lyttelton Port Influences Overlay. [Redacted]	Oppose
Orion New Zealand Limited (Orion)/ #854.10		Support	Chapter 6.1A Matters Table 1 Orion supports identification of Electricity Transmission Corridor and Infrastructure as a qualifying matter in PC14.	
Carter Group Limited/ #2045.93		Support		

General Rules and Procedures > Noise

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Lendlease Limited/ #855.19		Support	Retain Chapter 6.1 as notified.	

General Rules and Procedures > Noise > Zone Specific Noise Rules > Noise Standards > Zone noise limits outside the Central City

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Greg Olive/ #2.3		Seek Amendment	Amend noise rule 6.1.5.2.1 Table 1(a) to align with the site rather than whether the dwelling existed prior to the plan change being operative.	
Eric Ackroyd/ #333.7		Seek Amendment	That higher density residential zones will need strict noise limits.	

General Rules and Procedures > Noise > Zone Specific Noise Rules > Noise Standards > Noise limits in the Central City

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Eric Ackroyd/ #333.5		Seek Amendment	That higher density residential zones will need strict noise limits.	

General Rules and Procedures > Noise > Activity Specific Noise Rules > Activity standards > Temporary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Eric Ackroyd/ #333.6		Seek Amendment	That higher density residential zones will need strict noise limits.	

General Rules and Procedures > Noise > Activity Specific Noise Rules > Activity standards > Aircraft operations at Christchurch International Airport

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Shirley van Essen/ #54.1		Seek Amendment	The airport noise contour to be widened to include 34, 36A and 38 Kahu Road, and more properties west and south of Kahu Road between the two bridges over the Avon River. Properties within the amended noise contour to be zoned Residential Suburban.	
Shirley van Essen/54.1	Anne Dingwall/ #FS2037.86	Seek Amendment	The airport noise contour to be widened to include 34, 36A and 38 Kahu Road, and more properties west and south of Kahu Road between the two bridges over the Avon River. Properties within the amended noise contour to be zoned Residential Suburban. Flight approach path (provided attached) shows recent flight path activity that is outside of the noise contour. There are properties not within airport noise contour; however, planes fly over property leading to noise concerns. Contour should cover actual flight paths to include 34, 36A and 38 Kahu Road, and more properties west and south of Kahu Road between the two bridges over the Avon River. Properties like these and others under a wider airport noise contour to remain Residential Suburban.	Support

General Rules and Procedures > Noise > Activity Specific Noise Rules > Activity standards > Additional activity standards for aircraft operations and on-aircraft engine testing at Christchurch International Airport > Acoustic treatment and advice

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Waka Kotahi (NZ Transport Agency) / #805.29		Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.	

Waka Kotahi (NZ Transport Agency) /805.29	Miles Premises Ltd/ #FS2050.12	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Support
Waka Kotahi (NZ Transport Agency) /805.29	Christchurch International Airport Limited/ #FS2052.33	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Oppose

General Rules and Procedures > Noise > Rules - Activities near infrastructure

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.62		Oppose	Delete NZ Rail Network Interface Sitesqualifying matter	
Kāinga Ora – Homes and Communities /834.62	KiwiRail/ #FS2055.10	Oppose	Delete NZ Rail Network Interface Sitesqualifying matter Kāinga Ora considers that thestandard internal boundarysetback for zones isappropriate.	Oppose

General Rules and Procedures > Noise > Rules - Activities near infrastructure > Activity status tables > Restricted Discretionary Activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Waka Kotahi (NZ Transport Agency) / #805.30		Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.	
Waka Kotahi (NZ Transport Agency) /805.30	Miles Premises Ltd/ #FS2050.20	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Support
Waka Kotahi (NZ Transport Agency) /805.30	Christchurch International Airport Limited/ #FS2052.34	Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.	Oppose

			<p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	
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General Rules and Procedures > Noise > Rules - Activities near infrastructure > Activity standards

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kiwi Rail/ #829.1		Seek Amendment	<p>Amend Rule 6.1.7.2 to include the following vibration standard:</p> <p>NOISE-RX- Permitted Activity</p> <p>Indoor railway vibration</p> <ol style="list-style-type: none"> 1. Any new buildings or alterations to existing buildings containing a noise sensitive activity, within 60 metres of the boundary of any railway network, must be protected from vibration arising from the nearby rail corridor. 2. Compliance with standard 1 above shall be achieved by a report submitted to the council demonstrating compliance with the following matters: <ul style="list-style-type: none"> (a) the new building or alteration or an existing building is designed, constructed and maintained to achieve rail vibration levels not exceeding 0.3 mm/s vw,95 or (b) the new building or alteration to an existing building is a single-storey framed residential building with: <ol style="list-style-type: none"> i. a constant level floor slab on a full surface vibration isolation bearing with natural frequency not exceeding 10 Hz, installed in accordance with the supplier's instructions and recommendations; and ii. vibration isolation separating the sides of the floor slab from the ground; and iii. no rigid connections between the building and the ground. <p>Matters of discretion</p> <ol style="list-style-type: none"> (a) location of the building; (b) the effects of any non-compliance with the activity specific standards; (c) special topographical, building features or ground conditions which will mitigate vibration impacts; (c) the outcome of any consultation with Kiwi Rail. 	
Kiwi Rail/829.1	Andrew Fitzgerald/ #FS2024.1	Seek Amendment	<p>Amend Rule 6.1.7.2 to include the following vibration standard:</p> <p>NOISE-RX- Permitted Activity</p>	Oppose

			<p>Indoor railway vibration</p> <ol style="list-style-type: none"> 1. Any new buildings or alterations to existing buildings containing a noise sensitive activity, within 60 metres of the boundary of any railway network, must be protected from vibration arising from the nearby rail corridor. 2. Compliance with standard 1 above shall be achieved by a report submitted to the council demonstrating compliance with the following matters: <ol style="list-style-type: none"> (a) the new building or alteration or an existing building is designed, constructed and maintained to achieve rail vibration levels not exceeding 0.3 mm/s vw,95 or (b) the new building or alteration to an existing building is a single-storey framed residential building with: <ol style="list-style-type: none"> i. a constant level floor slab on a full surface vibration isolation bearing with natural frequency not exceeding 10 Hz, installed in accordance with the supplier's instructions and recommendations; and ii. vibration isolation separating the sides of the floor slab from the ground; and iii. no rigid connections between the building and the ground. <p>Matters of discretion</p> <ol style="list-style-type: none"> (a) location of the building; (b) the effects of any non-compliance with the activity specific standards; (c) special topographical, building features or ground conditions which will mitigate vibration impacts; (c) the outcome of any consultation with KiwiRail. <hr/> <p>KiwiRail seek that vibration controls be included to apply to sensitive uses within 60m of the legal boundary of any railway boundary.</p> <p>KiwiRail seek that non compliance with the permitted standards be assessed as a restricted discretionary activity with appropriate matters of discretion.</p>	
Kiwi Rail/829.1	Anne Dingwall/ #FS2037.712	Seek Amendment	<p>Amend Rule 6.1.7.2 to include the following vibration standard:</p> <p>NOISE-RX- Permitted Activity</p> <p>Indoor railway vibration</p> <ol style="list-style-type: none"> 1. Any new buildings or alterations to existing buildings containing a noise sensitive activity, within 60 metres of the boundary of any railway network, must be protected from vibration arising from the nearby rail corridor. 	Support

			<p>2. Compliance with standard 1 above shall be achieved by a report submitted to the council demonstrating compliance with the following matters:</p> <p>(a) the new building or alteration or an existing building is designed, constructed and maintained to achieve rail vibration levels not exceeding 0.3 mm/s vw,95 or</p> <p>(b) the new building or alteration to an existing building is a single-storey framed residential building with:</p> <p>i. a constant level floor slab on a full surface vibration isolation bearing with natural frequency not exceeding 10 Hz, installed in accordance with the supplier's instructions and recommendations; and</p> <p>ii. vibration isolation separating the sides of the floor slab from the ground; and</p> <p>iii. no rigid connections between the building and the ground.</p> <p>Matters of discretion</p> <p>(a) location of the building;</p> <p>(b) the effects of any non-compliance with the activity specific standards; (c) special topographical, building features or ground conditions which will mitigate vibration impacts;</p> <p>(c) the outcome of any consultation with KiwiRail.</p> <hr/> <p>KiwiRail seek that vibration controls be included to apply to sensitive uses within 60m of the legal boundary of any railway boundary.</p> <p>KiwiRail seek that non compliance with the permitted standards be assessed as a restricted discretionary activity with appropriate matters of discretion.</p>	
Kiwi Rail/829.1	Chapman Tripp/ #FS2063.123	Seek Amendment	<p>Amend Rule 6.1.7.2 to include the following vibration standard:</p> <p>NOISE-RX- Permitted Activity</p> <p>Indoor railway vibration</p> <ol style="list-style-type: none"> Any new buildings or alterations to existing buildings containing a noise sensitive activity, within 60 metres of the boundary of any railway network, must be protected from vibration arising from the nearby rail corridor. Compliance with standard 1 above shall be achieved by a report submitted to the council demonstrating compliance with the following matters: <p>(a) the new building or alteration or an existing building is designed, constructed and maintained to achieve rail vibration levels not exceeding 0.3 mm/s vw,95 or</p>	Oppose

			<p>(b) the new building or alteration to an existing building is a single-storey framed residential building with:</p> <ul style="list-style-type: none"> i. a constant level floor slab on a full surface vibration isolation bearing with natural frequency not exceeding 10 Hz, installed in accordance with the supplier's instructions and recommendations; and ii. vibration isolation separating the sides of the floor slab from the ground; and iii. no rigid connections between the building and the ground. <p>Matters of discretion</p> <ul style="list-style-type: none"> (a) location of the building; (b) the effects of any non-compliance with the activity specific standards; (c) special topographical, building features or ground conditions which will mitigate vibration impacts; (c) the outcome of any consultation with KiwiRail. <hr/> <p>KiwiRail seek that vibration controls be included to apply to sensitive uses within 60m of the legal boundary of any railway boundary.</p> <p>KiwiRail seek that non compliance with the permitted standards be assessed as a restricted discretionary activity with appropriate matters of discretion.</p>	
Kiwi Rail/829.1	Chapman Tripp/ #FS2064.118	Seek Amendment	<p>Amend Rule 6.1.7.2 to include the following vibration standard:</p> <p>NOISE-RX- Permitted Activity</p> <p>Indoor railway vibration</p> <ul style="list-style-type: none"> 1. Any new buildings or alterations to existing buildings containing a noise sensitive activity, within 60 metres of the boundary of any railway network, must be protected from vibration arising from the nearby rail corridor. 2. Compliance with standard 1 above shall be achieved by a report submitted to the council demonstrating compliance with the following matters: <ul style="list-style-type: none"> (a) the new building or alteration or an existing building is designed, constructed and maintained to achieve rail vibration levels not exceeding 0.3 mm/s vw,95 or (b) the new building or alteration to an existing building is a single-storey framed residential building with: <ul style="list-style-type: none"> i. a constant level floor slab on a full surface vibration isolation bearing with natural frequency not exceeding 10 Hz, installed in accordance with the supplier's instructions and recommendations; and 	Seek Amendment

			<p>ii. vibration isolation separating the sides of the floor slab from the ground; and</p> <p>iii. no rigid connections between the building and the ground.</p> <p>Matters of discretion</p> <p>(a) location of the building;</p> <p>(b) the effects of any non-compliance with the activity specific standards; (c) special topographical, building features or ground conditions which will mitigate vibration impacts;</p> <p>(c) the outcome of any consultation with KiwiRail.</p> <hr/> <p>KiwiRail seek that vibration controls be included to apply to sensitive uses within 60m of the legal boundary of any railway boundary.</p> <p>KiwiRail seek that non compliance with the permitted standards be assessed as a restricted discretionary activity with appropriate matters of discretion.</p>	
Kiwi Rail/829.1	Kāinga Ora/ #FS2082.743	Seek Amendment	<p>Amend Rule 6.1.7.2 to include the following vibration standard:</p> <p>NOISE-RX- Permitted Activity</p> <p>Indoor railway vibration</p> <ol style="list-style-type: none"> 1. Any new buildings or alterations to existing buildings containing a noise sensitive activity, within 60 metres of the boundary of any railway network, must be protected from vibration arising from the nearby rail corridor. 2. Compliance with standard 1 above shall be achieved by a report submitted to the council demonstrating compliance with the following matters: <ol style="list-style-type: none"> (a) the new building or alteration or an existing building is designed, constructed and maintained to achieve rail vibration levels not exceeding 0.3 mm/s vw, 95 or (b) the new building or alteration to an existing building is a single-storey framed residential building with: <ol style="list-style-type: none"> i. a constant level floor slab on a full surface vibration isolation bearing with natural frequency not exceeding 10 Hz, installed in accordance with the supplier's instructions and recommendations; and ii. vibration isolation separating the sides of the floor slab from the ground; and iii. no rigid connections between the building and the ground. 	Oppose

			<p>Matters of discretion</p> <p>(a) location of the building;</p> <p>(b) the effects of any non-compliance with the activity specific standards; (c) special topographical, building features or ground conditions which will mitigate vibration impacts;</p> <p>(c) the outcome of any consultation with KiwiRail.</p> <hr/> <p>KiwiRail seek that vibration controls be included to apply to sensitive uses within 60m of the legal boundary of any railway boundary.</p> <p>KiwiRail seek that non compliance with the permitted standards be assessed as a restricted discretionary activity with appropriate matters of discretion.</p>	
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General Rules and Procedures > Noise > Rules - Activities near infrastructure > Activity standards > Sensitive activities near roads and railways

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Doug Latham/ #30.1		Seek Amendment	Amend Rule 6.1.7.2.1 sensitive activities near roads and railways to bring back the acceptable solution method as another means of compliance instead of having to engage an acoustic engineer.	
Doug Latham/30.1	KiwiRail/ #FS2055.1	Seek Amendment	<p>Amend Rule 6.1.7.2.1 sensitive activities near roads and railways to bring back the acceptable solution method as another means of compliance instead of having to engage an acoustic engineer.</p> <p>My submission is to bring back the acceptable solution method as another means of compliance instead of having to engage an acoustic engineer.</p>	Seek Amendment
Andrew Evans/ #89.1		Oppose	Delete proposed Rule 6.1.7.2.1 and retain the rule as per the Operative District Plan.	
Andrew Evans/89.1	KiwiRail/ #FS2055.2	Oppose	<p>Delete proposed Rule 6.1.7.2.1 and retain the rule as per the Operative District Plan.</p> <p>Acoustic engineers already charge a lot and are busy- this will slow things down and their fees will go up.</p> <p>2) I cant tell if the new rules require mechanical ventilation (as I'm not an acoustic engineer), but if they do this adds huge cost of consultants, installation costs, and pain</p> <p>3) the current rule have a standard solution (in appendix 6.11.4, for some reason this is still in the district plan) – this is simple and does not require an acoustic engineer</p>	Oppose

			4) In fact, rather than make the acoustic rules worse how about delete the requirement for collector roads- this would dramatically reduce the number of sites affected, and update appendix 6.11.4 to add more flexibility	
New Zealand Institute of Architects Canterbury Branch/ #762.13		Support	[Retain Appendix 6.11.4 in relation to 6.1.7.2.1] as a means of compliance and for the new proposed sound levels to be included to reflect the updated requirements.	
New Zealand Institute of Architects Canterbury Branch/762.13	Anne Dingwall/ #FS2037.778	Support	[Retain Appendix 6.11.4 in relation to 6.1.7.2.1] as a means of compliance and for the new proposed sound levels to be included to reflect the updated requirements. In relation to 6.1.7.2.1. On updating the rules to consider increased traffic and acoustic isolation of habitable spaces, it is not clear if Appendix 6.11.4 is maintained in the Plan or will be updated. If these rules are to be in place, consideration and guidance needs to be given to construction requirements to meet the objectives of the plan change. We propose the retention of 6.11.4 Construction Requirements as a means of compliance and for the new proposed sound levels to be included to reflect the updated requirements.	Support
New Zealand Institute of Architects Canterbury Branch/762.13	KiwiRail/ #FS2055.7	Support	[Retain Appendix 6.11.4 in relation to 6.1.7.2.1] as a means of compliance and for the new proposed sound levels to be included to reflect the updated requirements. In relation to 6.1.7.2.1. On updating the rules to consider increased traffic and acoustic isolation of habitable spaces, it is not clear if Appendix 6.11.4 is maintained in the Plan or will be updated. If these rules are to be in place, consideration and guidance needs to be given to construction requirements to meet the objectives of the plan change. We propose the retention of 6.11.4 Construction Requirements as a means of compliance and for the new proposed sound levels to be included to reflect the updated requirements.	Seek Amendment
New Zealand Institute of Architects Canterbury Branch/762.13	Kāinga Ora/ #FS2082.554	Support	[Retain Appendix 6.11.4 in relation to 6.1.7.2.1] as a means of compliance and for the new proposed sound levels to be included to reflect the updated requirements. In relation to 6.1.7.2.1. On updating the rules to consider increased traffic and acoustic isolation of habitable spaces, it is not clear if Appendix 6.11.4 is maintained in the Plan or will be updated. If these rules are to be in place, consideration and guidance needs to be given to construction requirements to meet the objectives of the plan change. We propose the retention of 6.11.4 Construction Requirements as a means of compliance and for the new proposed sound levels to be included to reflect the updated requirements.	Oppose
Waka Kotahi (NZ Transport Agency) / #805.36		Support	Retain noise provisions as per PC5E.	
Waka Kotahi (NZ Transport Agency) /805.36	Miles Premises Ltd/ #FS2050.22	Support	Retain noise provisions as per PC5E. Waka Kotahi supports the noise provisions remaining in place including within the MDRS zones. However, we want to ensure that the provisions of PC5E are carried through as part of this process.	Support
Waka Kotahi (NZ Transport Agency) /805.36	KiwiRail/ #FS2055.8	Support	Retain noise provisions as per PC5E. Waka Kotahi supports the noise provisions remaining in place including within the MDRS zones. However, we want to ensure that the provisions of PC5E are carried through as part of this process.	Support

General Rules and Procedures > Noise > Rules - Activities near infrastructure > Activity standards > Activities near Christchurch Airport

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Jack Gibbons/ #676.15		Seek Amendment	Place additional requirements on noise proofing [for buildings].	
Jack Gibbons/676.15	Miles Premises Ltd/ #FS2050.13	Seek Amendment	Place additional requirements on noise proofing [for buildings]. Change the Airport noise contour to place additional requirements on noise proofing, and let builders / the market decide if it is still worth building in this area.	Seek Amendment
Jack Gibbons/676.15	Christchurch International Airport Limited/ #FS2052.66	Seek Amendment	Place additional requirements on noise proofing [for buildings]. Change the Airport noise contour to place additional requirements on noise proofing, and let builders / the market decide if it is still worth building in this area.	Oppose
Waka Kotahi (NZ Transport Agency) / #805.31		Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.	
Waka Kotahi (NZ Transport Agency) /805.31	Miles Premises Ltd/ #FS2050.21	Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.	Support

			<p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	
Waka Kotahi (NZ Transport Agency) /805.31	Christchurch International Airport Limited/ #FS2052.35	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Oppose
Waka Kotahi (NZ Transport Agency) /805.31	New Zealand Airports Association/ #FS2071.9	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Oppose

General Rules and Procedures > Noise > 6.1A - Qualifying Matters

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Cheryl Horrell/ #11.1		Support	Retain qualifying matters	
Tobias Meyer/ #55.19		Seek Amendment	Amend proposed Sunlight Access Qualifying matter	
Kathleen Crisley/ #63.92		Seek Amendment	Add Qualifying Matter relating to presence of private stormwater drainage.	
Rosemary Neave/ #72.2		Oppose	Remove the Low Public Transport Accessibility Area Qualifying Matter from the proposed plan change.	
Rosemary Neave/72.2	Anne Dingwall/ #FS2037.149	Oppose	<p>Remove the Low Public Transport Accessibility Area Qualifying Matter from the proposed plan change.</p> <p>The submitter opposes the Low Public Transport Accessibility Area Qualifying Matter as they believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter, such as in Casebrook and Styx are close to rail corridors and existing commercial areas are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Te Whare Roimata / #105.3		Seek Amendment	<p>New Qualifying Matter for the provision of affordable housing:</p> <ul style="list-style-type: none"> the adoption of the American approach to urban development which requires a percentage of new developments being set aside to house low income dwellers; or 	

			<ul style="list-style-type: none"> the development of an Inclusionary Housing Plan which requires new residential developments to pay an “affordable housing financial contribution” similar to that adopted by the Queenstown Council. The money collected from this financial contribution would then be given to Community Housing providers to help fund replacement affordable housing ideally in neighbourhoods such as the Inner City East. 	
Te Whare Roimata /105.3	Anne Dingwall/ #FS2037.174	Seek Amendment	<p>New Qualifying Matter for the provision of affordable housing:</p> <ul style="list-style-type: none"> the adoption of the American approach to urban development which requires a percentage of new developments being set aside to house low income dwellers; or the development of an Inclusionary Housing Plan which requires new residential developments to pay an “affordable housing financial contribution” similar to that adopted by the Queenstown Council. The money collected from this financial contribution would then be given to Community Housing providers to help fund replacement affordable housing ideally in neighbourhoods such as the Inner City East. <p>The growing intensification of the Inner City East / Linwood West highlights the inability of a market-led planning approach to significantly improve housing affordability for entry level homeowners and the City’s least advantaged residents. Without an Inclusionary Housing Plan such as the Queenstown example, intensification exacerbates the housing poverty experienced by low income dwellers forcing them to compete against each other for whatever affordable housing there is within their existing neighbourhood or forces them out away from their friends, supports and networks. S</p>	Support
Te Whare Roimata /105.3	Chapman Tripp/ #FS2063.13	Seek Amendment	<p>New Qualifying Matter for the provision of affordable housing:</p> <ul style="list-style-type: none"> the adoption of the American approach to urban development which requires a percentage of new developments being set aside to house low income dwellers; or the development of an Inclusionary Housing Plan which requires new residential developments to pay an “affordable housing financial contribution” similar to that adopted by the Queenstown Council. The money collected from this financial contribution would then be given to Community Housing providers to help fund replacement affordable housing ideally in neighbourhoods such as the Inner City East. <p>The growing intensification of the Inner City East / Linwood West highlights the inability of a market-led planning approach to significantly improve housing affordability for entry level homeowners and the City’s least advantaged residents. Without an Inclusionary Housing Plan such as the Queenstown example, intensification exacerbates the housing poverty experienced by low income dwellers forcing them to compete against each other for whatever affordable housing there is within their existing neighbourhood or forces them out away from their friends, supports and networks. S</p>	Oppose
Te Whare Roimata /105.3	Chapman Tripp/ #FS2064.13	Seek Amendment	<p>New Qualifying Matter for the provision of affordable housing:</p> <ul style="list-style-type: none"> the adoption of the American approach to urban development which requires a percentage of new developments being set aside to house low income dwellers; or the development of an Inclusionary Housing Plan which requires new residential developments to pay an “affordable housing financial contribution” similar to that adopted by the Queenstown Council. The money collected from this financial contribution would then be given to Community Housing providers to help fund replacement affordable housing ideally in neighbourhoods such as the Inner City East. <p>The growing intensification of the Inner City East / Linwood West highlights the inability of a market-led planning approach to significantly improve housing affordability for entry level homeowners and the City’s least advantaged residents. Without an Inclusionary Housing Plan such as the Queenstown example, intensification exacerbates the housing poverty experienced by low income dwellers forcing them to compete against each other for whatever affordable housing there is within their existing neighbourhood or forces them out away from their friends, supports and networks. S</p>	Oppose
Katie Newell/ #167.2		Oppose	Removal of the 'Low Public Transport Accessibility Area' Qualifying Matter in relation to 76 Patten Street.	
Richard Moylan/ #169.3		Seek Amendment	Support the sunlight qualifying matter and enhancing it to provide for outdoor washing drying.	
Josiah Beach/ #180.1		Support	Fully and completely supports all the Qualifying Matters proposed by the Council.	
Josiah Beach/180.1	Anne Dingwall/ #FS2037.229	Support	Fully and completely supports all the Qualifying Matters proposed by the Council. Submitter fully and completely supports all the Qualifying Matters proposed by the Council, and is grateful for the proactive and well-considered issues that they deal with.	Support
Tom Logan/ #187.9		Oppose	Remove [the Low Public Transport Accessibility Areas] QM entirely or amend to reduce scope.	

Tom Logan/187.9	Kāinga Ora/ #FS2082.92	Oppose	Remove [the Low Public Transport Accessibility Areas] QM entirely or amend to reduce scope. The Low Public Transport Accessibility Qualifying Matter should be removed from the proposal because the criteria used to identify its spatial extent is arbitrary and prevents strategic growth in areas served by decent and improving PT routes. Should an entire area really be precluded from all future development solely on the basis that it is not currently served by a core public transport route? A lack of public transport access is a manufactured reason to not allow density, as it unnecessarily limits density due to inadequate planning on the part of the regional council. It also ignores different measures of accessibility to amenities, beyond public transport use. Better measures of city-wide accessibility should have been used, rather than the simple model used by the council in their analysis. Given the promotion of active public transport by the council, why was this mode not considered in their analysis of accessibility for the QM?	Support
Addington Neighbourhood Association / #205.4		Support	That natural hazards must be allowed for, or the Council could face legal redress for allowing higher density in the wrong places.	
Addington Neighbourhood Association /205.4	Anne Dingwall/ #FS2037.296	Support	That natural hazards must be allowed for, or the Council could face legal redress for allowing higher density in the wrong places. That natural hazards must be allowed for, or the Council could face legal redress for allowing higher density in the wrong places.	Support
Addington Neighbourhood Association /205.4	Kāinga Ora/ #FS2082.124	Support	That natural hazards must be allowed for, or the Council could face legal redress for allowing higher density in the wrong places. That natural hazards must be allowed for, or the Council could face legal redress for allowing higher density in the wrong places.	Oppose
Addington Neighbourhood Association / #205.24		Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	
Addington Neighbourhood Association /205.24	Orion New Zealand Limited/ #FS2056.21	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Support
Addington Neighbourhood Association /205.24	Kāinga Ora/ #FS2082.144	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Oppose
Addington Neighbourhood Association / #205.26		Seek Amendment	Include a clause which allows the Council to add additional Qualifying Matters.	
Addington Neighbourhood Association /205.26	Catholic Diocese of Christchurch/ #FS2044.149	Seek Amendment	Include a clause which allows the Council to add additional Qualifying Matters. Put in a clause which allows the Council to add additional Qualifying Matters in the future, should something come up later , which has not yet been thought of.	Oppose
Addington Neighbourhood Association /205.26	Carter Group Limited/ #FS2045.155	Seek Amendment	Include a clause which allows the Council to add additional Qualifying Matters. Put in a clause which allows the Council to add additional Qualifying Matters in the future, should something come up later , which has not yet been thought of.	Oppose
Addington Neighbourhood Association /205.26	LMM Investments 2012 Limited/ #FS2049.158	Seek Amendment	Include a clause which allows the Council to add additional Qualifying Matters. Put in a clause which allows the Council to add additional Qualifying Matters in the future, should something come up later , which has not yet been thought of.	Oppose
Addington Neighbourhood Association /205.26	Christchurch International Airport Limited/ #FS2052.45	Seek Amendment	Include a clause which allows the Council to add additional Qualifying Matters. Put in a clause which allows the Council to add additional Qualifying Matters in the future, should something come up later , which has not yet been thought of.	Support
Addington Neighbourhood Association /205.26	Daresbury Limited/ #FS2053.14	Seek Amendment	Include a clause which allows the Council to add additional Qualifying Matters. Put in a clause which allows the Council to add additional Qualifying Matters in the future, should something come up later , which has not yet been thought of.	Oppose
Addington Neighbourhood Association /205.26	Kāinga Ora/ #FS2082.146	Seek Amendment	Include a clause which allows the Council to add additional Qualifying Matters. Put in a clause which allows the Council to add additional Qualifying Matters in the future, should something come up later , which has not yet been thought of.	Oppose
Atlas Quarter Residents Group (22 owners) / #224.26		Support	The inclusion of the qualifying criteria is supported, independent of height limits.	
Property Council New Zealand/ #242.16		Seek Amendment	Property Council strongly supports density near key transport nodes, especially those that connect larger commercial centres. However, we are concerned that Christchurch City Council is establishing public transport as a qualifying matter in order to reject future MDRS or proposed high-density areas. It is important that there be a co-ordinated approach between the delivery of future transport and housing projects.	

Property Council New Zealand/242.16	Kāinga Ora/ #FS2082.197	Seek Amendment	<p>Property Council strongly supports density near key transport nodes, especially those that connect larger commercial centres.</p> <p>However, we are concerned that Christchurch City Council is establishing public transport as a qualifying matter in order to reject future MDRS or proposed high-density areas. It is important that there be a co-ordinated approach between the delivery of future transport and housing projects.</p> <p>The Council is proposing to limit the extent of where the MDRS would be enabled to near the highest-frequency bus routes and routes that connect larger commercial centres. This Qualifying Matter focuses intensification within and around commercial centres. This is to promote the use of public transport and reduce dependency on the use of private vehicles. The Qualifying Matter would not restrict any current Residential Medium-Density Areas or proposed High-Density Areas.</p>	Support
William Bennett/ #255.6		Seek Amendment	Introduce a TC3 land QM.	
William Bennett/255.6	Kāinga Ora/ #FS2082.213	Seek Amendment	<p>Introduce a TC3 land QM.</p> <p>In addition, we note that there may also be further constraints to High (or even Medium) Density development in the area, which is identified as TC3 land and much of which is also in the Council's own Flood Plain overlay. That is not to mention potential parking issues that would likely be created if there was a proliferation of High Density accommodation.</p> <p>We acknowledge that this may not be the only area in Christchurch that holds these fears. We are firmly of the view that such views should not be unnecessarily discounted, where they can be justified.</p>	Oppose
Eriki Tamihana/ #277.4		Seek Amendment	[Remove QM Low Public Transport Accessibility]	
Eriki Tamihana/277.4	Kāinga Ora/ #FS2082.229	Seek Amendment	[Remove QM Low Public Transport Accessibility] Having ""Low Public Transport Accessibility"" is a very poor qualifying matter and reason to not zone large portions of the city as MDRS. Christchurch is not a large city, and developments in those areas could be serviced by cycling, private cars or buses - how hard can it be to put a new bus route through these areas?	Support
Waipapa Papanui-Innes-Central Community Board/ #288.7		Support	The Board supports all Qualifying Matters.	
Robert Fletcher/ #307.3		Oppose	[Seeks to reduce or remove the number of qualifying matter exceptions added since last year.]	
Robert Fletcher/307.3	Christchurch International Airport Limited/ #FS2052.78	Oppose	[Seeks to reduce or remove the number of qualifying matter exceptions added since last year.] I am dissatisfied with the number of qualifying matter exceptions added since last year which detract from this, especially zones of 'little or no public transport' which clearly can and would change once sufficient density is achieved, as well as an the airport contour zone, which I think has very little impact on the livability of those areas. These don't seem like good and genuine reasons why intensification should be constrained. I	Oppose
Robert Fletcher/307.3	Kāinga Ora/ #FS2082.244	Oppose	[Seeks to reduce or remove the number of qualifying matter exceptions added since last year.] I am dissatisfied with the number of qualifying matter exceptions added since last year which detract from this, especially zones of 'little or no public transport' which clearly can and would change once sufficient density is achieved, as well as an the airport contour zone, which I think has very little impact on the livability of those areas. These don't seem like good and genuine reasons why intensification should be constrained. I	Support
Joyce Fraser/ #312.4		Support	[Retain the Low Public Transport Accessibility Qualifying Matter]	
Joyce Fraser/312.4	Anne Dingwall/ #FS2037.418	Support	[Retain the Low Public Transport Accessibility Qualifying Matter] The submitter generally supports the public transport accessibility restriction..	Support
John Bennett/ #367.3		Seek Amendment	[New Qualifying Matter] - Lower Limit height on the North side of [shared zone streets] to 14m (4 stories)	
Julia Tokumaru/ #372.13		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Rob Seddon-Smith/ #476.8		Support	Supports the planned areas of intensification in areas where excellent public transport is available.	
Hamish West/ #500.1		Oppose	<p>1 - Remove all qualifying matters.</p> <p>2 - Deliver MDRS in its original form</p>	
Jamie Lang/ #503.7		Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter seeks that the council drop this qualifying matter.	

Jamie Lang/503.7	Anne Dingwall/ #FS2037.502	Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter seeks that the council drop this qualifying matter. I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Jamie Lang/ #503.9		Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.	
Alex McMahon/ #506.2		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop the qualifying matter.	
Ewan McLennan/ #510.2		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ewan McLennan/ #510.11		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Harrison McEvoy/ #512.1		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Harrison McEvoy/512.1	Rachel Sanders/ #FS2074.49	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Oppose
Harrison McEvoy/ #512.4		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ann Vanschevensteen/ #514.2		Oppose	The council drop the Low Public Transport Accessibility Area Qualifying Matter.	
Ann Vanschevensteen/ #514.5		Oppose	The council drop the Sunlight Access Qualifying Matter.	
Ann Vanschevensteen/514.5	Anne Dingwall/ #FS2037.515	Oppose	The council drop the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.	Oppose
Zachary Freiberg/ #515.6		Oppose	Seek that the council to drop Low Public Transport Accessibility Area Qualifying Matter.	
Zachary Freiberg/ #515.9		Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.	
Jessica Nimmo/ #516.6		Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter seeks that the council drop this qualifying matter.	
Jessica Nimmo/ #516.7		Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.	
Alex McNeill/ #517.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Alex McNeill/ #517.9		Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Henry Seed/ #551.6		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Henry Seed/ #551.11		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
David Moore/ #552.8		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
David Moore/ #552.10		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Josh Flores/ #553.8		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Josh Flores/ #553.11		Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Fraser Beckwith/ #554.8		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Fraser Beckwith/ #554.11		Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
James Cunniffe/ #555.8		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
James Cunniffe/ #555.11		Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Peter Beswick/ #557.10		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Peter Beswick/ #557.11		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Jan-Yves Ruzicka/ #558.7		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Mitchell Tobin/ #559.8		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Mitchell Tobin/ #559.11		Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Reece Pomeroy/ #560.8		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Reece Pomeroy/ #560.11		Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Rob McNeur/ #562.8		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	

Rob McNeur/ #562.11		Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Mark Mayo/ #567.13		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Hazel Shanks/ #568.6		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Marcus Devine/ #569.6		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Yu Kai Lim/ #572.10		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
James Robinson/ #577.7		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter	
David Lee/ #588.2		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Krystal Boland/ #589.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Krystal Boland/ #589.10		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Matthew Coulthurst/ #614.5		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Analija Thomas/ #615.21		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Tegan Mays/ #617.5		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Loren Kennedy/ #621.6		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Ella Herriot/ #622.6		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Peter Dobbs/ #623.5		Oppose	Oppose the Low Public Transport Accessibility AreaQualifying Matter. Seek that the council drop this qualifying matter.	
David McLauchlan/ #653.3		Seek Amendment	Have narrow streets with cycleways a Qualifying Matter for exemption from development.	
David McLauchlan/ #653.10		Seek Amendment	Make Flooding on Palmside Street a Qualifying Matter for exemption from development.	
Clair Higginson/ #657.5		Seek Amendment	Tree canopy and open space for inner city living, and focus on landscaped laneways and small park areas.	
Bray Cooke/ #660.6		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Girish Ramlugun/ #713.6		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Girish Ramlugun/ #713.8		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Russell Stewart/ #714.6		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Sara Campbell/ #715.6		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council remove this qualifying matter.	
Sara Campbell/ #715.7		Oppose	Oppose the Sunlight Access Qualifying Matter and that the council remove this qualifying matter.	
Sara Campbell/715.7	Anne Dingwall/ #FS2037.574	Oppose	Oppose the Sunlight Access Qualifying Matter and that the council remove this qualifying matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.	Oppose
Jonty Coulson/ #717.6		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Jonty Coulson/ #717.8		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Gareth Holler/ #718.6		Oppose	I oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Gareth Holler/ #718.9		Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Andrew Cockburn/ #719.6		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Andrew Cockburn/ #719.9		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Michael Hall/ #733.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Marie Byrne/ #734.7		Seek Amendment	Increase the Residential Industrial Interface.	
Christian Jordan/ #737.4		Oppose	Remove QM- Airport Noise as a restriction on the implementation of MDRS zone	
Christian Jordan/737.4	Anne Dingwall/ #FS2037.1474	Oppose	Remove QM- Airport Noise as a restriction on the implementation of MDRS zone There is no justification and it is potentially unlawful to reduce density due to the Airport Noisezone given that noise can be mitigated through construction and design. The close proximity toEducation facilities, transport links etc and good ground conditions mean the principle MDRSshould be adopted with limits to recession planes and heights as outlined further below.	Oppose
Christian Jordan/737.4	Christchurch International Airport Limited/ #FS2052.55	Oppose	Remove QM- Airport Noise as a restriction on the implementation of MDRS zone There is no justification and it is potentially unlawful to reduce density due to the Airport Noisezone given that noise can be mitigated through construction and design. The close proximity toEducation facilities, transport links etc and good ground conditions mean the principle MDRSshould be adopted with limits to recession planes and heights as outlined further below.	Oppose
Christian Jordan/ #737.5		Oppose	Remove QM- Low PT from plan in all areas.	
Christian Jordan/737.5	Anne Dingwall/ #FS2037.1475	Oppose	Remove QM- Low PT from plan in all areas.	Oppose

			<p>There is no justification and it is potentially unlawful to reduce density due to transport accessibility given that provision of space for private transport mitigates this impact.</p> <p>If this is a valid qualifying matter it defeats the entire purpose of the legislation which is to enable affordable housing supply, as it grants a council the option to zone the city essentially as per the status quo. It is also questionable how recession plane and road setbacks are affected by transport accessibility.</p> <p>Furthermore the location of these zones is questionable, take the area between Innes Rd, Rutland and Cranford Sts; and also the area around Autumn Pl on Winters Rd. Both locations are immediately adjacent to major cycleways, a major arterial and within a very short walk of Cranford St bus stops. They are also only a short distance to Merivale and Papanui shopping. There appears to be little validity in the qualifying matter.</p>	
Joshua Wilson Black/ #747.2		Support	Retain the sunlight access qualifying matter	
Amanda Smithies/ #752.6		Oppose	oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Amanda Smithies/ #752.10		Oppose	oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Piripi Baker/ #753.6		Oppose	[Opposes] the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Piripi Baker/ #753.7		Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Alex Shaw/ #754.6		Oppose	Opposes the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Alex Shaw/ #754.7		Oppose	Opposes the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Margaret Stewart/ #755.6		Seek Amendment	Make the residential red zone (Otakaro River Avon Corridor) a Qualifying Matter.	
Margaret Stewart/755.6	David Mountfort/ #FS2070.11	Seek Amendment	<p>Make the residential red zone (Otakaro River Avon Corridor) a Qualifying Matter.</p> <p>The residential red zone (Otakaro River Avon Corridor) needs to become a qualifying matter. Allowing future housing to be built in these areas makes a mockery of the people forced to leave their properties because they thought they didn't have any choice. No one suggested they could have off the grid electricity and sewage systems. They did not receive enough money to purchase a property of equal value or even a replacement property. Red zone residential (ORAC) should stay red zone, never to be built on again. A memorial to the previous owners who were coerced into leaving their properties, not somewhere to be rebuilt with housing and sold at huge profits. The land is unstable during earthquakes, and we need to learn not to repeat the same mistakes going forward.</p>	Oppose
Mary O'Connor/ #778.3		Support	Consider making the earthquake damage risk to dwellings a Qualifying Matter.	
Mary O'Connor/ #778.4		Support	[Supports] the [retention of the] sunlight Qualifying Matter.	
Jessica Adams/ #784.3		Seek Amendment	Add QM to take account of geology in relation to ground strength and liquefaction risk	
Jessica Adams/784.3	Cheryl Horrell/ #FS2086.3	Seek Amendment	<p>Add QM to take account of geology in relation to ground strength and liquefaction risk</p> <p>The geology of Christchurch is not identified as a Qualifying Matter and it should be as the ground strength is important in terms of the structures and intensification that can be sustained. Immediately after the earthquakes height limits were imposed for all construction however housing intensification plans would permit building activity at the other end of the spectrum.</p> <p>There has been no consideration that Christchurch is different geologically to many other areas and will continue to be earthquake prone and therefore should not be subject to the same housing intensification rules as other parts of NZ. Eg This clause 5.1 j. In areas where there is likely to be a liquefaction risk to property, no specific measure of risk is applied.</p> <p>The area mapped is based on whether liquefaction is more likely to occur than not. Within that area, liquefaction risk and appropriate mitigation is assessed on a site-specific basis using best practice geotechnical and engineering methods to determine the performance of infrastructure and buildings. This is just not adequate for Chch</p>	Support
Greg Partridge/ #794.8		Seek Amendment	The submitter requests that the area of South Richmond be made exempt from housing intensification via a qualifying matter due to natural hazard risks, in particular risk from future earthquakes and flooding.	

			Its proximity to the Red Zone and the propensity for the land in this area to suffer significant structural damage when the Southern Fault Line ruptures (or the Christchurch Fault or Greendale Fault ruptures again) means it would be foolhardy of the Council to allow increased intensification to proceed in this part of the city.	
Greg Partridge/794.8	Anne Dingwall/ #FS2037.731	Seek Amendment	<p>The submitter requests that the area of South Richmond be made exempt from housing intensification via a qualifying matter due to natural hazard risks, in particular risk from future earthquakes and flooding.</p> <p>Its proximity to the Red Zone and the propensity for the land in this area to suffer significant structural damage when the Southern Fault Line ruptures (or the Christchurch Fault or Greendale Fault ruptures again) means it would be foolhardy of the Council to allow increased intensification to proceed in this part of the city.</p> <p>The submitter is concerned that natural hazard risks have not been adequately considered in implementing central government's requirements for housing intensification and development of qualifying matters. The submitter has provided extensive commentary on hazards in their submission. The submitter's analysis of earthquake and flood hazard risks to South Richmond and Christchurch in general can be summarised as follows:</p> <p>Earthquake Risk</p> <ul style="list-style-type: none"> - The Christchurch Fault is an active seismic fault that runs under the city from close to Riccarton through to the eastern suburbs and off the coast of New Brighton. It is believed to have been responsible for the series of earthquakes that rocked the city on Boxing Day 2010 and may have caused the damaging earthquake of 1869. - The Christchurch Fault runs parallel to the more destructive Port Hills Fault which lies 5km to the south. - Christchurch sits within relatively close proximity to the Alpine Fault, one of the most active fault lines in the world, and one that has a history of sudden movement. The fault has ruptured four times in the past 900 years, each time producing an earthquake of about magnitude 8. - Seismic activity caused a lot of land in Christchurch to subside during the destructive Canterbury earthquakes of 2011 and 2012. - Computer modelling indicates that when the Alpine fault ruptures it will cause significant levels of peak ground velocity – the trampolining effect – meaning major structural damage to houses, commercial buildings and land here in Christchurch is almost certain, and will be widespread. It will produce one of the biggest earthquakes since European settlement of New Zealand, and it will have a major impact on the lives of many people. - Christchurch will be impacted by widespread liquefaction, the land will further subside, roading and bridges will be left damaged or impassable and the underground infrastructure will not be left intact. <p>Flood Hazard Risk</p> <ul style="list-style-type: none"> - Currently as little as 30mm of rainfall is all that is necessary before surface flooding builds up in Christchurch. - Niwa meteorologists have indicated that climate change is making rain more intense and more frequent in Christchurch because of a warming atmosphere holds more moisture. - What climate change has done is beef up the weather making bad flooding more likely, and more frequent due to the effects of <ul style="list-style-type: none"> • Fluvial, or river floods – which occur when rivers burst their banks and flood the nearby lands. • Pluvial, or surface flooding - when the rain is just so heavy that it overwhelms local drainage • Coastal flooding, or storm surges – an occurrence when strong winds fling water onshore - Current projections show that in less than 80 years about 35% of Christchurch will be inundated and vulnerable to regular flooding. Low-lying areas of the city – areas that used to be wetlands prior to European settlement – are most at risk, and they are not just coastal areas. Suburbs in central Christchurch that are earmarked for accelerated intensification, such as Edgware and St Albans are prone to flooding. 	Support

			<p>- It would be reckless and irresponsible for Council allowing development to occur in flood prone areas and those that will flood in the future. Increasing the height of foundations and floor levels will not protect residents from having to be rescued from flood-stricken properties nor the massive costs of repairing flood damaged properties.</p> <p>- Controversial plans to increase housing density across Auckland have been delayed by a year, so that Auckland Council can assess the impact of the recent floods and decide where homes should be built. The government has given the council the extra time, but also wants Auckland to consider how more intensification might be possible in “resilient” parts of the city.</p> <p>- With Christchurch being flood prone and highly susceptible to significant seismic activity, surely the Christchurch City Council should be pointing that out to Central Government and asking them to quantify how resilient any part of the city actually is.</p>	
Greg Partridge/794.8	David Mountfort/ #FS2070.4	Seek Amendment	<p>The submitter requests that the area of South Richmond be made exempt from housing intensification via a qualifying matter due to natural hazard risks, in particular risk from future earthquakes and flooding.</p> <p>Its proximity to the Red Zone and the propensity for the land in this area to suffer significant structural damage when the Southern Fault Line ruptures (or the Christchurch Fault or Greendale Fault ruptures again) means it would be foolhardy of the Council to allow increased intensification to proceed in this part of the city.</p> <p>The submitter is concerned that natural hazard risks have not been adequately considered in implementing central government's requirements for housing intensification and development of qualifying matters. The submitter has provided extensive commentary on hazards in their submission. The submitter's analysis of earthquake and flood hazard risks to South Richmond and Christchurch in general can be summarised as follows:</p> <p>Earthquake Risk</p> <p>- The Christchurch Fault is an active seismic fault that runs under the city from close to Riccarton through to the eastern suburbs and off the coast of New Brighton. It is believed to have been responsible for the series of earthquakes that rocked the city on Boxing Day 2010 and may have caused the damaging earthquake of 1869.</p> <p>- The Christchurch Fault runs parallel to the more destructive Port Hills Fault which lies 5km to the south.</p> <p>- Christchurch sits within relatively close proximity to the Alpine Fault, one of the most active fault lines in the world, and one that has a history of sudden movement. The fault has ruptured four times in the past 900 years, each time producing an earthquake of about magnitude 8.</p> <p>- Seismic activity caused a lot of land in Christchurch to subside during the destructive Canterbury earthquakes of 2011 and 2012.</p> <p>- Computer modelling indicates that when the Alpine fault ruptures it will cause significant levels of peak ground velocity – the trampolining effect – meaning major structural damage to houses, commercial buildings and land here in Christchurch is almost certain, and will be widespread. It will produce one of the biggest earthquakes since European settlement of New Zealand, and it will have a major impact on the lives of many people.</p> <p>- Christchurch will be impacted by widespread liquefaction, the land will further subside, roading and bridges will be left damaged or impassable and the underground infrastructure will not be left intact.</p> <p>Flood Hazard Risk</p> <p>- Currently as little as 30mm of rainfall is all that is necessary before surface flooding builds up in Christchurch.</p> <p>- Niwa meteorologists have indicated that climate change is making rain more intense and more frequent in Christchurch because of a warming atmosphere holds more moisture.</p> <p>- What climate change has done is beef up the weather making bad flooding more likely, and more frequent due to the effects of</p> <ul style="list-style-type: none"> • Fluvial, or river floods – which occur when rivers burst their banks and flood the nearby lands. 	Oppose

			<ul style="list-style-type: none"> • Pluvial, or surface flooding - when the rain is just so heavy that it overwhelms local drainage • Coastal flooding, or storm surges – an occurrence when strong winds fling water onshore <p>- Current projections show that in less than 80 years about 35% of Christchurch will be inundated and vulnerable to regular flooding. Low-lying areas of the city – areas that used to be wetlands prior to European settlement – are most at risk, and they are not just coastal areas. Suburbs in central Christchurch that are earmarked for accelerated intensification, such as Edgware and St Albans are prone to flooding.</p> <p>- It would be reckless and irresponsible for Council allowing development to occur in flood prone areas and those that will flood in the future. Increasing the height of foundations and floor levels will not protect residents from having to be rescued from flood-stricken properties nor the massive costs of repairing flood damaged properties.</p> <p>- Controversial plans to increase housing density across Auckland have been delayed by a year, so that Auckland Council can assess the impact of the recent floods and decide where homes should be built. The government has given the council the extra time, but also wants Auckland to consider how more intensification might be possible in “resilient” parts of the city.</p> <p>- With Christchurch being flood prone and highly susceptible to significant seismic activity, surely the Christchurch City Council should be pointing that out to Central Government and asking them to quantify how resilient any part of the city actually is.</p>	
Howard Pegram/ #807.2		Seek Amendment	QM Direct Sunlight access be applied to entire city.	
Josh Garmonsway/ #808.5		Oppose	Submitter opposes the Sunlight Access qualifying matter	
Retirement Villages Association of New Zealand Inc/ #811.49		Oppose	delete Low Public Transport Accessibility qualifying matter,	
Retirement Villages Association of New Zealand Inc/811.49	Brighton Observatory of Environment and Economics/ #FS2092.26	Oppose	<p>delete Low Public Transport Accessibility qualifying matter, The RVA opposes a relevant residential zone not applying the MDRS standards on account of the zone being a “qualifying matter” because of the Low Public Transport Accessibility qualifying matter, which is beyond the scope of the Enabling Housing Act.</p> <p>The RVA also opposes the applicability of the qualifying matter to retirement villages, who, due to age and mobility constraints, do not use public transport in the same manner as other demographics. Suitable sites in residential areas are rare and therefore reductions in the opportunities to use sites for retirement villages will not meet the intensification requirements of the Enabling Housing Act.</p>	Support
Retirement Villages Association of New Zealand Inc/811.49	Summerset Group Holdings Limited/ #FS2097.44	Oppose	<p>delete Low Public Transport Accessibility qualifying matter, The RVA opposes a relevant residential zone not applying the MDRS standards on account of the zone being a “qualifying matter” because of the Low Public Transport Accessibility qualifying matter, which is beyond the scope of the Enabling Housing Act.</p> <p>The RVA also opposes the applicability of the qualifying matter to retirement villages,</p>	Support

			who, due to age and mobility constraints, do not use public transport in the same manner as other demographics. Suitable sites in residential areas are rare and therefore reductions in the opportunities to use sites for retirement villages will not meet the intensification requirements of the Enabling Housing Act.	
Naxos Enterprises Limited and Trustees MW Limited/ #822.3		Oppose	Reject, refuse, or otherwise decline the Qualifying Matters that donot align with that directed by the Central Government through theAmendment Act.	
Naxos Enterprises Limited and Trustees MW Limited/822.3	Kāinga Ora/ #FS2082.676	Oppose	Reject, refuse, or otherwise decline the Qualifying Matters that donot align with that directed by the Central Government through theAmendment Act. the submitter supports the intensification of urban form to providefor additional development capacity, particularly near the city andcommercial centres, and supports any provisions or changes tothe District Plan that will achieve this outcome; the submitter opposes any provisions or changes that willadversely affect this outcome.	Support
MGZ Investments Limited/ #827.7		Seek Amendment	reject, refuse, or otherwise decline the Qualifying Matters that donot align with that directed by the Central Government through theAmendment Act.	
Christopher Evan/ #845.3		Oppose	[Seeks that] Christchurch City Council accepts the new Government rules and laws.	
Orion New Zealand Limited (Orion)/ #854.22		Support	Orion supports identification of Electricity Transmission Corridor and Infrastructure as a qualifying matter in PC14.	
Orion New Zealand Limited (Orion)/ #854.23		Support	Orion supports identification of Electricity Transmission and Distribution Corridors as a qualifying matter in PC14.	
Lendlease Limited/ #855.18		Support	Retain Chapter 6.1A as notified.	
David Lawry/ #873.2		Oppose	Remove 50dba Ldn Air Noise Contour as a QM	
David Lawry/873.2	Christchurch International Airport Limited/ #FS2052.57	Oppose	Remove 50dba Ldn Air Noise Contour as a QM - Negative impact on development of residential land beneath contour - Contours are exaggerated and inaccurate and allow a competitive advantage to CIAL - the Contours are due for review. - The air noise contour regime is not fit for use.	Oppose
Alan and Robyn Ogle/ #876.15		Seek Amendment	[Apply a qualifying matter to] both sides of Matai St West from Straven Rd east to the railway line, Including the area north to the Avon River. [There] should be a Qualifying Matter restricting further residential intensification.	
Alan and Robyn Ogle/876.15	Robert Broughton/ #FS2083.24	Seek Amendment	[Apply a qualifying matter to] both sides of Matai St West from Straven Rd east to the railway line, Including the area north to the Avon River. [There] should be a Qualifying Matter restricting further residential intensification. We submit both sides of Matai St West from Straven Rd east to the railway line, Including the area north to the Avon River, should be a Qualifying Matter restricting further residential intensification.	Support
Alan and Robyn Ogle/ #876.22		Oppose	Further densification in areas where flooding is frequent and serious (and there is no immediate plan to mitigate) should be prevented by making those areas a qualifying matter.	
Alan and Robyn Ogle/876.22	Robert Broughton/ #FS2083.31	Oppose	Further densification/ in areas where flooding is frequent and serious (and there is no immediate plan to mitigate) should be prevented by making those areas a qualifying matter.	Support
Transpower New Zealand Limited / #878.28		Seek Amendment	Amend Table 1 [under "Safe or efficient operation of nationally significant infrastructure (Electricity Transmission Corridors)" heading]: 8.5.1.3 RD5 and 8.5.1.5 NC2 National Grid transmission lines ... Section 77I(e) matter [under "Type of qualifying matter..."]	
Transpower New Zealand Limited / #878.33		Support	Supports National Grid as existing qualifying matter.	

Summit Road Society/ #900.2		Support	<p>We support the following items as qualifying matters:</p> <ul style="list-style-type: none"> • Matters of national importance including sites of cultural, heritage and ecological importance, areas of high-risk natural hazards and significant trees. • Public open space areas. 	
Summit Road Society/900.2	Anne Dingwall/ #FS2037.682	Support	<p>We support the following items as qualifying matters:</p> <ul style="list-style-type: none"> • Matters of national importance including sites of cultural, heritage and ecological importance, areas of high-risk natural hazards and significant trees. • Public open space areas. <p>We cannot comment on the other qualifying matters as they are outside the mandate of the Summit Road Society. However, we support action on climate change to lower emissions and note that intensification done well is a key strategy to achieve this. We also want to ensure that intensification of housing is in line with the special character of the Port Hills including cultural, heritage, ecological and recreational values and considers hazards such as rockfall risk, coastal erosion and inundation, flooding, slips and risk of wildfires.</p> <p>It is a vital that housing development on the hills does not lead to increased sedimentation into our waterways and there are appropriate regulatory tools and compliance in place.</p>	Support
Summit Road Society/900.2	Kāinga Ora/ #FS2082.825	Support	<p>We support the following items as qualifying matters:</p> <ul style="list-style-type: none"> • Matters of national importance including sites of cultural, heritage and ecological importance, areas of high-risk natural hazards and significant trees. • Public open space areas. <p>We cannot comment on the other qualifying matters as they are outside the mandate of the Summit Road Society. However, we support action on climate change to lower emissions and note that intensification done well is a key strategy to achieve this. We also want to ensure that intensification of housing is in line with the special character of the Port Hills including cultural, heritage, ecological and recreational values and considers hazards such as rockfall risk, coastal erosion and inundation, flooding, slips and risk of wildfires.</p> <p>It is a vital that housing development on the hills does not lead to increased sedimentation into our waterways and there are appropriate regulatory tools and compliance in place.</p>	Oppose

General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Greg Olive/ #2.7		Oppose	Qualifying Matter Residential Industrial Interface is removed from 419 Halswell Junction Road	
Susanne Trim/ #37.1		Support	[S]upport the modifications proposed to the National MDRS under the qualifying matters provision.	
Susanne Trim/37.1	Anne Dingwall/ #FS2037.60	Support	[S]upport the modifications proposed to the National MDRS under the qualifying matters provision. I support the modifications proposed to the National MDRS under the qualifying matters provision.	Support
Susanne Trim/ #37.3		Seek Amendment	Special consideration to intensification proposals needs to be given due to flooding potential.	
Susanne Trim/37.3	Anne Dingwall/ #FS2037.62	Seek Amendment	Special consideration to intensification proposals needs to be given due to flooding potential. Special consideration to intensification proposals needs to be given due to flooding potential as areas of Christchurch are so low lying and in the Waimakariri flood plain and mapping of areas subject to liquefaction in the event of an earthquake. Residential intensification should not occur in these areas.	Support

The Riccarton Bush Trust/ #44.1		Support	Support[s] the inclusion of the Riccarton Bush Interface Area.	
The Riccarton Bush Trust/44.1	Anne Dingwall/ #FS2037.67	Support	<p>Support[s] the inclusion of the Riccarton Bush Interface Area.</p> <p>The Riccarton Bush Act 1914 details that the Mayor of Christchurch accepted the gift of Riccarton Bush to the people of Canterbury, with inter alia, the condition that the said property shall be used and kept for all time for the preservation and cultivation of trees and plants indigenous to New Zealand.</p> <p>There is simply no other similar combination of indigenous trees and shrubs on the face of the earth; let alone anything similar in New Zealand. It is the largest remnant of alluvial podocarp forest on the lower Canterbury Plains and Banks Peninsula, a forest type that today only covers a tiny fraction of its former extent. It is a key mahinga kai site for Ngāi Tūāhuriri, and the place of first permanent European settlement in Ōtautahi. The Riccarton Bush Board was established in 1914 and one of its key roles is to Protect and enhance the indigenous flora, fauna and ecology of Pūtaringamotu /Riccarton Bush, including mahinga kai and taonga species.</p> <p>Pūtaringamotu/Riccarton Bush has exceptionally high ecological and cultural values that housing intensification has the likelihood to adversely impact. These values are clearly recognised through the site being protected by its own Act of Parliament, the site meeting Section 6(b), 6(c) and 6(e) criteria in the RMA and by the site being mapped as a Site of Ecological Significance in the Christchurch District Plan.</p> <p>The Riccarton Bush Trust (Board) acknowledges the work that the Council has done on proposing a Riccarton Bush Protection Zone that covers approximately 180 properties surrounding the Riccarton Bush Property. The Council commissioned reports from Manu Whenua and from Heritage Landscape expert, Dr Wendy Hodinott to inform its decision. It is disappointing that no consideration was given to any report on the impact of intensification on the health and longevity of the Bush, which is of great concern to the Board.</p> <p>While any housing intensification will not take place within Pūtaringamotu, the scale and extent of such intensification, in such close proximity, continues to raise the following concerns:</p> <p>Ground disturbance associated with building adjacent to Pūtaringamotu. Construction of buildings will require foundations which have the potential to impact Pūtaringamotu by:</p> <ul style="list-style-type: none"> a) Affecting mature tree root systems, both structurally and in terms of the volume of soil from which they are able to absorb nutrients and water, leading to tree ill-health and potentially dieback in Pūtaringamotu. b) Affecting soil hydrology and particularly the lateral movement of water through the soil, which will lead to reduced water available for native vegetation within Pūtaringamotu. <p>Loss of greenspace adjacent to Pūtaringamotu through increasing site coverage and reducing the minimum site size. With intensification it is proposed to increase site coverage from a maximum of 35% to 50% (in the MRZ), and to reduce minimum lots sizes from 450 m² to 400 m². In addition, the intensification rules suggest that the area of green space only needs to be 20% of the site. In total this will have adverse impacts on Pūtaringamotu including in the following ways:</p> <ul style="list-style-type: none"> a) It will reduce the amount of habitat (especially trees) for native fauna, especially as corridors for bird movement. This will have significant impacts on mobile fauna such as kereru, korimako and tui which require areas larger than Pūtaringamotu for viable populations. b) Further affect soil hydrology by reducing the amount of soft/green permeable surfaces through which rainfall can percolate into the ground, with a much greater area of water being lost via hard surfaces into the storm water system. 	Support

			<p>This will lead to reduced water available for native vegetation within Pūtaringamotu.</p> <p>Increased intensification adjacent to Pūtaringamotu altering local microclimates. This will have direct impacts on the vegetation and hence habitat quality for fauna proportional to the height of structures by:</p> <ul style="list-style-type: none"> a) Shading parts of the bush, thereby reducing photosynthesis. b) Creating potentially strong wind funnelling effects that can cause increased transpiration from foliage and potentially cause physical damage. c) Leading to increased air temperatures due to urban heat island effects. This again can affect plant photosynthesis and respiration in the bush. d) Increased light pollution from taller buildings impacting bird, gecko and insect behaviour within the bush <p>Reverse sensitivity effects towards Pūtaringamotu. Caused by people living close to the bush perceiving the bush as having adverse effects on them resulting in:</p> <ul style="list-style-type: none"> a) Residents placing pressure on the Council to have trees trimmed, thinned or even removed because they cast shade on their apartments, thus reducing the values of Pūtaringamotu. b) Residents placing pressure on the Council to prune roots or have trees removed for their perceived or actual damage to infrastructure (below ground utilities, paved areas, fence and building foundations). 	
The Riccarton Bush Trust/44.1	Riccarteron Bush Kilmarnock Residents Association ./ #FS2062.21	Support	<p>Support[s] the inclusion of the Riccarton Bush Interface Area.</p> <p>The Riccarton Bush Act 1914 details that the Mayor of Christchurch accepted the gift of Riccarton Bush to the people of Canterbury, with inter alia, the condition that the said property shall be used and kept for all time for the preservation and cultivation of trees and plants indigenous to New Zealand.</p> <p>There is simply no other similar combination of indigenous trees and shrubs on the face of the earth; let alone anything similar in New Zealand. It is the largest remnant of alluvial podocarp forest on the lower Canterbury Plains and Banks Peninsula, a forest type that today only covers a tiny fraction of its former extent. It is a key mahinga kai site for Ngāi Tūāhuriri, and the place of first permanent European settlement in Ōtautahi. The Riccarton Bush Board was established in 1914 and one of its key roles is to Protect and enhance the indigenous flora, fauna and ecology of Pūtaringamotu /Riccarteron Bush, including mahinga kai and taonga species.</p> <p>Pūtaringamotu/Riccarteron Bush has exceptionally high ecological and cultural values that housing intensification has the likelihood to adversely impact. These values are clearly recognised through the site being protected by its own Act of Parliament, the site meeting Section 6(b), 6(c) and 6(e) criteria in the RMA and by the site being mapped as a Site of Ecological Significance in the Christchurch District Plan.</p> <p>The Riccarton Bush Trust (Board) acknowledges the work that the Council has done on proposing a Riccarton Bush Protection Zone that covers approximately 180 properties surrounding the Riccarton Bush Property. The Council commissioned reports from Manu Whenua and from Heritage Landscape expert, Dr Wendy Hodinott to inform its decision. It is disappointing that no consideration was given to any report on the impact of intensification on the health and longevity of the Bush, which is of great concern to the Board.</p> <p>While any housing intensification will not take place within Pūtaringamotu, the scale and extent of such intensification, in such close proximity, continues to raise the following concerns:</p> <p>Ground disturbance associated with building adjacent to Pūtaringamotu. Construction of buildings will require foundations which have the potential to impact Pūtaringamotu by:</p>	Support

			<p>a) Affecting mature tree root systems, both structurally and in terms of the volume of soil from which they are able to absorb nutrients and water, leading to tree ill-health and potentially dieback in Pūtaringamotu.</p> <p>b) Affecting soil hydrology and particularly the lateral movement of water through the soil, which will lead to reduced water available for native vegetation within Pūtaringamotu.</p> <p>Loss of greenspace adjacent to Pūtaringamotu through increasing site coverage and reducing the minimum site size. With intensification it is proposed to increase site coverage from a maximum of 35% to 50% (in the MRZ), and to reduce minimum lots sizes from 450 m² to 400 m². In addition, the intensification rules suggest that the area of green space only needs to be 20% of the site. In total this will have adverse impacts on Pūtaringamotu including in the following ways:</p> <p>a) It will reduce the amount of habitat (especially trees) for native fauna, especially as corridors for bird movement. This will have significant impacts on mobile fauna such as kereru, korimako and tui which require areas larger than Pūtaringamotu for viable populations.</p> <p>b) Further affect soil hydrology by reducing the amount of soft/green permeable surfaces through which rainfall can percolate into the ground, with a much greater area of water being lost via hard surfaces into the storm water system. This will lead to reduced water available for native vegetation within Pūtaringamotu.</p> <p>Increased intensification adjacent to Pūtaringamotu altering local microclimates. This will have direct impacts on the vegetation and hence habitat quality for fauna proportional to the height of structures by:</p> <p>a) Shading parts of the bush, thereby reducing photosynthesis.</p> <p>b) Creating potentially strong wind funnelling effects that can cause increased transpiration from foliage and potentially cause physical damage.</p> <p>c) Leading to increased air temperatures due to urban heat island effects. This again can affect plant photosynthesis and respiration in the bush.</p> <p>d) Increased light pollution from taller buildings impacting bird, gecko and insect behaviour within the bush</p> <p>Reverse sensitivity effects towards Pūtaringamotu. Caused by people living close to the bush perceiving the bush as having adverse effects on them resulting in:</p> <p>a) Residents placing pressure on the Council to have trees trimmed, thinned or even removed because they cast shade on their apartments, thus reducing the values of Pūtaringamotu.</p> <p>b) Residents placing pressure on the Council to prune roots or have trees removed for their perceived or actual damage to infrastructure (below ground utilities, paved areas, fence and building foundations).</p>	
Oliver Comyn/ #50.1		Seek Amendment	Amend to include the whole of Ngahere Street in the Riccarton Bush Interface Qualifying Matter.	
Oliver Comyn/50.1	Anne Dingwall/ #FS2037.75	Seek Amendment	<p>Amend to include the whole of Ngahere Street in the Riccarton Bush Interface Qualifying Matter.</p> <p>Appendix 43 to PC14 identifies Riccarton Bush as a site of important landscape heritage and proposes a qualifying matter around it that would limit Medium Density development, thus preserving views of the bush.</p> <p>However, only the southern side of Ngahere Street (odd numbers) is included in this QM, meaning that MDRS could still be applied to the northern side of the street which would adversely impact views for residents living slightly further north on Kahu Road and Girvan Street.</p>	Support

Oliver Comyn/50.1	Christchurch International Airport Limited/ #FS2052.314	Seek Amendment	<p>Amend to include the whole of Ngahere Street in the Riccarton Bush Interface Qualifying Matter.</p> <p>Appendix 43 to PC14 identifies Riccarton Bush as a site of important landscape heritage and proposes a qualifying matter around it that would limit Medium Density development, thus preserving views of the bush.</p> <p>However, only the southern side of Ngahere Street (odd numbers) is included in this QM, meaning that MDRS could still be applied to the northern side of the street which would adversely impact views for residents living slightly further north on Kahu Road and Girvan Street.</p>	Support
Oliver Comyn/50.1	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.6	Seek Amendment	<p>Amend to include the whole of Ngahere Street in the Riccarton Bush Interface Qualifying Matter.</p> <p>Appendix 43 to PC14 identifies Riccarton Bush as a site of important landscape heritage and proposes a qualifying matter around it that would limit Medium Density development, thus preserving views of the bush.</p> <p>However, only the southern side of Ngahere Street (odd numbers) is included in this QM, meaning that MDRS could still be applied to the northern side of the street which would adversely impact views for residents living slightly further north on Kahu Road and Girvan Street.</p>	Support
Oliver Comyn/50.1	The Riccarton Bush Trust/ #FS2085.1	Seek Amendment	<p>Amend to include the whole of Ngahere Street in the Riccarton Bush Interface Qualifying Matter.</p> <p>Appendix 43 to PC14 identifies Riccarton Bush as a site of important landscape heritage and proposes a qualifying matter around it that would limit Medium Density development, thus preserving views of the bush.</p> <p>However, only the southern side of Ngahere Street (odd numbers) is included in this QM, meaning that MDRS could still be applied to the northern side of the street which would adversely impact views for residents living slightly further north on Kahu Road and Girvan Street.</p>	Support
Oliver Comyn/ #50.2		Support	Retain the Airport Noise Contour Qualifying Matter.	
Oliver Comyn/50.2	Anne Dingwall/ #FS2037.76	Support	<p>Retain the Airport Noise Contour Qualifying Matter.</p> <p>Ngahere Street is a small residential cul-de-sac leading to the heritage landscape area of Putaringamotu/Riccarton Bush.</p> <p>According to the submitter, it suffers from the following problems:</p> <ul style="list-style-type: none"> • Limited parking already • Poor infrastructure: out of date drains, frequently blocked gutters • Flooding in heavy rain • Proximity to the Avon River • It is on the 'Unicycle' cycle route so has heavy cycle and pedestrian traffic <p>This means that none of the street is suitable for Medium-Density Residential Standards [developments]. Under the current council proposals, the whole of the street falls within the Airport Noise Contour Qualifying matter. The submitter supports this remaining the case.</p>	Support
Oliver Comyn/50.2	Christchurch International Airport Limited/ #FS2052.94	Support	<p>Retain the Airport Noise Contour Qualifying Matter.</p> <p>Ngahere Street is a small residential cul-de-sac leading to the heritage landscape area of Putaringamotu/Riccarton Bush.</p> <p>According to the submitter, it suffers from the following problems:</p> <ul style="list-style-type: none"> • Limited parking already • Poor infrastructure: out of date drains, frequently blocked gutters • Flooding in heavy rain • Proximity to the Avon River • It is on the 'Unicycle' cycle route so has heavy cycle and pedestrian traffic <p>This means that none of the street is suitable for Medium-Density Residential Standards [developments]. Under the current council proposals, the whole of the street falls within the Airport Noise Contour Qualifying matter. The submitter supports this remaining the case.</p>	Support

Oliver Comyn/50.2	Christchurch International Airport Limited/ #FS2052.315	Support	<p>Retain the Airport Noise Contour Qualifying Matter.</p> <p>Ngahere Street is a small residential cul-de-sac leading to the heritage landscape area of Putaringamotu/Riccarton Bush.</p> <p>According to the submitter, it suffers from the following problems:</p> <ul style="list-style-type: none"> • Limited parking already • Poor infrastructure: out of date drains, frequently blocked gutters • Flooding in heavy rain • Proximity to the Avon River • It is on the 'Unicycle' cycle route so has heavy cycle and pedestrian traffic <p>This means that none of the street is suitable for Medium-Density Residential Standards [developments]. Under the current council proposals, the whole of the street falls within the Airport Noise Contour Qualifying matter. The submitter supports this remaining the case.</p>	Support
Oliver Comyn/50.2	The Riccarton Bush Trust/ #FS2085.2	Support	<p>Retain the Airport Noise Contour Qualifying Matter.</p> <p>Ngahere Street is a small residential cul-de-sac leading to the heritage landscape area of Putaringamotu/Riccarton Bush.</p> <p>According to the submitter, it suffers from the following problems:</p> <ul style="list-style-type: none"> • Limited parking already • Poor infrastructure: out of date drains, frequently blocked gutters • Flooding in heavy rain • Proximity to the Avon River • It is on the 'Unicycle' cycle route so has heavy cycle and pedestrian traffic <p>This means that none of the street is suitable for Medium-Density Residential Standards [developments]. Under the current council proposals, the whole of the street falls within the Airport Noise Contour Qualifying matter. The submitter supports this remaining the case.</p>	Support
Brighton Observatory of Environment and Economics / #53.2		Oppose	Oppose Sunlight Access Qualifying Matter	
Brighton Observatory of Environment and Economics /53.2	Anne Dingwall/ #FS2037.85	Oppose	<p>Oppose Sunlight Access Qualifying Matter</p> <p>Sunlight Access QM</p> <p>Local government has amongst its responsibilities implementation of national guidance and regulations into local systems and plans. Clearly this will often be nuanced to reflect local character and conditions. If Sunlight Access is included as a QM then this is likely to:</p> <p>a. significantly delay the intensification process: it would allow retention of current or similar height/stories restrictions on new builds which would stall construction of higher buildings over the whole city.</p> <p>b. Further restrict the planting of trees which apart from their positive effect on biodiversity, Carbon draw-down, well-being and land stabilization, would lower the heat island effect of the city, hence reduce the impact on residents of the more intense and frequent heatwaves predicted by climate change.</p> <p>Both of these implications are exactly counter to the direction of travel implied by good and timely adaptation to climate change, as well as that implied by central government in the recent NPS on highly productive land. We estimate resolution of the underlying issue (including Sunlight Access as a QM) pushes back intensification by at least a further two years plus planning time (i.e. it is not possible to construct the business plan for these types of development when extant regulation effectively does not permit them).</p> <p>“Many other cities in the Northern Hemisphere with latitudes equivalent or further from the equator than Christchurch have very liveable cities with high density living, therefore sunshine is not an issue if we use these cities as example to develop towards.1”</p> <p>It seems to us that this QM has the same effect as a Trojan Horse to prevent the intensification process in Christchurch.</p>	Oppose

Brighton Observatory of Environment and Economics / #53.3		Oppose	Include Tsunami Risk Area in Natural Hazards Qualifying Matter	
Brighton Observatory of Environment and Economics /53.3	Toka Tū Ake EQC ./ #FS2075.30	Oppose	<p>Include Tsunami Risk Area in Natural Hazards Qualifying Matter</p> <p>Inclusion of Tsunami Risk Area in Natural Hazards QM It is obvious that the planning system should be used to reduce development in areas that are exposed to well quantitated very high risks of significant damage from natural hazards on short timescales. However, unless there is a reasonably good understanding of the scale and timescale of the hazard, and that timescale is short (typically, less than a human lifetime), heavy regulation can have the effect of causing social and economic damage for no good reason, e.g. moving communities out of areas too soon, when in reality those communities could have stayed for another 50-100 years. The issue with including tsunamis in the definition of the coastal hazard zone, is the zone is stretched unrealistically. This bloated coastal hazard zone is then based not on our knowledge, but rather our lack of it. For example the mapping of the zone includes about a 1m seal level rise (by 2100) plus the effect of a major tsunami (we estimate 5-10m), that affects the NZ South Island eastern seaboard. This series of sequential over-estimations produce a practically impossible scenario and an unrealistic estimation of the zone: • the tsunami must occur after the 1m of sea-level rise (CCC posited as 2100). The IPCC (the world consensus of scientific and social knowledge about climate change) now consider sea-level rise of 1m by 2100 a large over-estimate, or in their own words, 'not realistic'. • the vast majority of tsunamis arriving here are small enough not to be noticed, and only two seismic sources (Cook Strait and South American seaboard) realistically would affect the Christchurch coastline. • the data (see below) produces a very weak prediction and does not support the assessment of this hazard to be likely enough or large enough to be included in definition of the coastal hazard zone. Although both tsunamis and earthquakes are natural hazards, the occurrence of neither is particularly predictable. Whereas deaths in our (NZ) recorded history from earthquakes is about 500, only 1 death has been recorded from tsunamis. Clearly prior to that history there have been significant earthquakes and tsunamis that have potentially caused deaths and devastation. However, principally due to our lack of understanding of the detail of processes that cause earthquakes and/or tsunamis at a particular time and place, we use frequencies of event occurrence in the past as a proxy for prediction. Typically this leads to what can be very weak estimates, for example: "...A total of 24 tidal waves classified as a tsunami since 1855...The strongest tidal wave registered in New Zealand reached a height of 15 meters (02/02/1931)...The biggest impact in terms of lives and the economy has been a tsunami on 08/13/1868. A tidal wave of up to 4.5 meters killed 1 person and destroyed vast areas2." Even strong predictions of these hazards carry with them many assumptions, incomplete records, and statistical uncertainty, for example... "...The NZ Alpine fault fails in a magnitude 8 earthquake about every 330 years3...". ... does not rule out two magnitude 8 earthquakes from the Alpine fault 100 years apart or one in 600 years.</p> <p>Our current state of knowledge does not allow for any reasonable forecast of the timescale of a large tsunami that would justify the size of the proposed coastal hazard zone.</p>	Oppose
Rachel Davies/ #67.13		Seek Amendment	Continue to add and push for Quality Matters to ensure new development meets more stringent controls over sunlight, safety, privacy, environmental factors and aesthetics.	
Rachel Davies/ #67.14		Seek Amendment	Continue to add and push for Quality Matters to ensure new development meets more stringent controls over sunlight, safety, privacy, environmental factors and aesthetics.	
David East/ #87.1		Seek Amendment	[S]eek[s] clarity around definitions of the Coastal Hazard Management Zone and also the Tsunami Management zone. Clear definitions of the methodology behind such policy and reasoning as to why internationally rejected or highly unlikely scenarios are still being used as the basis for planning	
Hilton Smith/ #98.1		Seek Amendment	[Re: Character Areas] Proposes to introduce a resource consent requirement as a restricted discretionary activity. Not supportive of Council proposed set of rules as seeking amendment to 9.3.4 Rules - Historic Heritage, 9.3.4.1. Activity Status Tables.	
Ezzie Smith/ #99.1		Not Stated	[Re: Character Areas] Proposes to make development in character areas a restricted discretionary activity.	
Marie Mullins/ #110.2		Oppose	Oppose Airport Noise Influence Area that overlays a small part of the site at 18 Kauri Street as it would restrict future development that would not accord with the intent of the proposed Medium Density Rules.	
Marie Mullins/110.2	Anne Dingwall/ #FS2037.179	Oppose	<p>Oppose Airport Noise Influence Area that overlays a small part of the site at 18 Kauri Street as it would restrict future development that would not accord with the intent of the proposed Medium Density Rules.</p> <p>A small part of the property is said to be within the 50 DBA Airport noise contour, and that is a qualifying matter which apparently would not enable any increase in development beyond the existing zone, which is not medium density.</p>	Oppose

			Given the small portion of line on the property, it should be redrawn so as to exclude the property in its entirety, or otherwise the use of the line needs to be challenged.	
Marie Mullins/110.2	Christchurch International Airport Limited/ #FS2052.58	Oppose	Oppose Airport Noise Influence Area that overlays a small part of the site at 18 Kauri Street as it would restrict future development that would not accord with the intent of the proposed Medium Density Rules. A small part of the property is said to be within the 50 DBA Airport noise contour, and that is a qualifying matter which apparently would not enable any increase in development beyond the existing zone, which is not medium density. Given the small portion of line on the property, it should be redrawn so as to exclude the property in its entirety, or otherwise the use of the line needs to be challenged.	Oppose
Marie Mullins/110.2	Christchurch International Airport Limited/ #FS2052.137	Oppose	Oppose Airport Noise Influence Area that overlays a small part of the site at 18 Kauri Street as it would restrict future development that would not accord with the intent of the proposed Medium Density Rules. A small part of the property is said to be within the 50 DBA Airport noise contour, and that is a qualifying matter which apparently would not enable any increase in development beyond the existing zone, which is not medium density. Given the small portion of line on the property, it should be redrawn so as to exclude the property in its entirety, or otherwise the use of the line needs to be challenged.	Oppose
Marie Mullins/110.2	Christchurch International Airport Limited/ #FS2052.187	Oppose	Oppose Airport Noise Influence Area that overlays a small part of the site at 18 Kauri Street as it would restrict future development that would not accord with the intent of the proposed Medium Density Rules. A small part of the property is said to be within the 50 DBA Airport noise contour, and that is a qualifying matter which apparently would not enable any increase in development beyond the existing zone, which is not medium density. Given the small portion of line on the property, it should be redrawn so as to exclude the property in its entirety, or otherwise the use of the line needs to be challenged.	Oppose
Marie Mullins/ #110.4		Oppose	Oppose Riccarton Bush Interface Area qualifying matter.	
Marie Mullins/110.4	Anne Dingwall/ #FS2037.181	Oppose	Oppose Riccarton Bush Interface Area qualifying matter. <i>[Re: Riccarton Bush Interface Area]</i> restricts building height on the land to 8 m. The Trust intends to build a retirement home on the site and although it will comply with the 8 m height restriction, it would wish to be heard if there was a different position taken by other submitters. In other words, it would not want (as a minimum) any further restrictions imposed on the property than are currently proposed by PC 14.	Oppose
Marie Mullins/110.4	Christchurch International Airport Limited/ #FS2052.189	Oppose	Oppose Riccarton Bush Interface Area qualifying matter. <i>[Re: Riccarton Bush Interface Area]</i> restricts building height on the land to 8 m. The Trust intends to build a retirement home on the site and although it will comply with the 8 m height restriction, it would wish to be heard if there was a different position taken by other submitters. In other words, it would not want (as a minimum) any further restrictions imposed on the property than are currently proposed by PC 14.	Oppose
Marie Mullins/110.4	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.48	Oppose	Oppose Riccarton Bush Interface Area qualifying matter. <i>[Re: Riccarton Bush Interface Area]</i> restricts building height on the land to 8 m. The Trust intends to build a retirement home on the site and although it will comply with the 8 m height restriction, it would wish to be heard if there was a different position taken by other submitters. In other words, it would not want (as a minimum) any further restrictions imposed on the property than are currently proposed by PC 14.	Oppose
Marie Mullins/110.4	The Riccarton Bush Trust/ #FS2085.8	Oppose	Oppose Riccarton Bush Interface Area qualifying matter. <i>[Re: Riccarton Bush Interface Area]</i> restricts building height on the land to 8 m. The Trust intends to build a retirement home on the site and although it will comply with the 8 m height restriction, it would wish to be heard if there was a different position taken by other submitters. In other words, it would not want (as a minimum) any further restrictions imposed on the property than are currently proposed by PC 14.	Oppose
Nikki Smetham/ #112.2		Support	[Retain Sunlight Access and Low Public Transport Accessibility Qualifying Matters]	
Nikki Smetham/112.2	Anne Dingwall/ #FS2037.184	Support	[Retain Sunlight Access and Low Public Transport Accessibility Qualifying Matters] In general we are in full support for the proposed Qualifying Standards to Chapter 14 Residential including specifically:	Support

			<ul style="list-style-type: none"> • Sunlight recession planes • Transport qualifying standards • Compliance with CPTED issues • A minimum storage allowance that provides for secure storage for bikes, lawnmowers and other recreational equipment 	
Connor Mclver/ #114.1		Seek Amendment	Low public transport accessibility is a weak qualifying matter. This issue can be remedied by communicating with ECan to add service as and when required. All other qualifying matters seem sensible but [submitter] submit[s] that this one is not. Perhaps development contributions could be sought to cover any capital outlay required to increase service in these areas.	
Connor Mclver/114.1	Rachel Sanders/ #FS2074.106	Seek Amendment	Low public transport accessibility is a weak qualifying matter. This issue can be remedied by communicating with ECan to add service as and when required. All other qualifying matters seem sensible but [submitter] submit[s] that this one is not. Perhaps development contributions could be sought to cover any capital outlay required to increase service in these areas. Low public transport accessibility is a weak qualifying matter. This issue can be remedied by communicating with ECan to add service as and when required. All other qualifying matters seem sensible but [submitter] submit[s] that this one is not. Perhaps development contributions could be sought to cover any capital outlay required to increase service in these areas.	Oppose
Connor Mclver/114.1	Rachel Sanders/ #FS2098.1	Seek Amendment	Low public transport accessibility is a weak qualifying matter. This issue can be remedied by communicating with ECan to add service as and when required. All other qualifying matters seem sensible but [submitter] submit[s] that this one is not. Perhaps development contributions could be sought to cover any capital outlay required to increase service in these areas. Low public transport accessibility is a weak qualifying matter. This issue can be remedied by communicating with ECan to add service as and when required. All other qualifying matters seem sensible but [submitter] submit[s] that this one is not. Perhaps development contributions could be sought to cover any capital outlay required to increase service in these areas.	Seek Amendment
Tracey Strack/ #119.4		Seek Amendment	<ul style="list-style-type: none"> • That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and, • That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions. 	
Sulekha Korgaonkar/ #128.1		Support	Retain Ryan Street as a residential character area and the provisions that maintain the streets character.	
Irene Marks/ #136.1		Support	Support inclusion of Ryan Street as a residential character area with provisions that maintain its character as a street of bungalows (and trees).	
Julie Kidd/ #146.1		Support	[E]ndorse changes that protect the amount of sunlight buildings are exposed to, at least to a level that is equivalent to the level of exposure of a building in Auckland.	
Julie Kidd/146.1	Anne Dingwall/ #FS2037.213	Support	[E]ndorse changes that protect the amount of sunlight buildings are exposed to, at least to a level that is equivalent to the level of exposure of a building in Auckland. As a retired doctor, I am aware of the connection between exposure to bright light and wellbeing, especially mood. Living in a building where there is no exposure to sunlight for 5 months of the year could be detrimental to health, especially for people who have reasons why they are unable to be out of the house for much of the time.	Support
Ōpāwaho Heathcote River Network (OHRN)/ #154.2		Seek Amendment	That an additional Qualifying Matter is added, namely High Soil Erosion Risk area as indicated in the Land and Water Regional Plan.	
Ōpāwaho Heathcote River Network (OHRN)/154.2	Anne Dingwall/ #FS2037.221	Seek Amendment	<p>That an additional Qualifying Matter is added, namely High Soil Erosion Risk area as indicated in the Land and Water Regional Plan.</p> <p>a. Any disturbance of the soil within areas of High Soil Erosion Risk increases the amount of erosion and increases sediment entering rivers.</p> <p>b. Intensive residential housing creates a greater percentage of impervious surfaces on building sites.</p> <p>c. This increased area of impervious surface increases the amount of stormwater produced which in turn increases the risk of erosion of easily erodible soils.</p> <p>d. There are no totally satisfactory means for preventing continuing erosion of such soils once they have been disturbed, especially on slopes..</p> <p>e. Climate change is causing an increase in the severity of high rainfall events which will have significant impacts on High Soil Erosion Risk areas in hill suburbs.</p> <p>f. Council must be able to better control the negative effects of housing intensification and to minimise the effects of any building within High Soil Erosion Risk areas.</p>	Support
Ōpāwaho Heathcote River Network (OHRN)/154.2	Kāinga Ora/ #FS2082.78	Seek Amendment	That an additional Qualifying Matter is added, namely High Soil Erosion Risk area as indicated in the Land and Water Regional Plan.	Oppose

			<p>a. Any disturbance of the soil within areas of High Soil Erosion Risk increases the amount of erosion and increases sediment entering rivers.</p> <p>b. Intensive residential housing creates a greater percentage of impervious surfaces on building sites.</p> <p>c. This increased area of impervious surface increases the amount of stormwater produced which in turn increases the risk of erosion of easily erodible soils.</p> <p>d. There are no totally satisfactory means for preventing continuing erosion of such soils once they have been disturbed, especially on slopes..</p> <p>e. Climate change is causing an increase in the severity of high rainfall events which will have significant impacts on High Soil Erosion Risk areas in hill suburbs.</p> <p>f. Council must be able to better control the negative effects of housing intensification and to minimise the effects of any building within High Soil Erosion Risk areas.</p>	
Robin Parr/ #157.2		Oppose	Retain existing heights & angles of Recession planes at boundaries, currently 2.3m & 36°	
Bernard Hall JP (Retired)/ #168.3		Support	Please retain RYAN STREET, CHRISTCHURCH, 8011 as a CHARACTER STREET without multistory infill structures.	
Winstone Wallboards Limited (WWB)/ #175.1		Support	Proposed Industrial Interface [Qualifying] Matter is entirely appropriate in managing reverse sensitivity matters.	
Winstone Wallboards Limited (WWB)/ #175.2		Support	[Supports] the Low Public Transport Accessibility Qualifying Matters [which] provide[s] for intensification that commensurate with public transport services and demonstrate Council's sound planning practice	
Winstone Wallboards Limited (WWB)/ #175.3		Seek Amendment	Seeks to be directly engaged on upcoming release of Plan Change 12 on Coastal Hazards for implications on Winstone Wallboards Ltd's site.	
Winstone Wallboards Limited (WWB)/ #175.4		Seek Amendment	Further assessment required on the Tsunami Management Overlay mapping.	
Josiah Beach/ #180.2		Support	[A]ppreciate[s] and support[s] the special attention given by the Council to overshadowing in the ... Sunlight Access Qualifying Matter.	
Josiah Beach/180.2	Anne Dingwall/ #FS2037.230	Support	<p>[A]ppreciate[s] and support[s] the special attention given by the Council to overshadowing in the ... Sunlight Access Qualifying Matter. I appreciate that the Council is doing everything within its power to limit the storey limits and housing density increases, given the stringent legislation from central government.</p> <p>I fully and completely support all the Qualifying Matters proposed by the Council, and am grateful for the proactive and well-considered issues that they deal with.</p> <p>I also appreciate and support the special attention given by the Council to overshadowing in the ... Sunlight Access Qualifying Matter.</p> <p>I fully support the Significant and other Trees Qualifying Matter.</p> <p>I fully support the Residential Character Area Qualifying Matter</p> <p>I fully support the proposed tree canopy requirement mechanism.</p> <p>I fully support the proposed Areas with Low Public Transport Availability Qualifying Matter.</p> <p>Thank you for the effort that has gone into this.</p>	Support
Josiah Beach/ #180.3		Support	[F]ully support[s] the Significant and other Trees Qualifying Matter.	
Josiah Beach/180.3	Anne Dingwall/ #FS2037.231	Support	<p>[F]ully support[s] the Significant and other Trees Qualifying Matter. I appreciate that the Council is doing everything within its power to limit the storey limits and housing density increases, given the stringent legislation from central government.</p> <p>I fully and completely support all the Qualifying Matters proposed by the Council, and am grateful for the proactive and well-considered issues that they deal with.</p> <p>I also appreciate and support the special attention given by the Council to overshadowing in the ... Sunlight Access Qualifying Matter.</p>	Support

			<p>I fully support the Significant and other Trees Qualifying Matter.</p> <p>I fully support the Residential Character Area Qualifying Matter</p> <p>I fully support the proposed tree canopy requirement mechanism.</p> <p>I fully support the proposed Areas with Low Public Transport Availability Qualifying Matter.</p> <p>Thank you for the effort that has gone into this.</p>	
Josiah Beach/ #180.4		Support	[F]ully support[s] the Residential Character Area Qualifying Matter	
Josiah Beach/180.4	Anne Dingwall/ #FS2037.232	Support	<p>[F]ully support[s] the Residential Character Area Qualifying Matter I appreciate that the Council is doing everything within its power to limit the storey limits and housing density increases, given the stringent legislation from central government.</p> <p>I fully and completely support all the Qualifying Matters proposed by the Council, and am grateful for the proactive and well-considered issues that they deal with.</p> <p>I also appreciate and support the special attention given by the Council to overshadowing in the ... Sunlight Access Qualifying Matter.</p> <p>I fully support the Significant and other Trees Qualifying Matter.</p> <p>I fully support the Residential Character Area Qualifying Matter</p> <p>I fully support the proposed tree canopy requirement mechanism.</p> <p>I fully support the proposed Areas with Low Public Transport Availability Qualifying Matter.</p> <p>Thank you for the effort that has gone into this.</p>	Support
Josiah Beach/ #180.5		Support	[F]ully support[s] the proposed Areas with Low Public Transport Availability Qualifying Matter.	
Josiah Beach/180.5	Anne Dingwall/ #FS2037.233	Support	<p>[F]ully support[s] the proposed Areas with Low Public Transport Availability Qualifying Matter. I appreciate that the Council is doing everything within its power to limit the storey limits and housing density increases, given the stringent legislation from central government.</p> <p>I fully and completely support all the Qualifying Matters proposed by the Council, and am grateful for the proactive and well-considered issues that they deal with.</p> <p>I also appreciate and support the special attention given by the Council to overshadowing in the ... Sunlight Access Qualifying Matter.</p> <p>I fully support the Significant and other Trees Qualifying Matter.</p> <p>I fully support the Residential Character Area Qualifying Matter</p> <p>I fully support the proposed tree canopy requirement mechanism.</p> <p>I fully support the proposed Areas with Low Public Transport Availability Qualifying Matter.</p> <p>Thank you for the effort that has gone into this.</p>	Support
Tom Logan/ #187.5		Oppose	<i>[Drop the Sunlight Access Qualifying Matter]</i>	
Tom Logan/187.5	Kāinga Ora/ #FS2082.88	Oppose	<p><i>[Drop the Sunlight Access Qualifying Matter]</i></p> <p>The council's claim that 96% of housing capacity is retained under the Sunlight Access QM is misleading. CCC's Impact Assessment on the Sunlight Access QM only includes the effect on RS zones transitioning to MRZ. This ignores the impact on areas zoned as RMD that are transitioning to MRZ, or areas zoned HRZ. RMD and HRZ sites are more impacted by recession planes than RS, given they tend to be smaller. The example RS site, that is used to demonstrate the supposed loss in capacity, is 750 m². More than 50% of RMD sites and 2/3 of HRZ sites are less than 700 m². This means that the</p>	Support

			<p>impact of applying recession planes is much more severe than for RS sites. Using an RS site as an example hides a much greater loss in housing capacity. We oppose the Sunlight Access QM on this basis, given it will result in a much greater loss in housing capacity than anticipated.</p> <p>The broad application of the Sunlight Access QM across the city is disappointing and counterproductive. This broad application contradicts the intention of the MDRS, which was to allow 3-storey, 3-unit development across all urban areas in New Zealand. We also believe that amenities other than sunlight should have been considered. NPS-UD Policy 6(b)(ii) states that the significant changes to built form required "... may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and type". This perspective should have been considered by the council when implementing the Sunlight Access QM. If increased sunlight access results in decreased housing affordability, as well as decreased access to employment, services, and amenities, is it really worth it?</p>	
Tom Logan/ #187.7		Seek Amendment	<i>[Regarding Riccarton Bush Interface Qualifying Matter]</i> reduce proposed area to <i>[the adjoining sites]</i> being 40 houses.	
Tom Logan/187.7	Christchurch International Airport Limited/ #FS2052.239	Seek Amendment	<p><i>[Regarding Riccarton Bush Interface Qualifying Matter]</i> reduce proposed area to <i>[the adjoining sites]</i> being 40 houses.</p> <p>We disagree with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels. The extension of the interface is justified by a desire to maintain views of the Bush from streets in the area. This mostly amounts to views of distant treetops, largely indistinguishable from the various street-trees and private plantings. The true amenity of the Bush is in its accessibility from the surrounding area, especially given it is intersected by the Uni-Cycle MCR. This accessibility would only be increased if more people were permitted to live within the general vicinity of the Bush, and as such the amenity provided by the Bush would increase.</p> <p>The application of the Riccarton Bush interface is at odds with the NPS-UD. NPS-UD allows for QM to restrict development in "open space provided for public use, but only in relation to the land that is open space" (NPS-UD 2020 3.32 1 (d)) or "an area subject to a designation or heritage order but only in relation to the land that is subject to the designation or heritage order" (NPS-UD 2020 3.32 1 (e)). This QM is applying density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space. The Section 32 report mentions that solely limiting the interface to adjoining sites (rather than the much greater area proposed in the QM) would have the effect of "...ensuring that Riccarton Bush is protected from the effects of medium density development" and that "the values of Riccarton Bush itself would not be degraded", and "this approach is effective at addressing the issue". This option should have been implemented in the QM, rather than the expansive area that is currently proposed</p>	Oppose
Tom Logan/187.7	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.49	Seek Amendment	<p><i>[Regarding Riccarton Bush Interface Qualifying Matter]</i> reduce proposed area to <i>[the adjoining sites]</i> being 40 houses.</p> <p>We disagree with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels. The extension of the interface is justified by a desire to maintain views of the Bush from streets in the area. This mostly amounts to views of distant treetops, largely indistinguishable from the various street-trees and private plantings. The true amenity of the Bush is in its accessibility from the surrounding area, especially given it is intersected by the Uni-Cycle MCR. This accessibility would only be increased if more people were permitted to live within the general vicinity of the Bush, and as such the amenity provided by the Bush would increase.</p> <p>The application of the Riccarton Bush interface is at odds with the NPS-UD. NPS-UD allows for QM to restrict development in "open space provided for public use, but only in relation to the land that is open space" (NPS-UD 2020 3.32 1 (d)) or "an area subject to a designation or heritage order but only in relation to the land that is subject to the designation or heritage order" (NPS-UD 2020 3.32 1 (e)). This QM is applying density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space. The Section 32 report mentions that solely limiting the interface to adjoining sites (rather than the much greater area proposed in the QM) would have the effect of "...ensuring that Riccarton Bush is protected from the effects of medium density development" and that "the values of Riccarton Bush itself would not be degraded", and "this approach is effective at addressing the issue". This option should have been implemented in the QM, rather than the expansive area that is currently proposed</p>	Oppose
Tom Logan/187.7	Kāinga Ora/ #FS2082.90	Seek Amendment	<p><i>[Regarding Riccarton Bush Interface Qualifying Matter]</i> reduce proposed area to <i>[the adjoining sites]</i> being 40 houses.</p> <p>We disagree with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels. The extension of the interface is justified by a desire to maintain views of the Bush from streets in the area. This mostly amounts to views of distant treetops, largely indistinguishable from the various street-trees and private plantings. The true amenity of the Bush is</p>	Support

			<p>in its accessibility from the surrounding area, especially given it is intersected by the Uni-Cycle MCR. This accessibility would only be increased if more people were permitted to live within the general vicinity of the Bush, and as such the amenity provided by the Bush would increase.</p> <p>The application of the Riccarton Bush interface is at odds with the NPS-UD. NPS-UD allows for QM to restrict development in “open space provided for public use, but only in relation to the land that is open space” (NPS-UD 2020 3.32 1 (d)) or “an area subject to a designation or heritage order but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)). This QM is applying density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space. The Section 32 report mentions that solely limiting the interface to adjoining sites (rather than the much greater area proposed in the QM) would have the effect of “...ensuring that Riccarton Bush is protected from the effects of medium density development” and that “the values of Riccarton Bush itself would not be degraded”, and “this approach is effective at addressing the issue” . This option should have been implemented in the QM, rather than the expansive area that is currently proposed</p>	
Tom Logan/187.7	The Riccarton Bush Trust/ #FS2085.15	Seek Amendment	<p><i>[Regarding Riccarton Bush Interface Qualifying Matter]</i> reduce proposed area to <i>[the adjoining sites]</i> being 40 houses.</p> <p>We disagree with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels. The extension of the interface is justified by a desire to maintain views of the Bush from streets in the area. This mostly amounts to views of distant treetops, largely indistinguishable from the various street-trees and private plantings. The true amenity of the Bush is in its accessibility from the surrounding area, especially given it is intersected by the Uni-Cycle MCR. This accessibility would only be increased if more people were permitted to live within the general vicinity of the Bush, and as such the amenity provided by the Bush would increase.</p> <p>The application of the Riccarton Bush interface is at odds with the NPS-UD. NPS-UD allows for QM to restrict development in “open space provided for public use, but only in relation to the land that is open space” (NPS-UD 2020 3.32 1 (d)) or “an area subject to a designation or heritage order but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)). This QM is applying density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space. The Section 32 report mentions that solely limiting the interface to adjoining sites (rather than the much greater area proposed in the QM) would have the effect of “...ensuring that Riccarton Bush is protected from the effects of medium density development” and that “the values of Riccarton Bush itself would not be degraded”, and “this approach is effective at addressing the issue” . This option should have been implemented in the QM, rather than the expansive area that is currently proposed</p>	Oppose
Riccarton Bush - Kilmarnock Residents' Association/ #188.10		Seek Amendment	[New Qualifying Matter Riccarton Commercial/Residential Transition] - The commercial area north of Riccarton Rd [from Kauri St to Harakeke St] should be height-restricted to a height that is appropriate given the proximity of low-rise residential dwellings immediately to the north.	
Riccarton Bush - Kilmarnock Residents' Association/188.10	Tony Dale/ #FS2036.9	Seek Amendment	<p>[New Qualifying Matter Riccarton Commercial/Residential Transition] - The commercial area north of Riccarton Rd [from Kauri St to Harakeke St] should be height-restricted to a height that is appropriate given the proximity of low-rise residential dwellings immediately to the north. We support other submitters (including Waipuna Halswell-Hornby-Riccarton Community Board and Helen Broughton), arguing the same. The social and environmental impacts of tall commercial buildings in this area have not been adequately assessed. We suggest some would include:</p> <ol style="list-style-type: none"> 1. Total loss of outdoor privacy 2. Significant afternoon shading, particularly in the summer and in the areas further east 3. Changed and unpredictable wind and airflow patterns 4. Solar heating of the tall north facing vertical surfaces resulting in changes to air temperature, and mean radiant temperatures in the surrounding area 5. Unpredictable micro-climate effects 6. Adverse social and mental health impacts for those living directly next to a high-rise commercial area 	Support
Riccarton Bush - Kilmarnock Residents' Association/188.10	Anne Dingwall/ #FS2037.247	Seek Amendment	<p>[New Qualifying Matter Riccarton Commercial/Residential Transition] - The commercial area north of Riccarton Rd [from Kauri St to Harakeke St] should be height-restricted to a height that is appropriate given the proximity of low-rise residential dwellings immediately to the north. We support other submitters (including Waipuna Halswell-Hornby-Riccarton Community Board and Helen Broughton), arguing the same. The social and environmental impacts of tall commercial buildings in this area have not been adequately assessed. We suggest some would include:</p> <ol style="list-style-type: none"> 1. Total loss of outdoor privacy 2. Significant afternoon shading, particularly in the summer and in the areas further east 3. Changed and unpredictable wind and airflow patterns 4. Solar heating of the tall north facing vertical surfaces resulting in changes to air temperature, and mean radiant temperatures in the surrounding area 5. Unpredictable micro-climate effects 6. Adverse social and mental health impacts for those living directly next to a high-rise commercial area 	Support
Riccarton Bush - Kilmarnock Residents' Association/188.10	Christchurch International Airport Limited/ #FS2052.295	Seek Amendment	<p>[New Qualifying Matter Riccarton Commercial/Residential Transition] - The commercial area north of Riccarton Rd [from Kauri St to Harakeke St] should be height-restricted to a height that is appropriate given the proximity of low-rise residential dwellings immediately to the north. We support other submitters (including Waipuna Halswell-Hornby-Riccarton Community Board and Helen Broughton), arguing the same. The social and environmental impacts of tall commercial buildings in this area have not been adequately assessed. We suggest some would include:</p> <ol style="list-style-type: none"> 1. Total loss of outdoor privacy 2. Significant afternoon shading, particularly in the summer and in the areas further east 3. Changed and unpredictable wind and airflow patterns 4. Solar heating of the tall north facing vertical surfaces resulting in changes to air temperature, and mean radiant temperatures in the surrounding area 5. Unpredictable micro-climate effects 6. Adverse social and mental health impacts for those living directly next to a high-rise commercial area 	Support

Riccarton Bush - Kilmarnock Residents' Association/188.10	Kāinga Ora/ #FS2082.99	Seek Amendment	[New Qualifying Matter Riccarton Commercial/Residential Transition] - The commercial area north of Riccarton Rd [from Kauri St to Harakeke St] should be height-restricted to a height that is appropriate given the proximity of low-rise residential dwellings immediately to the north. We support other submitters (including Waipuna Halswell-Hornby-Riccarton Community Board and Helen Broughton), arguing the same. The social and environmental impacts of tall commercial buildings in this area have not been adequately assessed. We suggest some would include: 1. Total loss of outdoor privacy 2. Significant afternoon shading, particularly in the summer and in the areas further east 3. Changed and unpredictable wind and airflow patterns 4. Solar heating of the tall north facing vertical surfaces resulting in changes to air temperature, and mean radiant temperatures in the surrounding area 5. Unpredictable micro-climate effects 6. Adverse social and mental health impacts for those living directly next to a high-rise commercial area	Oppose
Riccarton Bush - Kilmarnock Residents' Association/ #188.22		Seek Amendment	New Qualifying Matter for areas subject to frequent surface flooding	
Riccarton Bush - Kilmarnock Residents' Association/188.22	Anne Dingwall/ #FS2037.259	Seek Amendment	<p>New Qualifying Matter for areas subject to frequent surface flooding</p> <p>A number of streets in our area experience serious surface water flooding in prolonged moderate to heavy weather events and, of course, these are expected to occur more frequently. This is also a health issue because some residents report overloaded systems frequently mean they cannot flush toilets or drain showers until water levels recede.</p> <p>Streets commonly affected include ● Titoki St ● Kahu Rd ● Ngahere St ● Nikau Place ● Bradshaw Terrace ● Matai Street West [Note: some of these streets are not located within the current extent of the Flood Management Area Overlay]</p> <p>There appears to be no reference anywhere in PC14, nor are Qualifying Matters proposed, to protect against the on-going and growing risk and frequency of surface water flooding on many vulnerable Christchurch streets. The city council has admitted it will not be able to fix surface flooding issues on many of the Christchurch streets which are most frequently flooded in heavy rain. It can only mitigate flooding and, in some cases, the cost of doing that will be prohibitive.</p> <p>Infrastructure limitation and scientific climate change projections (including their effects) should be more of a consideration when considering Qualifying Matters where flooding is frequent, is expected to get worse and the problem cannot (or will not) be fixed.</p> <p>A Citywide Surface Water Flooding Update report [Appendix 5] from the CCC meeting agenda of 5 April 2023 shows the council is yet to investigate or prioritise this work. The report shows: ● The council has not prioritised flooding issues across the city or developed plans to fix them, although it does have a list of potential projects. ● Many of these projects will not be viable or feasible given their scale, technical challenges and the costs of the work relative to the benefits. ● It may be possible, from an engineering perspective, to significantly reduce flood risk in some ponding-prone streets but it may not be viable to do so. ● More work is needed to confirm if remedial work is viable or feasible at problem spots across the city.</p> <p>This could, we suggest, take years. In many cases we suspect the problems will never be fixed.</p>	Support
Riccarton Bush - Kilmarnock Residents' Association/188.22	Christchurch International Airport Limited/ #FS2052.307	Seek Amendment	<p>New Qualifying Matter for areas subject to frequent surface flooding</p> <p>A number of streets in our area experience serious surface water flooding in prolonged moderate to heavy weather events and, of course, these are expected to occur more frequently. This is also a health issue because some residents report overloaded systems frequently mean they cannot flush toilets or drain showers until water levels recede.</p> <p>Streets commonly affected include ● Titoki St ● Kahu Rd ● Ngahere St ● Nikau Place ● Bradshaw Terrace ● Matai Street West [Note: some of these streets are not located within the current extent of the Flood Management Area Overlay]</p>	Support

			<p>There appears to be no reference anywhere in PC14, nor are Qualifying Matters proposed, to protect against the on-going and growing risk and frequency of surface water flooding on many vulnerable Christchurch streets. The city council has admitted it will not be able to fix surface flooding issues on many of the Christchurch streets which are most frequently flooded in heavy rain. It can only mitigate flooding and, in some cases, the cost of doing that will be prohibitive.</p> <p>Infrastructure limitation and scientific climate change projections (including their effects) should be more of a consideration when considering Qualifying Matters where flooding is frequent, is expected to get worse and the problem cannot (or will not) be fixed.</p> <p>A Citywide Surface Water Flooding Update report [Appendix 5] from the CCC meeting agenda of 5 April 2023 shows the council is yet to investigate or prioritise this work. The report shows: <ul style="list-style-type: none"> • The council has not prioritised flooding issues across the city or developed plans to fix them, although it does have a list of potential projects. • Many of these projects will not be viable or feasible given their scale, technical challenges and the costs of the work relative to the benefits. • It may be possible, from an engineering perspective, to significantly reduce flood risk in some ponding-prone streets but it may not be viable to do so. • More work is needed to confirm if remedial work is viable or feasible at problem spots across the city. </p> <p>This could, we suggest, take years. In many cases we suspect the problems will never be fixed.</p>	
Riccarton Bush - Kilmarnock Residents' Association/188.22	Kāinga Ora/ #FS2082.105	Seek Amendment	<p>New Qualifying Matter for areas subject to frequent surface flooding</p> <p>A number of streets in our area experience serious surface water flooding in prolonged moderate to heavy weather events and, of course, these are expected to occur more frequently. This is also a health issue because some residents report overloaded systems frequently mean they cannot flush toilets or drain showers until water levels recede.</p> <p>Streets commonly affected include • Titoki St • Kahu Rd • Ngahere St • Nikau Place • Bradshaw Terrace • Matai Street West [Note: some of these streets are not located within the current extent of the Flood Management Area Overlay]</p> <p>There appears to be no reference anywhere in PC14, nor are Qualifying Matters proposed, to protect against the on-going and growing risk and frequency of surface water flooding on many vulnerable Christchurch streets. The city council has admitted it will not be able to fix surface flooding issues on many of the Christchurch streets which are most frequently flooded in heavy rain. It can only mitigate flooding and, in some cases, the cost of doing that will be prohibitive.</p> <p>Infrastructure limitation and scientific climate change projections (including their effects) should be more of a consideration when considering Qualifying Matters where flooding is frequent, is expected to get worse and the problem cannot (or will not) be fixed.</p> <p>A Citywide Surface Water Flooding Update report [Appendix 5] from the CCC meeting agenda of 5 April 2023 shows the council is yet to investigate or prioritise this work. The report shows: <ul style="list-style-type: none"> • The council has not prioritised flooding issues across the city or developed plans to fix them, although it does have a list of potential projects. • Many of these projects will not be viable or feasible given their scale, technical challenges and the costs of the work relative to the benefits. • It may be possible, from an engineering perspective, to significantly reduce flood risk in some ponding-prone streets but it may not be viable to do so. • More work is needed to confirm if remedial work is viable or feasible at problem spots across the city. </p> <p>This could, we suggest, take years. In many cases we suspect the problems will never be fixed.</p>	Oppose
Riccarton Bush - Kilmarnock Residents' Association/188.22	Robert Broughton/ #FS2083.39	Seek Amendment	<p>New Qualifying Matter for areas subject to frequent surface flooding</p>	Support

			<p>A number of streets in our area experience serious surface water flooding in prolonged moderate to heavy weather events and, of course, these are expected to occur more frequently. This is also a health issue because some residents report overloaded systems frequently mean they cannot flush toilets or drain showers until water levels recede.</p> <p>Streets commonly affected include ● Titoki St ● Kahu Rd ● Ngahere St ● Nikau Place ● Bradshaw Terrace ● Matai Street West [Note: some of these streets are not located within the current extent of the Flood Management Area Overlay]</p> <p>There appears to be no reference anywhere in PC14, nor are Qualifying Matters proposed, to protect against the on-going and growing risk and frequency of surface water flooding on many vulnerable Christchurch streets. The city council has admitted it will not be able to fix surface flooding issues on many of the Christchurch streets which are most frequently flooded in heavy rain. It can only mitigate flooding and, in some cases, the cost of doing that will be prohibitive.</p> <p>Infrastructure limitation and scientific climate change projections (including their effects) should be more of a consideration when considering Qualifying Matters where flooding is frequent, is expected to get worse and the problem cannot (or will not) be fixed.</p> <p>A Citywide Surface Water Flooding Update report [Appendix 5] from the CCC meeting agenda of 5 April 2023 shows the council is yet to investigate or prioritise this work. The report shows: ● The council has not prioritised flooding issues across the city or developed plans to fix them, although it does have a list of potential projects. ● Many of these projects will not be viable or feasible given their scale, technical challenges and the costs of the work relative to the benefits. ● It may be possible, from an engineering perspective, to significantly reduce flood risk in some ponding-prone streets but it may not be viable to do so. ● More work is needed to confirm if remedial work is viable or feasible at problem spots across the city.</p> <p>This could, we suggest, take years. In many cases we suspect the problems will never be fixed.</p>	
Riccarton Bush - Kilmarnock Residents' Association/ #188.23		Seek Amendment	[T]he entire area represented by the Riccarton Bush Kilmarnock Residents' Association should be designated a Qualifying Matter, Pūtarangamotu-Riccarton Precinct.	
Riccarton Bush - Kilmarnock Residents' Association/188.23	Anne Dingwall/ #FS2037.260	Seek Amendment	[T]he entire area represented by the Riccarton Bush Kilmarnock Residents' Association should be designated a Qualifying Matter, Pūtarangamotu-Riccarton Precinct.	Support

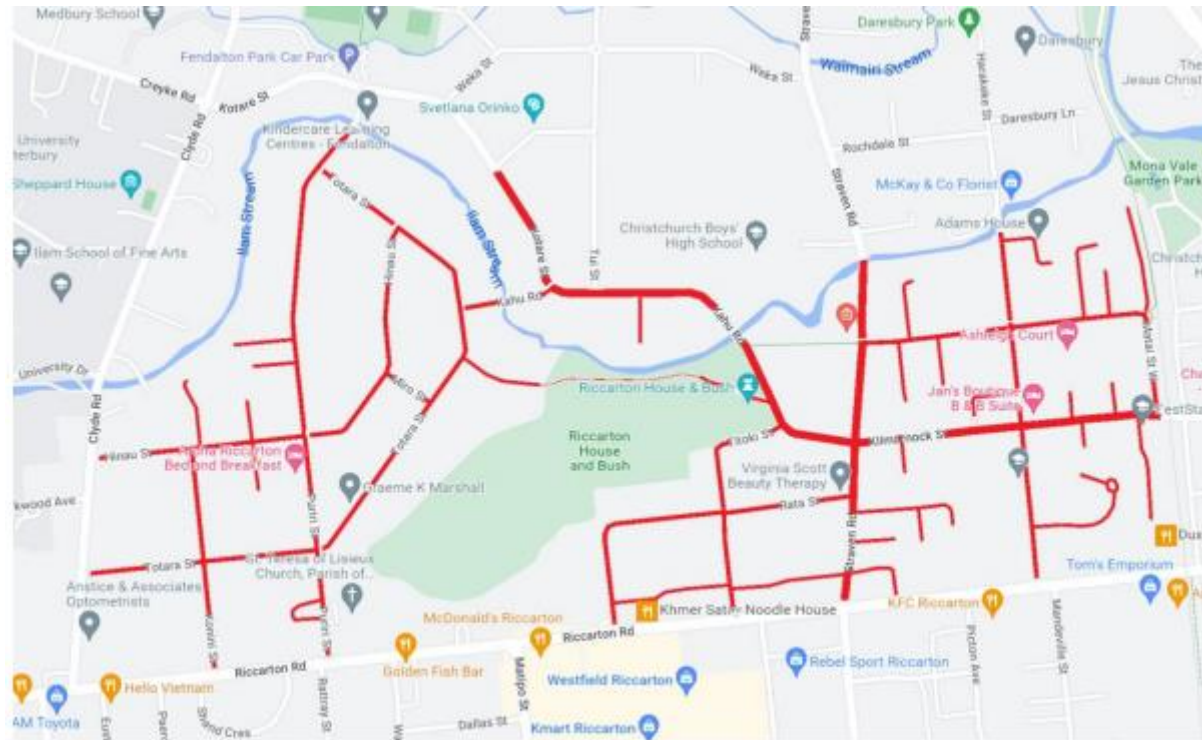


Figure 1 - Riccarton Bush Kilmarnock Residents' Association area

Riccarton House is the original site of European settlement in Christchurch. Ngāi Tuahiwi lived in the area before Europeans arrived. The area is a treasure because it tells a story of indigenous settlement, then European settlement, conflict, cooperation, and development. Despite change over time, much of the area's character remains, and what is left should be protected. There are important heritage buildings and trees scattered throughout old Riccarton. The precinct still includes a large number of late 19th century to mid-20th century residences plus:

- Mona Vale on the north-eastern boundary
- Britten Stables
- The city to university cycleway along Matai St West and Ngahere St.
- Riccarton House and its surrounds (including the Kauri Cluster, Kahu Road and Totara Street)
- Notable trees
- The original Riccarton Estate farm buildings
- the historic Kahu Rd bridge
- Janes Deans Close war memorial
- Christchurch Boys High School buildings and war memorial
- Most importantly, Pūtaringamotu, part of which the Deans family retained for preservation as Riccarton Bush. That stand of ngahere is a taonga and almost all that is left of the original indigenous forests of the plains.

The residents in our area have already been through the intensification debate once already. There were lengthy proceedings prior to 2015, before an Independent Hearings Panel, considering the Christchurch Replacement District Plan. Its deliberations were based on evidence, not government-imposed dictates. It ruled medium density was not appropriate in our area. Seven years after that review we have enough houses in Christchurch and ample land on which to build more. The argument today, in favour of more density across the entire city, is weak. There is nothing to suggest that panel's decisions, reached after thousands of pages of evidence were heard, should be overturned.

As part of that same district plan review, Character Areas, formerly known as Special Amenity Areas or SAMs, were reassessed to identify whether they remained distinctive with a residential character worthy of retention. Character Area 7, was the area north of Riccarton Road and east of Clyde Road, bounded by the Avon River to the north, and Riccarton Bush to the south-east. It included Totara, Hinau, Miro and Konini Streets and major section of Puriri St. The report determined, given the circumstances at the time, the existing character areas should not be retained. We think it was a short-sighted decision. However, while it was determined there were insufficient groupings of properties for this area to be retained as a Character Area, the report did acknowledge the area has defining elements that include; the quality of the streetscape, the large building setbacks, the visual relationship to Riccarton Bush and the Avon River and the resulting unusual street layout.

Riccarton landscape architect and New Zealand Institute of Landscape Architects member, Graham H. Densem BA DipLA (Cant) ANZILA supports the concept of a designated Pūtaringamotu-Riccarton area that includes the wider area of Westfield Mall and surrounds, including residential areas and the bush. Such a plan he said would better identify more and less desirable development places. A step towards that, we submit, is to designate the Riccarton Bush Kilmarnock area a Qualifying Matter pending a more cohesive, planned, controlled approach to future development.

Riccarton Bush - Kilmarnock Residents' Association/188.23	Christchurch International Airport Limited/ #FS2052.308	Seek Amendment	[T]he entire area represented by the Riccarton Bush Kilmarnock Residents' Association should be designated a Qualifying Matter, Pūtaringamotu-Riccarton Precinct.	Support
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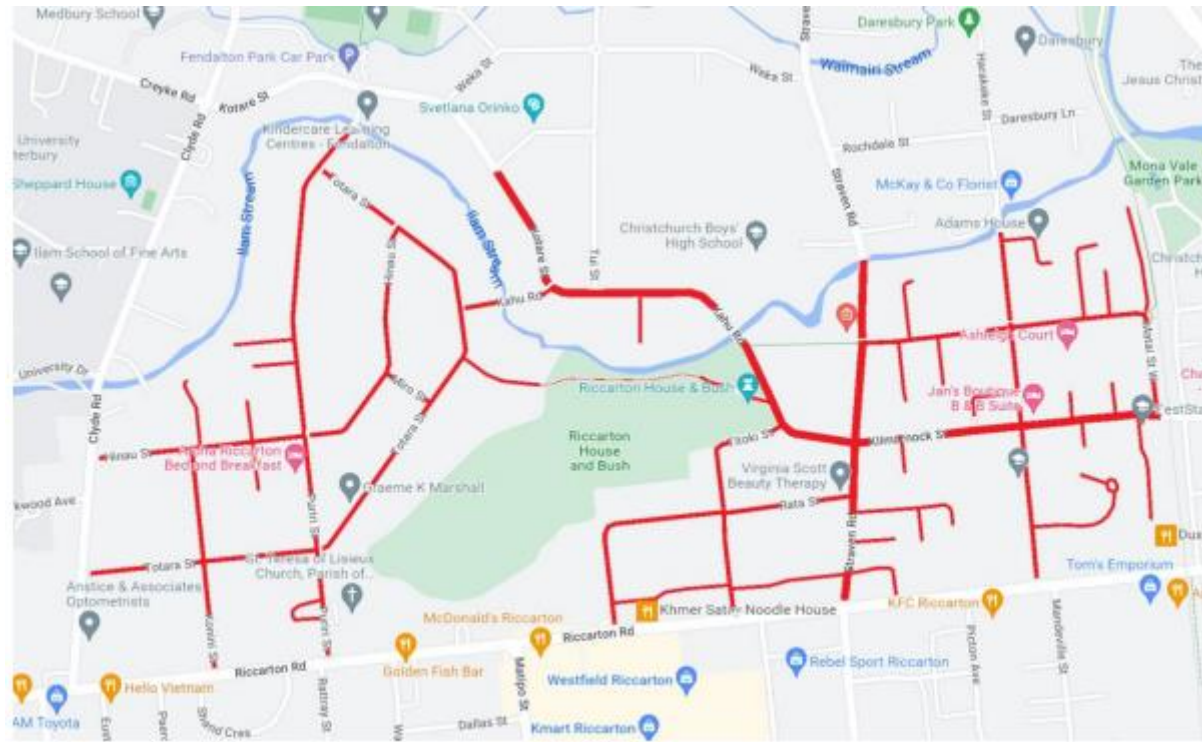


Figure 1 - Riccarton Bush Kilmarnock Residents' Association area

Riccarton House is the original site of European settlement in Christchurch. Ngāi Tuahiwi lived in the area before Europeans arrived. The area is a treasure because it tells a story of indigenous settlement, then European settlement, conflict, cooperation, and development. Despite change over time, much of the area's character remains, and what is left should be protected. There are important heritage buildings and trees scattered throughout old Riccarton. The precinct still includes a large number of late 19th century to mid-20th century residences plus:

- Mona Vale on the north-eastern boundary
- Britten Stables
- The city to university cycleway along Matai St West and Ngahere St.
- Riccarton House and its surrounds (including the Kauri Cluster, Kahu Road and Totara Street)
- Notable trees
- The original Riccarton Estate farm buildings
- the historic Kahu Rd bridge
- Janes Deans Close war memorial
- Christchurch Boys High School buildings and war memorial
- Most importantly, Pūtaringamotu, part of which the Deans family retained for preservation as Riccarton Bush. That stand of ngahere is a taonga and almost all that is left of the original indigenous forests of the plains.

The residents in our area have already been through the intensification debate once already. There were lengthy proceedings prior to 2015, before an Independent Hearings Panel, considering the Christchurch Replacement District Plan. Its deliberations were based on evidence, not government-imposed dictates. It ruled medium density was not appropriate in our area. Seven years after that review we have enough houses in Christchurch and ample land on which to build more. The argument today, in favour of more density across the entire city, is weak. There is nothing to suggest that panel's decisions, reached after thousands of pages of evidence were heard, should be overturned.

As part of that same district plan review, Character Areas, formerly known as Special Amenity Areas or SAMs, were reassessed to identify whether they remained distinctive with a residential character worthy of retention. Character Area 7, was the area north of Riccarton Road and east of Clyde Road, bounded by the Avon River to the north, and Riccarton Bush to the south-east. It included Totara, Hinau, Miro and Konini Streets and major section of Puriri St. The report determined, given the circumstances at the time, the existing character areas should not be retained. We think it was a short-sighted decision. However, while it was determined there were insufficient groupings of properties for this area to be retained as a Character Area, the report did acknowledge the area has defining elements that include; the quality of the streetscape, the large building setbacks, the visual relationship to Riccarton Bush and the Avon River and the resulting unusual street layout.

Riccarton landscape architect and New Zealand Institute of Landscape Architects member, Graham H. Densem BA DipLA (Cant) ANZILA supports the concept of a designated Pūtaringamotu-Riccarton area that includes the wider area of Westfield Mall and surrounds, including residential areas and the bush. Such a plan he said would better identify more and less desirable development places. A step towards that, we submit, is to designate the Riccarton Bush Kilmarnock area a Qualifying Matter pending a more cohesive, planned, controlled approach to future development.

Riccarton Bush - Kilmarnock Residents' Association/188.23

Kāinga Ora/
#FS2082.106

Seek
Amendment

[T]he entire area represented by the Riccarton Bush Kilmarnock Residents' Association should be designated a Qualifying Matter, Pūtaringamotu-Riccarton Precinct.

Oppose

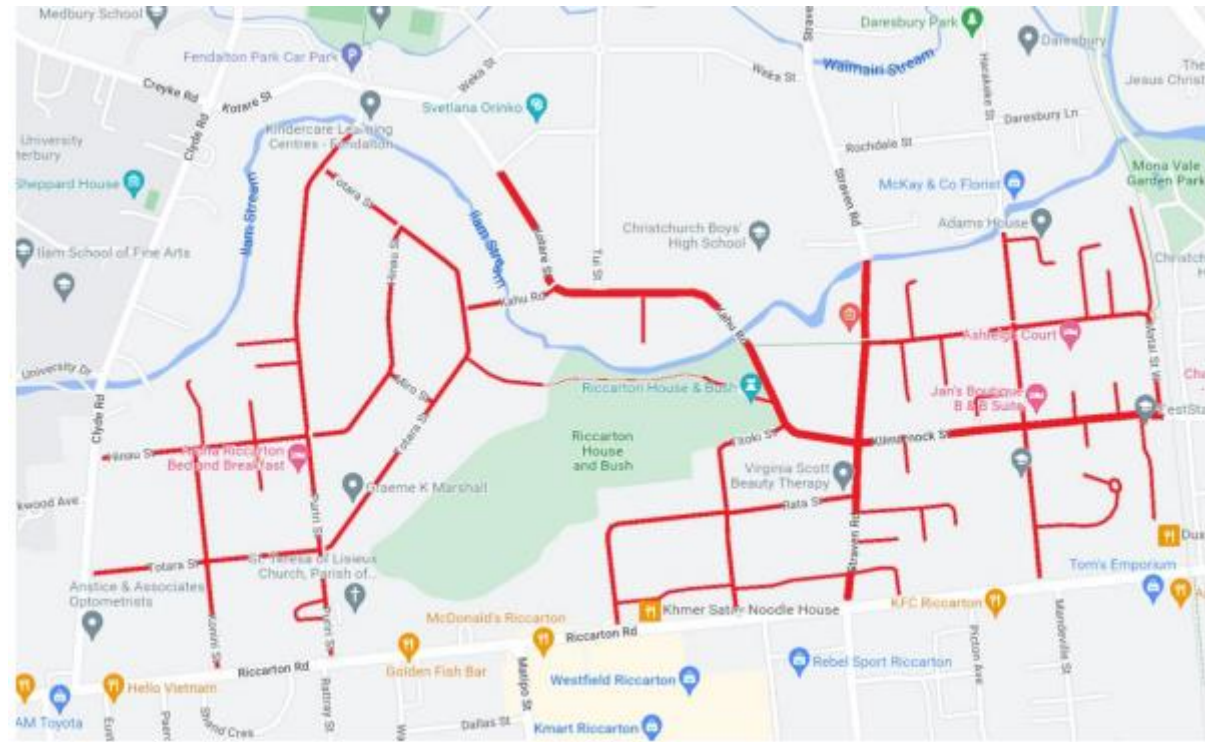


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The residents in our area have already been through the intensification debate once already. There were lengthy proceedings prior to 2015, before an Independent Hearings Panel, considering the Christchurch Replacement District Plan. Its deliberations were based on evidence, not government-imposed dictates. It ruled medium density was not appropriate in our area. Seven years after that review we have enough houses in Christchurch and ample land on which to build more. The argument today, in favour of more density across the entire city, is weak. There is nothing to suggest that panel's decisions, reached after thousands of pages of evidence were heard, should be overturned.

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			<p>Heritage New Zealand Pouhere Taonga (HNZPT) / #193.21</p> <p>Support</p> <p>Retain all existing heritage items, settings, and features as a Qualifying Matter</p>	
<p>Heritage New Zealand Pouhere Taonga (HNZPT) / 193.21</p>	<p>Anne Dingwall/ #FS2037.276</p>	<p>Support</p>	<p>Retain all existing heritage items, settings, and features as a Qualifying Matter HNZPT supports the inclusion of all existing heritage items, settings, and features protected under the District Plan, as a Qualifying Matter. This status allows Council to apply building height or density requirements enabling less development than would otherwise be required to be enabled, therefore affording greater protection of Christchurch's significant heritage.</p>	<p>Support</p>

Heritage New Zealand Pouhere Taonga (HNZPT) /193.21	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.25	Support	Retain all existing heritage items, settings, and features as a Qualifying Matter HNZPT supports the inclusion of all existing heritage items, settings, and features protected under the District Plan, as a Qualifying Matter. This status allows Council to apply building height or density requirements enabling less development than would otherwise be required to be enabled, therefore affording greater protection of Christchurch's significant heritage.	Support
Brian Gillman/ #196.1		Support	Retain waterbody setbacks and sunlight access as a qualifying matters.	
Paul Clark/ #233.6		Oppose	Oppose [Low Public Transport Accessibility Qualifying Matter]	
Paul Clark/233.6	Rachel Sanders/ #FS2074.9	Oppose	Oppose [Low Public Transport Accessibility Qualifying Matter] The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Oppose
Paul Clark/233.6	Rachel Sanders/ #FS2074.107	Oppose	Oppose [Low Public Transport Accessibility Qualifying Matter] The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Oppose
Paul Clark/233.6	Rachel Sanders/ #FS2098.2	Oppose	Oppose [Low Public Transport Accessibility Qualifying Matter] The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Seek Amendment
Paul Clark/233.6	Rachel Sanders/ #FS2098.18	Oppose	Oppose [Low Public Transport Accessibility Qualifying Matter] The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Seek Amendment
Paul Clark/ #233.9		Oppose	Oppose [Sunlight Access Qualifying Matter]	
Robert Black/ #246.2		Seek Amendment	Include the Flood Management Area, or at least that part of the FMA in the Merivale catchment, as a Qualifying Matter to exclude MDRS rules from applying.	
Robert Black/246.2	Kāinga Ora/ #FS2082.207	Seek Amendment	<p>Include the Flood Management Area, or at least that part of the FMA in the Merivale catchment, as a Qualifying Matter to exclude MDRS rules from applying.</p> <ul style="list-style-type: none"> I understand from a newspaper article that the area around our residence is one of the two lowest parts of Christchurch (the other being the Flockton Basin) in respect of being at risk for one in 50, one in 100 and one in 200 year flood events. This aligns with my experience in the area. In recent years we have had issues such as: <ol style="list-style-type: none"> Flooding, with the Wairarapa stream having risen to the bottom of bridges several times. If it broke its banks it would flood Queens Avenue and Garden Road. Stormwater systems have clearly been at capacity, with some overflow. In recent flooding events a neighbouring section has been almost entirely covered in surface water flooding. As night follows day, a site with intensive housing development generates more stormwater, due to increased hardstand area (three houses compared with one), and reduced area available for landscaping and lawn that slows stormwater transfer to the public system. This area is an identified Flood Management Area in the District Plan. In particular, this means that new builds sit significantly higher than adjacent older homes. These older homes will be particularly at risk from future flooding if housing intensification is allowed to occur, as the increased stormwater run-off will exacerbate existing flooding issues. 	Oppose
Robert Black/ #246.3		Seek Amendment	Consider infrastructure limitations, and map areas as qualifying matters where infrastructure is not sufficient for intensive development.	
Robert Black/246.3	Kāinga Ora/ #FS2082.208	Seek Amendment	Consider infrastructure limitations, and map areas as qualifying matters where infrastructure is not sufficient for intensive development.	Oppose

			<ul style="list-style-type: none"> I see that the CCC has already introduced infrastructure shortcomings as a Qualifying Matter as part of PC14. I support this approach wholeheartedly, but consider that its application needs to be taken further. In this area, a lot of the local infrastructure was replaced after the earthquake. However, I understand that was done on the basis of the then expected density, not the default proposed here of three dwellings for every site. I do not believe it has the capacity to serve this higher density. It is not unrealistic to consider that this intensification could occur in the short term; within 20 metres of our house there are two bare land sections, one house awaiting demolition and another planned for this. Nine extra houses could be built within a stone's throw. 	
Robert Black/ #246.4		Seek Amendment	List TC3 land as a Qualifying Matter. As a default, that land should not be intensively developed. It is appropriate to obtain resource consent to[o]	
Robert Black/246.4	Kāinga Ora/ #FS2082.209	Seek Amendment	<p>List TC3 land as a Qualifying Matter. As a default, that land should not be intensively developed. It is appropriate to obtain resource consent to[o]</p> <ul style="list-style-type: none"> The soil here is TC3, and the damage that the area obtained following the earthquake was significant. In particular: <ol style="list-style-type: none"> The vast majority of houses in this locality were replaced after the earthquake – it was one of the worst hit areas in Christchurch and I am sure it had the highest infrastructure replacement and house replacement cost per square metre of anywhere. The subsoil liquefies readily. We had one of Christchurch's highest accelerations from the February earthquake measured by a seismograph at our home – .88g. As a result of that, we had a GNS scientist write to us to enquire whether there was any reason for this exceptional reading in relation to the placing of a seismograph. There was no reason; it was just the force of acceleration in this area (possibly due to a "basin" underneath the surface – a trampoline effect). A civil engineer working on the new sewer system down our street remarked that if this land had been in eastern side of Christchurch then it would have been red zoned due to the extensive land damage. When replacing the sewer main they were working nearly 2 m down in liquid soil. Power: I understand that a power company was already struggling to provide power for a recent subdivision of just one section. In particular I was told the landowner requested three-phase power but connection was not possible. My understanding of how that resolved is that power was provided to the new site, but with difficulty. I wonder if the implications on power companies have been considered as part of these qualifying matter The reasons for the above damage have not changed. Any future earthquake could result in the same level of damage, to both homes, infrastructure and land. Houses will tip and sink. 	Oppose
Emma Besley/ #254.2		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter, seek its deletion.	
Emma Besley/254.2	Anne Dingwall/ #FS2037.344	Oppose	<p>Oppose the Low Public Transport Accessibility Area Qualifying Matter, seek its deletion.</p> <p>Oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define or restrict future growth in Christchurch based on current bus routes. This would also artificially limit future housing in our city.</p>	Support
Emma Besley/254.2	Rachel Sanders/ #FS2074.10	Oppose	<p>Oppose the Low Public Transport Accessibility Area Qualifying Matter, seek its deletion.</p> <p>Oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define or restrict future growth in Christchurch based on current bus routes. This would also artificially limit future housing in our city.</p>	Oppose
Emma Besley/254.2	Rachel Sanders/ #FS2098.19	Oppose	<p>Oppose the Low Public Transport Accessibility Area Qualifying Matter, seek its deletion.</p> <p>Oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define or restrict future growth in Christchurch based on current bus routes. This would also artificially limit future housing in our city.</p>	Seek Amendment

Maia Gerard/ #261.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Maia Gerard/261.6	Rachel Sanders/ #FS2074.11	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Maia Gerard/261.6	Rachel Sanders/ #FS2074.108	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Maia Gerard/261.6	Rachel Sanders/ #FS2098.20	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Seek Amendment
Maia Gerard/ #261.9		Seek Amendment	Opposes the Sunlight Access Qualifying Matter	
Alfred Lang/ #262.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Harley Peddie/ #263.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Aaron Tily/ #264.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Aaron Tily/264.6	Rachel Sanders/ #FS2074.12	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Aaron Tily/264.6	Rachel Sanders/ #FS2098.21	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	Seek Amendment

			<p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	
Aaron Tily/ #264.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
John Bryant/ #265.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
John Bryant/265.6	Rachel Sanders/ #FS2074.13	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
John Bryant/265.6	Rachel Sanders/ #FS2098.22	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Seek Amendment
John Bryant/ #265.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Alex Hobson/ #266.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Alex Hobson/266.6	Rachel Sanders/ #FS2074.14	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Alex Hobson/266.6	Rachel Sanders/ #FS2098.23	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and</p>	Seek Amendment

			are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	
Alex Hobson/ #266.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Justin Muirhead/ #267.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] The council drop this qualifying matter.	
Justin Muirhead/267.6	Rachel Sanders/ #FS2074.15	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] The council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Oppose
Justin Muirhead/267.6	Rachel Sanders/ #FS2098.24	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] The council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Seek Amendment
Justin Muirhead/ #267.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] The council drop this qualifying matter.	
Clare Marshall/ #268.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Clare Marshall/268.6	Rachel Sanders/ #FS2074.16	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Oppose
Clare Marshall/268.6	Rachel Sanders/ #FS2098.25	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Seek Amendment
Clare Marshall/ #268.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	

Yvonne Gilmore/ #269.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Yvonne Gilmore/269.6	Rachel Sanders/ #FS2074.17	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Oppose
Yvonne Gilmore/269.6	Rachel Sanders/ #FS2098.26	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Seek Amendment
Yvonne Gilmore/ #269.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Rob Harris/ #270.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Rob Harris/270.6	Rachel Sanders/ #FS2074.18	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Oppose
Rob Harris/270.6	Rachel Sanders/ #FS2098.27	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Seek Amendment
Rob Harris/ #270.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Pippa Marshall/ #271.5		Oppose	[S]eek[s] that the Council drop [the Low Public Transport Accessibility Area] qualifying matter	
Pippa Marshall/271.5	Anne Dingwall/ #FS2037.383	Oppose	[S]eek[s] that the Council drop [the Low Public Transport Accessibility Area] qualifying matter [O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose

			The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	
Pippa Marshall/271.5	Rachel Sanders/ #FS2074.19	Oppose	<p>[S]eek[s] that the Council drop [the Low Public Transport Accessibility Area] qualifying matter</p> <p>[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Pippa Marshall/271.5	Rachel Sanders/ #FS2098.28	Oppose	<p>[S]eek[s] that the Council drop [the Low Public Transport Accessibility Area] qualifying matter</p> <p>[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Seek Amendment
Pippa Marshall/ #271.9		Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.	
Ian Chesterman/ #273.6		Oppose	[S]eek[s] that the council drop [the Low Public Transport Accessibility Area] qualifying matter.	
Ian Chesterman/273.6	Rachel Sanders/ #FS2074.20	Oppose	<p>[S]eek[s] that the council drop [the Low Public Transport Accessibility Area] qualifying matter.</p> <p>[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Ian Chesterman/273.6	Rachel Sanders/ #FS2098.29	Oppose	<p>[S]eek[s] that the council drop [the Low Public Transport Accessibility Area] qualifying matter.</p> <p>[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Seek Amendment
Ian Chesterman/ #273.9		Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.	
Robert Fleming/ #274.6		Oppose	[S]eek[s] that the council drop [the Low Public Transport Accessibility Area] qualifying matter.	
Robert Fleming/274.6	Rachel Sanders/ #FS2074.21	Oppose	[S]eek[s] that the council drop [the Low Public Transport Accessibility Area] qualifying matter.	Oppose

			<p>[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	
Robert Fleming/274.6	Rachel Sanders/ #FS2098.30	Oppose	<p>[S]eek[s] that the council drop [the Low Public Transport Accessibility Area] qualifying matter.</p> <p>[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Seek Amendment
Robert Fleming/ #274.9		Oppose	[S]eek[s] that the council drop[the Sunlight Access] qualifying matter.	
Francine Bills/ #278.2		Seek Amendment	Mersey Street, which runs south of Westminster Street to Berwick Street, be incorporated in the Severn Residential Character Area <i>[including 1-54 Mersey Street, 11-19 Berwick Street, and 116-136 Westminster Street]</i> .	
Brendan McLaughlin/ #282.2		Support	[M]ake tree canopies compulsory in suburbs	
Waipapa Papanui-Innes-Central Community Board/ #288.1		Support	[S]eeks the advancement of the signalled Qualifying Matters and mechanisms protecting sunlight access.	
Waipapa Papanui-Innes-Central Community Board/288.1	Anne Dingwall/ #FS2037.403	Support	<p>[S]eeks the advancement of the signalled Qualifying Matters and mechanisms protecting sunlight access. The Board acknowledges government legislation directing changes, and that the National Policy Statement on Urban Development 2020 requires greater building development – both residential and commercial. It does though wish to re-emphasise some of the previous points of the Papanui-Innes and Linwood-Central-Heathcote community boards still considered relevant. Within the Papanui area, for example, where high level development is proposed, the Board considers that there must be emphasis given to additional community spaces, transport infrastructure, schooling and other key components of the health and wellbeing of our communities. The Board supports the proposed changes generally speaking, however strongly recommends strategic planning and looking ahead to, for example, 15-Minute City, 5-Minute Neighbourhoods, and a city for the future. The Board supports the proposed Qualifying Matters. The Board believes that central city residents are comfortable with intensification, however established parts of the city within the four avenues, particularly north of Cathedral Square, have been concerned with the proposed higher density and heights of buildings above three stories which impinges on neighbours' sunlight including residences with solar panels. The Board commends the proposal for a Qualifying Matter to protect sunlight access for homes. The Board is concerned that high intensity development has the potential to lead to issues of anti-social behaviour thus increasing the impact on New Zealand Police, and mental health services resources that are already highly stressed. The Linwood-Central-Heathcote Community Board continually heard of issues from its Phillipstown residents who are experiencing high density in a low social-economic area. The Board notes that while economic and environmental impacts have been considered they do not feel that the social and well-being consequences have been considered as thoroughly. The Board recognises that onsite parking is not a provision for residential development, however the Board wants to have compulsory provision introduced for loading bays and accessible parking. The Board believes there is a need to review options whereby residents could request resident-only parking through a permit system. The Linwood-Central-Heathcote Community Board acknowledged the lack of tree canopy within its Board area and developed the Greening the East Development Plan to increase the tree canopy and to contribute to decreasing the impact of climate change and increase habitat for native wildlife. This impacts the wider Board area now. The Board commends the proposal for a mechanism to help maintain the city's tree canopy cover on land that is subdivided, whereby financial contributions could be required from those developing land that do not keep existing trees or plant 20% tree canopy cover on a site, and 15% tree canopy over any new road. The Board advocates that financial contributions from impacts from developers be available for land purchases for greenspace for the purpose of planting canopy trees where there is a need and it is appropriate. The Board having reviewed maps of the Board area considers there are some needs for additional greenspace, particularly around St Albans. The Board also supports the proposal to identify protected trees listed in the current District Plan as a Qualifying Matter. The Board highlights community concerns that infrastructure may not be adequate to support continual growth through intensification. Concerns raised include a lack of amenities, community facilities and recreational greenspace, and the effects of intensification on transport corridors and networks. The Board urges that changes have a view to retaining spaces for community facilities, sport and recreation facilities, greenspace, and amenities in areas of high intensification, and areas earmarked for future intensification. Auditing and benchmarking for the provision of these amenities should inform these discussions. The Board will be advocating through the Long Term Plan and other such avenues for the retention of greenspace as parks, pocket parks, or gathering spaces for community use, and to</p>	Support

			advocate that planning changes support that flood mitigation is considered in new developments to ensure existing networks are not overwhelmed and can remain effective in significant rain events. The Board wishes to especially ensure three waters infrastructure is able to appropriately manage and support intensification and development, with flood mitigation projects investigated and implemented where necessary. Finally, the Board suggests that any opportunity for the goals of the Ōtautahi Christchurch Climate Resilience Strategy and the Ōtautahi-Christchurch Urban Forest Plan to be reflected here is seized.	
Waipapa Papanui-Innes-Central Community Board/288.1	Cambridge 137 Limited/ #FS2042.34	Support	[S]eeks the advancement of the signalled Qualifying Matters and mechanisms protecting sunlight access. The Board acknowledges government legislation directing changes, and that the National Policy Statement on Urban Development 2020 requires greater building development – both residential and commercial. It does though wish to re-emphasise some of the previous points of the Papanui-Innes and Linwood-Central-Heathcote community boards still considered relevant. Within the Papanui area, for example, where high level development is proposed, the Board considers that there must be emphasis given to additional community spaces, transport infrastructure, schooling and other key components of the health and wellbeing of our communities. The Board supports the proposed changes generally speaking, however strongly recommends strategic planning and looking ahead to, for example, 15-Minute City, 5-Minute Neighbourhoods, and a city for the future. The Board supports the proposed Qualifying Matters. The Board believes that central city residents are comfortable with intensification, however established parts of the city within the four avenues, particularly north of Cathedral Square, have been concerned with the proposed higher density and heights of buildings above three stories which impinges on neighbours' sunlight including residences with solar panels. The Board commends the proposal for a Qualifying Matter to protect sunlight access for homes. The Board is concerned that high intensity development has the potential to lead to issues of anti-social behaviour thus increasing the impact on New Zealand Police, and mental health services resources that are already highly stressed. The Linwood-Central-Heathcote Community Board continually heard of issues from its Phillipstown residents who are experiencing high density in a low social-economic area. The Board notes that while economic and environmental impacts have been considered they do not feel that the social and well-being consequences have been considered as thoroughly. The Board recognises that onsite parking is not a provision for residential development, however the Board wants to have compulsory provision introduced for loading bays and accessible parking. The Board believes there is a need to review options whereby residents could request resident-only parking through a permit system. The Linwood-Central-Heathcote Community Board acknowledged the lack of tree canopy within its Board area and developed the Greening the East Development Plan to increase the tree canopy and to contribute to decreasing the impact of climate change and increase habitat for native wildlife. This impacts the wider Board area now. The Board commends the proposal for a mechanism to help maintain the city's tree canopy cover on land that is subdivided, whereby financial contributions could be required from those developing land that do not keep existing trees or plant 20% tree canopy cover on a site, and 15% tree canopy over any new road. The Board advocates that financial contributions from impacts from developers be available for land purchases for greenspace for the purpose of planting canopy trees where there is a need and it is appropriate. The Board having reviewed maps of the Board area considers there are some needs for additional greenspace, particularly around St Albans. The Board also supports the proposal to identify protected trees listed in the current District Plan as a Qualifying Matter. The Board highlights community concerns that infrastructure may not be adequate to support continual growth through intensification. Concerns raised include a lack of amenities, community facilities and recreational greenspace, and the effects of intensification on transport corridors and networks. The Board urges that changes have a view to retaining spaces for community facilities, sport and recreation facilities, greenspace, and amenities in areas of high intensification, and areas earmarked for future intensification. Auditing and benchmarking for the provision of these amenities should inform these discussions. The Board will be advocating through the Long Term Plan and other such avenues for the retention of greenspace as parks, pocket parks, or gathering spaces for community use, and to advocate that planning changes support that flood mitigation is considered in new developments to ensure existing networks are not overwhelmed and can remain effective in significant rain events. The Board wishes to especially ensure three waters infrastructure is able to appropriately manage and support intensification and development, with flood mitigation projects investigated and implemented where necessary. Finally, the Board suggests that any opportunity for the goals of the Ōtautahi Christchurch Climate Resilience Strategy and the Ōtautahi-Christchurch Urban Forest Plan to be reflected here is seized.	Oppose
Alex Hallatt/ #290.1		Seek Amendment	Prepare for more heavy rain events and higher tides as predicted by the Intergovernmental Panel on Climate Change.	
Alex Hallatt/290.1	Anne Dingwall/ #FS2037.407	Seek Amendment	Prepare for more heavy rain events and higher tides as predicted by the Intergovernmental Panel on Climate Change. Amend to require all new builds require stormwater collection and storage, either via tanks, or using natural systems (eg. rain gardens). Prevent new building on areas that have flooded in the last 20 years or are predicted to flood in the next 50 years.	Support
Alex Hallatt/ #290.2		Seek Amendment	Amend to require all new builds to provide stormwater collection and storage, either via tanks, or using natural systems such as raingardens.	
Alex Hallatt/290.2	Anne Dingwall/ #FS2037.408	Seek Amendment	Amend to require all new builds to provide stormwater collection and storage, either via tanks, or using natural systems such as raingardens. Amend to require all new builds require stormwater collection and storage, either via tanks, or using natural systems (eg. rain gardens). Prevent new building on areas that have flooded in the last 20 years or are predicted to flood in the next 50 years.	Support
Alex Hallatt/290.2	Kāinga Ora/ #FS2082.235	Seek Amendment	Amend to require all new builds to provide stormwater collection and storage, either via tanks, or using natural systems such as raingardens. Amend to require all new builds require stormwater collection and storage, either via tanks, or using natural systems (eg. rain gardens). Prevent new building on areas that have flooded in the last 20 years or are predicted to flood in the next 50 years.	Oppose

Exsto Architecture/ #293.4		Support	[S]upports the MDRS rule change and the Qualifying Matter proposals.	
Luke Cairns/ #299.1		Seek Amendment	[F]or the council to accept PC14, with the proposed sunlight-qualifying matters removed.	
Luke Cairns/299.1	Anne Dingwall/ #FS2037.409	Seek Amendment	[F]or the council to accept PC14, with the proposed sunlight-qualifying matters removed. I am writing to express my strong disagreement with the proposed Sunlight Access Qualifying Matter for Christchurch. After thoroughly reviewing the submission document, I firmly believe that this proposal will hinder housing intensification and negatively impact our city's growth. Christchurch's latitude compared to other Tier 1 councils, such as Auckland, does not warrant a significant deviation in recession plane angles. Implementing more restrictive building rules based solely on the colder climate is misguided and disregards the urgent need for housing intensification in our city. The proposed changes to recession plane angles and building setbacks will directly impede the development of higher-density housing, which is crucial for addressing the growing demand for affordable and diverse housing options in Christchurch. These restrictions will exacerbate urban sprawl, putting unnecessary strain on our city's infrastructure and natural resources, and will increase emissions as well as rates associated with non-productive urban sprawl. Many council members were elected on the promise of lowering rates, and they should be held accountable for their commitments. Thus, lowering our future rates with more intense housing should be a priority for you. Currently, renting an apartment for a single person can consume more than 50% of their weekly income. This is unacceptable, and people should not be forced to share living spaces with many strangers in 'flats' due to the lack of affordable housing options. We do not live in the Victorian era. Instead of a city-wide Qualifying Matter, I strongly recommend alternative strategies that support both sunlight access and housing intensification. Site-specific solutions that take into account a property's unique features and surroundings should be considered, and not included as default rules. Financial incentives, such as rebates for good design submitted after building completion and other incentives for planting native trees and aesthetic beauty, could encourage better development practices. I urge the Council to remove the sunlight-qualifying matters, ensuring a sustainable and vibrant future for Christchurch.	Oppose
Julia Mallett/ #304.1		Seek Amendment	Introduce a qualifying matter to reduced the MDZ around suburban schools	
Julia Mallett/304.1	Kāinga Ora/ #FS2082.241	Seek Amendment	<p>Introduce a qualifying matter to reduced the MDZ around suburban schools</p> <p>Introduce a qualifying matter to reduced the MDZ around suburban schools, to reduce strain on families priced out of these areas by development, to find a middle ground consisting of vibrant inner city density together with retention of the traditional kiwi neighbourhood a short commute from the city. Increase planting requirements by reducing density/height limits in MDZ. Require development to be in keeping with the style and sensibility of the existing neighbourhood. Understanding that not all suburbs can be legitimately captured by heritage orders, but nonetheless each have an ""era"" they are drawn from, and new developments should compliment these.</p> <p>I oppose the new Medium Density Zone being put in place in so much of suburban Christchurch. - high and medium density zoning is appropriate in the inner suburbs (Edgware, Sydenham, Phillipstown, Riccarton, inner City, and similar) to promote a vibrant city, and around shopping areas with close proximity to public transport hubs. HDZ and MDZ absolutely have their place. - The large numbers of families moving to the Selwyn and Waimakariri Districts, and to suburbs such as Northwood and Halswell, indicate that families would rather add to their commute to secure more affordable bungalow-style homes. -MDZ/HDZ are supported by those who believe that higher density is better for the environment, however, the large amount of commuter traffic would suggest that this is not the case. Families are by and large not choosing to shift their behaviour to living in townhouses, instead opting to move to outer suburbs that are not yet supported by frequent and reliable public transport. - Families are being priced out of their local areas by developers, even under the current rules. Increase density will not ease this, in fact the opposite. - free form development is often unattractive and not in keeping with the style of the area. There are some pockets of thoughtful development, but largely they are plain boxes that do not add to the visual landscape. This is not in keeping with our beautiful city. - Although there are requirements to have planting in the proposed plan, it does not go far enough. We are continuing to pave and cover our land, which will adversely impact the city during extreme weather events, which are becoming more frequent. -Largely townhouse developments already only come with a single (or no) garage per home. We hope that behaviour is changing and people are eschewing car ownership. However, again, the volume of traffic on the roads and cars parked on the roadside would suggest this behaviour change is very far away. Increasing the density with 3 homes of three stories, but presumably only one off-road carpark each, will further degrade the landscape of our suburban neighbourhoods.</p>	Oppose
Barry Newcombe/ #311.1		Seek Amendment	To include as a Qualifying Matter area the Opawaho Heathcote River corridor. It is not clear how 'corridor ' is defined but [submitter] expect[s] this will include a distance from the water?	
Barry Newcombe/311.1	Kāinga Ora/ #FS2082.261	Seek Amendment	To include as a Qualifying Matter area the Opawaho Heathcote River corridor. It is not clear how 'corridor ' is defined but [submitter] expect[s] this will include a distance from the water? PC 14 and PC13 Proposed changes outlined in Public Notice - Resource Management Act 1991 - Christchurch District Plan (distributed to households) section vi defines Qualifying Matters and lists a substantial number of sites/locations/features where qualifying matters apply. Included are Styx River setback and Otakaro Avon River corridor. A significant omission from the listed sites/locations/features is Opawaho Heathcote River corridor. This is as least as significant as the other rivers listed and is considerably more important to include than many of the other listings.	Oppose
clare mackie / #331.2		Oppose	Oppose the Sunlight Access Qualifying Matter as part of CCC's PC14.	

Adrien Taylor/ #342.11		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Adrien Taylor/342.11	Rachel Sanders/ #FS2074.22	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Adrien Taylor/342.11	Rachel Sanders/ #FS2098.31	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
David Mallett/ #343.1		Seek Amendment	[P]roximity to schools, in particular primary schools, added as another qualifying matter to restrict development around schools and promote the retention of the current housing stock that is ideally suited to young families.	
David Mallett/343.1	Anne Dingwall/ #FS2037.428	Seek Amendment	[P]roximity to schools, in particular primary schools, added as another qualifying matter to restrict development around schools and promote the retention of the current housing stock that is ideally suited to young families. I oppose the plan change. In particular I disagree with the proposed densification of housing in proximity to schools, especially primary schools. The increased density housing is not well suited to young families, and the newly developed houses are generally too expensive for young families. As a result we are seeing this in our community leading to a reduced primary school roll as families can't afford to live nearby, and a loss of community. If we have to grow and densify (which I philosophically disagree with) then I support the growth being close to commercial centres and public transport routes, however think that the importance of schools to the community have not been picked up in the plan change. In particular we are in the West Spreydon primary school area and I would like to see development reduced in this area.	Support
David Mallett/343.1	Chapman Tripp/ #FS2063.39	Seek Amendment	[P]roximity to schools, in particular primary schools, added as another qualifying matter to restrict development around schools and promote the retention of the current housing stock that is ideally suited to young families. I oppose the plan change. In particular I disagree with the proposed densification of housing in proximity to schools, especially primary schools. The increased density housing is not well suited to young families, and the newly developed houses are generally too expensive for young families. As a result we are seeing this in our community leading to a reduced primary school roll as families can't afford to live nearby, and a loss of community. If we have to grow and densify (which I philosophically disagree with) then I support the growth being close to commercial centres and public transport routes, however think that the importance of schools to the community have not been picked up in the plan change. In particular we are in the West Spreydon primary school area and I would like to see development reduced in this area.	Oppose
David Mallett/343.1	Chapman Tripp/ #FS2064.38	Seek Amendment	[P]roximity to schools, in particular primary schools, added as another qualifying matter to restrict development around schools and promote the retention of the current housing stock that is ideally suited to young families. I oppose the plan change. In particular I disagree with the proposed densification of housing in proximity to schools, especially primary schools. The increased density housing is not well suited to young families, and the newly developed houses are generally too expensive for young families. As a result we are seeing this in our community leading to a reduced primary school roll as families can't afford to live nearby, and a loss of community. If we have to grow and densify (which I philosophically disagree with) then I support the growth being close to commercial centres and public transport routes, however think that the importance of schools to the community have not been picked up in the plan change. In particular we are in the West Spreydon primary school area and I would like to see development reduced in this area.	Oppose
David Mallett/343.1	Kāinga Ora/ #FS2082.277	Seek Amendment	[P]roximity to schools, in particular primary schools, added as another qualifying matter to restrict development around schools and promote the retention of the current housing stock that is ideally suited to young families. I oppose the plan change. In particular I disagree with the proposed densification of housing in proximity to schools, especially primary schools. The increased density housing is not well suited to young families, and the newly developed houses are generally too expensive for young families. As a result we are seeing this in our community leading to a reduced primary school roll as families can't afford to live nearby, and a loss of community. If we have to grow and densify (which I philosophically disagree with) then I support the growth being close to commercial centres and public transport routes, however think that the importance of schools to the community have not been picked up in the plan change. In particular we are in the West Spreydon primary school area and I would like to see development reduced in this area.	Oppose
Luke Baker-Garters/ #344.1		Oppose	Removal of the city-wide sunlight access qualifying matter in itsentirety	

Luke Baker-Garters/ #344.6		Oppose	Removal of the Public transport accessibility restriction qualifying matter in its entirety	
Luke Baker-Garters/344.6	Rachel Sanders/ #FS2074.109	Oppose	Removal of the Public transport accessibility restriction qualifying matter in its entirety I oppose all Public transport accessibility restriction qualifying matters. Some of these have to be a parody, the Bishopdale/Papanui area has the 28 and 107 buses that run straight through it plus the orbiter, one of Christchurch's most used bus routes, running not far from it. This area is of course only included here because of the local resident's associations lobbying the council to protect their property values which the council has sadly caved to. This area is very close to a large job centre in Northlands mall which is exactly where housing should be concentrated. Similarly, the Avonhead/Ilam area has the 130 and 140 bus routes close by and is not far from Bush Inn and the University of Canterbury.	Oppose
Luke Baker-Garters/344.6	Rachel Sanders/ #FS2098.3	Oppose	Removal of the Public transport accessibility restriction qualifying matter in its entirety I oppose all Public transport accessibility restriction qualifying matters. Some of these have to be a parody, the Bishopdale/Papanui area has the 28 and 107 buses that run straight through it plus the orbiter, one of Christchurch's most used bus routes, running not far from it. This area is of course only included here because of the local resident's associations lobbying the council to protect their property values which the council has sadly caved to. This area is very close to a large job centre in Northlands mall which is exactly where housing should be concentrated. Similarly, the Avonhead/Ilam area has the 130 and 140 bus routes close by and is not far from Bush Inn and the University of Canterbury.	Seek Amendment
Monique Knaggs/ #345.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek that the council drop this qualifying matter.	
Monique Knaggs/345.6	Rachel Sanders/ #FS2074.23	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Oppose
Monique Knaggs/345.6	Rachel Sanders/ #FS2098.32	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Seek Amendment
Monique Knaggs/ #345.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.	
George Laxton/ #346.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.	
George Laxton/346.6	Rachel Sanders/ #FS2074.24	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Oppose
George Laxton/346.6	Rachel Sanders/ #FS2098.33	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.	Seek Amendment

			<p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	
George Laxton/ #346.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.	
Elena Sharkova/ #347.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.	
Elena Sharkova/347.6	Rachel Sanders/ #FS2074.25	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Elena Sharkova/347.6	Rachel Sanders/ #FS2098.34	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Seek Amendment
Elena Sharkova/ #347.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.	
Felix Harper/ #350.11		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Felix Harper/350.11	Rachel Sanders/ #FS2074.26	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Felix Harper/350.11	Rachel Sanders/ #FS2098.35	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Jono de Wit/ #351.1		Seek Amendment	Seek to remove or significantly reduce the size of Riccarton Bush Interface Qualifying Matter is removed completely or reduced in size significantly so it is only on the north side of Riccarton bush - furthest away from the public transport corridor and town centre of Riccarton Road.	
Jono de Wit/351.1	Christchurch International Airport Limited/ #FS2052.240	Seek Amendment	Seek to remove or significantly reduce the size of Riccarton Bush Interface Qualifying Matter is removed completely or reduced in size significantly so it is only on the north side of Riccarton bush - furthest away from the public transport corridor and town centre of Riccarton Road. I generally support the changes to zoning and rules to allow people to build housing with higher density and more storeys on their land because it will allow the city to grow and house it's people without continually sprawling further and further out. It should result in more housing where people want to live for more affordable prices. It will allow more people to live closer to public transport, work and shops which will mean more people will be able to have a viable choice of taking public transport, walking or biking instead of adding to traffic jams. I do not support the Riccarton Bush interface qualifying matter because I do not believe it meets the strict requirements for a qualifying matter and it will have a large negative effect on the density which will be able to be built around the important Riccarton Road transport corridor and close to Riccarton central. It makes no sense to plan mass rapid transport down Riccarton road while at the same time severely limiting the amount of housing which can be built on the northern side of it in central Riccarton. I do not believe this QM is in the interest of the city or the people who may want to live close to Riccarton and the future MRT there. I do not support the sunlight QM because it will	Oppose

			<p>delay the MDRS and the tree financial contributions from taking effect and will likely result in a worse built form especially in the six storey zones due to the setbacks and recession planes required. I would support a sunlight QM if it had the same boundaries as the transport access QM so that it did not delay the MDRS in the most important areas and does not reduce the density able to be built in the six storey zones. The area north of Riccarton road and west of Straven Road should be HRZ not MRZ because limiting density near a main public transport route that is so close to Riccarton central and on a planned MRT route does not make sense. This should be where apartments are allowed to be built! I think the area of Riccarton road between Riccarton and Church Corner town centres should be included in the six storey zone. This will be an MRT route and it needs to be allowed to build apartments close to it. It does not make sense to have the HRZ zone go all the way south to Blenheim Road in Riccarton central, but then only have MRZ right on Riccarton road slightly West of Riccarton central. This is the area where I currently live. I think the Airport Noise Influence Area should be moved further back from Riccarton road to allow higher density close to this important public transport route. I do not support the Residential Heritage Area QM south of Shand Crescent in Riccarton for the same reasons. I do not think this area meets the threshold to be a protected area especially when it is located so close to Riccarton Road public transport corridor. I think the walkable catchment distances from town centres should be increased because they are quite short at the moment and allowing more people to live close to these centres will be a good thing.</p>	
Jono de Wit/351.1	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.50	Seek Amendment	<p>Seek to remove or significantly reduce the size of Riccarton Bush Interface Qualifying Matter is removed completely or reduced in size significantly so it is only on the north side of Riccarton bush - furthest away from the public transport corridor and town centre of Riccarton Road. I generally support the changes to zoning and rules to allow people to build housing with higher density and more storeys on their land because it will allow the city to grow and house it's people without continually sprawling further and further out. It should result in more housing where people want to live for more affordable prices. It will allow more people to live closer to public transport, work and shops which will mean more people will be able to have a viable choice of taking public transport, walking or biking instead of adding to traffic jams. I do not support the Riccarton Bush interface qualifying matter because I do not believe it meets the strict requirements for a qualifying matter and it will have a large negative effect on the density which will be able to be built around the important Riccarton Road transport corridor and close to Riccarton central. It makes no sense to plan mass rapid transport down Riccarton road while at the same time severely limiting the amount of housing which can be built on the northern side of it in central Riccarton. I do not believe this QM is in the interest of the city or the people who may want to live close to Riccarton and the future MRT there. I do not support the sunlight QM because it will delay the MDRS and the tree financial contributions from taking effect and will likely result in a worse built form especially in the six storey zones due to the setbacks and recession planes required. I would support a sunlight QM if it had the same boundaries as the transport access QM so that it did not delay the MDRS in the most important areas and does not reduce the density able to be built in the six storey zones. The area north of Riccarton road and west of Straven Road should be HRZ not MRZ because limiting density near a main public transport route that is so close to Riccarton central and on a planned MRT route does not make sense. This should be where apartments are allowed to be built! I think the area of Riccarton road between Riccarton and Church Corner town centres should be included in the six storey zone. This will be an MRT route and it needs to be allowed to build apartments close to it. It does not make sense to have the HRZ zone go all the way south to Blenheim Road in Riccarton central, but then only have MRZ right on Riccarton road slightly West of Riccarton central. This is the area where I currently live. I think the Airport Noise Influence Area should be moved further back from Riccarton road to allow higher density close to this important public transport route. I do not support the Residential Heritage Area QM south of Shand Crescent in Riccarton for the same reasons. I do not think this area meets the threshold to be a protected area especially when it is located so close to Riccarton Road public transport corridor. I think the walkable catchment distances from town centres should be increased because they are quite short at the moment and allowing more people to live close to these centres will be a good thing.</p>	Oppose
Jono de Wit/351.1	Kāinga Ora/ #FS2082.278	Seek Amendment	<p>Seek to remove or significantly reduce the size of Riccarton Bush Interface Qualifying Matter is removed completely or reduced in size significantly so it is only on the north side of Riccarton bush - furthest away from the public transport corridor and town centre of Riccarton Road. I generally support the changes to zoning and rules to allow people to build housing with higher density and more storeys on their land because it will allow the city to grow and house it's people without continually sprawling further and further out. It should result in more housing where people want to live for more affordable prices. It will allow more people to live closer to public transport, work and shops which will mean more people will be able to have a viable choice of taking public transport, walking or biking instead of adding to traffic jams. I do not support the Riccarton Bush interface qualifying matter because I do not believe it meets the strict requirements for a qualifying matter and it will have a large negative effect on the density which will be able to be built around the important Riccarton Road transport corridor and close to Riccarton central. It makes no sense to plan mass rapid transport down Riccarton road while at the same time severely limiting the amount of housing which can be built on the northern side of it in central Riccarton. I do not believe this QM is in the interest of the city or the people who may want to live close to Riccarton and the future MRT there. I do not support the sunlight QM because it will delay the MDRS and the tree financial contributions from taking effect and will likely result in a worse built form especially in the six storey zones due to the setbacks and recession planes required. I would support a sunlight QM if it had the same boundaries as the transport access QM so that it did not delay the MDRS in the most important areas and does not reduce the density able to be built in the six storey zones. The area north of Riccarton road and west of Straven Road should be HRZ not MRZ because limiting density near a main public transport route that is so close to Riccarton central and on a planned MRT route does not make sense. This should be where apartments are allowed to be built! I think the area of Riccarton road between Riccarton and Church Corner town centres should be included in the six storey zone. This will be an MRT route and it needs to be allowed to build apartments close to it. It does not make sense to have the HRZ zone go all the way south to Blenheim Road in Riccarton central, but then only have MRZ right on Riccarton road slightly West of Riccarton central. This is the area where I currently live. I think the Airport Noise Influence Area should be moved further back from Riccarton road to allow higher density close to this important public transport route. I do not support the Residential Heritage Area QM south of Shand Crescent in Riccarton for the same reasons. I do not think this area meets the threshold to be a protected area especially when it is located so close to</p>	Support

			Riccarton Road public transport corridor. I think the walkable catchment distances from town centres should be increased because they are quite short at the moment and allowing more people to live close to these centres will be a good thing.	
Jono de Wit/351.1	The Riccarton Bush Trust/ #FS2085.26	Seek Amendment	Seek to remove or significantly reduce the size of Riccarton Bush Interface Qualifying Matter is removed completely or reduced in size significantly so it is only on the north side of Riccarton bush - furthest away from the public transport corridor and town centre of Riccarton Road. I generally support the changes to zoning and rules to allow people to build housing with higher density and more storeys on their land because it will allow the city to grow and house it's people without continually sprawling further and further out. It should result in more housing where people want to live for more affordable prices. It will allow more people to live closer to public transport, work and shops which will mean more people will be able to have a viable choice of taking public transport, walking or biking instead of adding to traffic jams. I do not support the Riccarton Bush interface qualifying matter because I do not believe it meets the strict requirements for a qualifying matter and it will have a large negative effect on the density which will be able to be built around the important Riccarton Road transport corridor and close to Riccarton central. It makes no sense to plan mass rapid transport down Riccarton road while at the same time severely limiting the amount of housing which can be built on the northern side of it in central Riccarton. I do not believe this QM is in the interest of the city or the people who may want to live close to Riccarton and the future MRT there. I do not support the sunlight QM because it will delay the MDRS and the tree financial contributions from taking effect and will likely result in a worse built form especially in the six storey zones due to the setbacks and recession planes required. I would support a sunlight QM if it had the same boundaries as the transport access QM so that it did not delay the MDRS in the most important areas and does not reduce the density able to be built in the six storey zones. The area north of Riccarton road and west of Straven Road should be HRZ not MRZ because limiting density near a main public transport route that is so close to Riccarton central and on a planned MRT route does not make sense. This should be where apartments are allowed to be built! I think the area of Riccarton road between Riccarton and Church Corner town centres should be included in the six storey zone. This will be an MRT route and it needs to be allowed to build apartments close to it. It does not make sense to have the HRZ zone go all the way south to Blenheim Road in Riccarton central, but then only have MRZ right on Riccarton road slightly West of Riccarton central. This is the area where I currently live. I think the Airport Noise Influence Area should be moved further back from Riccarton road to allow higher density close to this important public transport route. I do not support the Residential Heritage Area QM south of Shand Crescent in Riccarton for the same reasons. I do not think this area meets the threshold to be a protected area especially when it is located so close to Riccarton Road public transport corridor. I think the walkable catchment distances from town centres should be increased because they are quite short at the moment and allowing more people to live close to these centres will be a good thing.	Oppose
Jono de Wit/ #351.3		Seek Amendment	[D]o[es] not support the sunlight QM	
Jono de Wit/351.3	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.51	Seek Amendment	[D]o[es] not support the sunlight QM I do not support the sunlight QM because it will delay the MDRS and the tree financial contributions from taking effect and will likely result in a worse built form especially in the six storey zones due to the setbacks and recession planes required. I would support a sunlight QM if it had the same boundaries as the transport access QM so that it did not delay the MDRS in the most important areas and does not reduce the density able to be built in the six storey zones.	Oppose
Jono de Wit/351.3	Kāinga Ora/ #FS2082.280	Seek Amendment	[D]o[es] not support the sunlight QM I do not support the sunlight QM because it will delay the MDRS and the tree financial contributions from taking effect and will likely result in a worse built form especially in the six storey zones due to the setbacks and recession planes required. I would support a sunlight QM if it had the same boundaries as the transport access QM so that it did not delay the MDRS in the most important areas and does not reduce the density able to be built in the six storey zones.	Support
Alexandra Free/ #357.4		Support	[Retain all proposed qualifying matters]	
Cynthia Roberts/ #362.4		Oppose	Opposes the Low Public Transport Accessibility Qualifying Matter.	
Cynthia Roberts/362.4	Rachel Sanders/ #FS2074.27	Oppose	Opposes the Low Public Transport Accessibility Qualifying Matter. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Oppose
Cynthia Roberts/362.4	Rachel Sanders/ #FS2098.36	Oppose	Opposes the Low Public Transport Accessibility Qualifying Matter. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Seek Amendment
Cynthia Roberts/ #362.7		Oppose	Opposes the Sunlight Access Qualifying Matter.	
Cynthia Roberts/362.7	Anne Dingwall/ #FS2037.450	Oppose	Opposes the Sunlight Access Qualifying Matter. There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.	Oppose

Peter Galbraith/ #363.9		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Peter Galbraith/363.9	Rachel Sanders/ #FS2074.28	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Peter Galbraith/363.9	Rachel Sanders/ #FS2098.37	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
John Reily/ #364.6		Oppose	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
John Reily/ #364.11		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Andrew Douglas-Clifford/ #365.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Andrew Douglas-Clifford/365.5	Anne Dingwall/ #FS2037.458	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Andrew Douglas-Clifford/365.5	Rachel Sanders/ #FS2074.29	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Andrew Douglas-Clifford/365.5	Rachel Sanders/ #FS2098.38	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Andrew Douglas-Clifford/ #365.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Olivia Doyle/ #366.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter	

Olivia Doyle/366.5	Anne Dingwall/ #FS2037.461	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p>	Oppose
Olivia Doyle/366.5	Rachel Sanders/ #FS2074.30	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p>	Oppose
Olivia Doyle/366.5	Rachel Sanders/ #FS2098.39	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p>	Seek Amendment
Olivia Doyle/ #366.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Simon Fitchett/ #370.5		Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Simon Fitchett/370.5	Anne Dingwall/ #FS2037.470	Oppose	<p>[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Simon Fitchett/370.5	Rachel Sanders/ #FS2074.31	Oppose	<p>[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and</p>	Oppose

			are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	
Simon Fitchett/370.5	Rachel Sanders/ #FS2098.40	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Seek Amendment
Simon Fitchett/ #370.9		Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Nkau Ferguson-spence/ #371.6		Oppose	[Regarding the Low Public Transport AccessibilityQualifying Matter] seek[s] that the council drop this qualifying matter.	
Nkau Ferguson-spence/371.6	Rachel Sanders/ #FS2074.32	Oppose	[Regarding the Low Public Transport AccessibilityQualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Nkau Ferguson-spence/371.6	Rachel Sanders/ #FS2098.41	Oppose	[Regarding the Low Public Transport AccessibilityQualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Julia Tokumaru/ #372.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Julia Tokumaru/372.6	Rachel Sanders/ #FS2074.33	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Julia Tokumaru/372.6	Rachel Sanders/ #FS2098.42	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Julia Tokumaru/ #372.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Mark Stringer/ #373.5		Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Mark Stringer/373.5	Anne Dingwall/ #FS2037.479	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.	Oppose

			<p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	
Mark Stringer/373.5	Rachel Sanders/ #FS2074.34	Oppose	<p>[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Mark Stringer/373.5	Rachel Sanders/ #FS2098.43	Oppose	<p>[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Seek Amendment
Mark Stringer/ #373.9		Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Michael Redepenning/ #374.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Michael Redepenning/374.6	Rachel Sanders/ #FS2074.35	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p>	Oppose
Michael Redepenning/374.6	Rachel Sanders/ #FS2098.44	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p>	Seek Amendment
Michael Redepenning/ #374.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	

Michael Redepenning/374.7	Anne Dingwall/ #FS2037.483	Oppose	<p>[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.</p>	Oppose
Aidan Ponsonby/ #375.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Aidan Ponsonby/375.6	Rachel Sanders/ #FS2074.36	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p>	Oppose
Aidan Ponsonby/375.6	Rachel Sanders/ #FS2098.45	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p>	Seek Amendment
Aidan Ponsonby/ #375.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Aidan Ponsonby/375.7	Anne Dingwall/ #FS2037.486	Oppose	<p>[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.</p>	Oppose
Toka Tū Ake EQC/ #377.6		Support	Support the inclusion of flood, coastal, tsunami and slope hazard management areas as Qualifying Matters to reduce the level of enablement of the MDRS and NPS-UD.	
Indiana De Boo/ #379.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Indiana De Boo/379.6	Rachel Sanders/ #FS2074.37	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p>	Oppose
Indiana De Boo/379.6	Rachel Sanders/ #FS2098.46	Oppose		Seek Amendment

			<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p>	
South Shore Resident's Association (SSRA) / #380.1		Seek Amendment	Clarify the interaction and relationship [between Qualifying Matter] coastal hazard areas [and] plan change 12.	
South Shore Resident's Association (SSRA) /380.5	K Hay/ #FS2013.1	Seek Amendment	[That] "development" and "intensification" [have] clear and robust definition/s. SSRA believe the definition of development and intensification needs to be clear and robust. We are concerned that without context to show clear intent, the meaning of intensification could be extrapolated over time to extend building an additional room on an existing house. (i.e., that this can be viewed as intensification). SSRA have observed in the past where original intent has been lost over time and new interpretation of rules have been applied.	Seek Amendment
South Shore Resident's Association (SSRA) /380.7	K Hay/ #FS2013.2	Seek Amendment	Clarif[y the interaction between the Residential Unit Overlay and the] Qualifying Matter Coastal Hazard Management Areas. In the Southshore area...currently have the RUO mechanism put in place by a previous IHP...[A]sk if this has been retained, including associated rules? If so, what happens if the Qualifying Mater Coastal Hazard Management Areas overlap with the RUO?	Oppose
South Shore Resident's Association (SSRA) / #380.9		Oppose	[Delete Qualifying Matter Tsunami Management Area]	
South Shore Resident's Association (SSRA) /380.9	Toka Tū Ake EQC ./ #FS2075.14	Oppose	<p>[Delete Qualifying Matter Tsunami Management Area] It is our view that the CCC is overreaching in its risk management of coastal areas in relation to tsunami planning restrictions. Tsunami risk is a rare and unlikely event and, if it occurs, large South American events have been shown to have ample warning timeframes. We question if other hazards such as fire risk or surface flooding (increased risk due to climate change), both of which have occurred, will be subjected to similar restrictions. We believe it is sufficient to provide residents with warning systems. Ensure that residents have appropriate routes to either vertically or horizontally evacuate, and let residents self-manage the risk. We don't believe it is appropriate to manage this through the District Plan.</p> <p>[Delete Qualifying Matter Tsunami Management Area] It is our view that the CCC is overreaching in its risk management of coastal areas in relation to tsunami planning restrictions. Tsunami risk is a rare and unlikely event and, if it occurs, large South American events have been shown to have ample warning timeframes. We question if other hazards such as fire risk or surface flooding (increased risk due to climate change), both of which have occurred, will be subjected to similar restrictions. We believe it is sufficient to provide residents with warning systems. Ensure that residents have appropriate routes to either vertically or horizontally evacuate, and let residents self-manage the risk. We don't believe it is appropriate to manage this through the District Plan.</p>	Oppose
Christopher Seay/ #384.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Christopher Seay/384.6	Rachel Sanders/ #FS2074.38	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p>	Oppose
Christopher Seay/384.6	Rachel Sanders/ #FS2098.47	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Seek Amendment

			I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.	
Christopher Seay/ #384.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Christopher Henderson/ #387.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Christopher Henderson/387.6	Rachel Sanders/ #FS2074.39	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Christopher Henderson/387.6	Rachel Sanders/ #FS2098.48	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Christopher Henderson/ #387.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Emma Coumbe/ #389.4		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Emma Coumbe/389.4	Rachel Sanders/ #FS2074.40	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Emma Coumbe/389.4	Rachel Sanders/ #FS2098.49	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Emma Coumbe/ #389.5		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ezra Holder/ #391.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ezra Holder/391.6	Rachel Sanders/ #FS2074.41	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Ezra Holder/391.6	Rachel Sanders/ #FS2098.50	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Ezra Holder/ #391.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ella McFarlane/ #392.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ella McFarlane/392.6	Rachel Sanders/ #FS2074.42	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Ella McFarlane/392.6	Rachel Sanders/ #FS2098.51	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment

Ella McFarlane/ #392.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Sarah Laxton/ #393.6		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Sarah Laxton/393.6	Rachel Sanders/ #FS2074.43	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Sarah Laxton/393.6	Rachel Sanders/ #FS2098.52	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Sarah Laxton/ #393.7		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Lesley Kettle/ #394.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Lesley Kettle/394.5	Rachel Sanders/ #FS2074.44	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Lesley Kettle/394.5	Rachel Sanders/ #FS2098.53	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Emily Lane/ #395.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Emily Lane/395.6	Rachel Sanders/ #FS2074.45	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Emily Lane/395.6	Rachel Sanders/ #FS2098.54	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Emily Lane/ #395.7		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Blake Quartly/ #405.1		Seek Amendment	Reduce as much as possible the adjustments to the Government's original plan.	
Michael Andrews/ #406.1		Support	Support the sunlight access qualifying matter.	
Blake Thomas/ #415.1		Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Blake Thomas/415.1	Rachel Sanders/ #FS2074.46	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Oppose
Blake Thomas/415.1	Rachel Sanders/ #FS2098.55	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.	Seek Amendment

			<p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	
Blake Thomas/ #415.2		Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Anake Goodall/ #416.2		Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Anake Goodall/416.2	Rachel Sanders/ #FS2074.47	Oppose	<p>[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Anake Goodall/416.2	Rachel Sanders/ #FS2098.56	Oppose	<p>[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Seek Amendment
Anake Goodall/ #416.3		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.	
Viso NZ Limited/ #417.4		Seek Amendment	Seek amendment to 4m 60° recession plane	
Tracey Berry/ #430.2		Oppose	[Delete the Airport Noise Qualifying Matter]	
Tracey Berry/430.2	Christchurch International Airport Limited/ #FS2052.61	Oppose	<p>[Delete the Airport Noise Qualifying Matter]</p> <p>The submitter opposes the noise contour provisions imposed by the Christchurch Airport, which unnecessarily restrict development and use of land in otherwise high-quality build areas of Burnside and Avonhead.</p> <p>The submitter lives on Westall Lane, has 3 acres (on town water and sewage systems) and are surrounded by residential housing but are unable to develop, build units for renting out and otherwise utilize their land. At a little under 3kms from the airport and in an otherwise highly populated suburb, the submitter feels it very unjust for the airport to have such significant control over the use of land in the area, which is entirely inconsistent with other locations in New Zealand. This stance is entirely contrary to the government objectives for housing intensification.</p>	Oppose
Tracey Berry/430.2	Kāinga Ora/ #FS2082.310	Oppose	<p>[Delete the Airport Noise Qualifying Matter]</p> <p>The submitter opposes the noise contour provisions imposed by the Christchurch Airport, which unnecessarily restrict development and use of land in otherwise high-quality build areas of Burnside and Avonhead.</p> <p>The submitter lives on Westall Lane, has 3 acres (on town water and sewage systems) and are surrounded by residential housing but are unable to develop, build units for renting out and otherwise utilize their land. At a little under 3kms from the airport and in an otherwise highly populated suburb,</p>	Support

			the submitter feels it very unjust for the airport to have such significant control over the use of land in the area, which is entirely inconsistent with other locations in New Zealand. This stance is entirely contrary to the government objectives for housing intensification.	
David Allan/ #437.5		Seek Amendment	[Supports] the character areas [qualifying matter]	
Luke Hansby/ #453.3		Oppose	Opposes Qualifying Matters as proposed.	
Toby Williamson/ #458.1		Seek Amendment	[S]eek[s] the qualifying matter for sunlight to be withdrawn.	
Toby Williamson/ #458.2		Seek Amendment	The low public transport qualifying matter to be withdrawn in full or in part.	
Toby Williamson/458.2	Rachel Sanders/ #FS2074.110	Seek Amendment	The low public transport qualifying matter to be withdrawn in full or in part. Christchurch must grow inwards and not outwards. Allowing for more infill density will lead to a more vibrant city that is more accessible and opens up opportunities for public transport and other means to lower our footprint. Low access to public transport as a qualifying matter in some areas of the city is a poor qualifying matter. Some areas are inner city or edge of inner city and have poor access. This is a result of lack of density, and poor transport planning. Transport accessibility should be improved, not used as a qualifying matter to keep these areas further behind in amenity. Examples Hoon hay and woolston.	Oppose
Toby Williamson/458.2	Rachel Sanders/ #FS2098.4	Seek Amendment	The low public transport qualifying matter to be withdrawn in full or in part. Christchurch must grow inwards and not outwards. Allowing for more infill density will lead to a more vibrant city that is more accessible and opens up opportunities for public transport and other means to lower our footprint. Low access to public transport as a qualifying matter in some areas of the city is a poor qualifying matter. Some areas are inner city or edge of inner city and have poor access. This is a result of lack of density, and poor transport planning. Transport accessibility should be improved, not used as a qualifying matter to keep these areas further behind in amenity. Examples Hoon hay and woolston.	Seek Amendment
Rachel Sanders/ #475.3		Support	We would like to express agreement with the council about the proposed qualifying matters, specifically, that it is appropriate for Mount Pleasant and similar areas in the Port Hills area to remain Residential Hills zone as proposed in PC14 due to low public transport accessibility, as well as other factors. The Residential Hills areas are inappropriate for Medium Density Residential Standards zoning for several reasons, most notably: The attached document captures the details why we believe it is correct to retain Mount Pleasant as Residential Hills rather than MDRS. Notable topics are: Low public transport accessibility Emergency egress Emergency service access Pedestrian Safety Cyclist Safety Lack of Amenities Sewerage and Storm Water Drainage Significance of Port Hills Aesthetics	
Karelia Levin/ #479.2		Support	Approve PC14 in respect of the Airport Noise Influence Area.	
Karelia Levin/479.2	Christchurch International Airport Limited/ #FS2052.95	Support	Approve PC14 in respect of the Airport Noise Influence Area. The submitter supports: - Residential Suburban Zone 2. - Airport Noise Influence Area as a qualifying matter for the whole of the areas proposed in PC 14 and (without limitation) in particular for the area between the University of Canterbury and Deans Bush	Support
Daniel John Rutherford/ #499.2		Seek Amendment	Please don't go ahead with considering the significant trees to be a qualifying matter.	
Jarred Bowden/ #505.2		Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Jarred Bowden/505.2	Rachel Sanders/ #FS2074.48	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.	Oppose
Jarred Bowden/505.2	Rachel Sanders/ #FS2098.57	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.	Seek Amendment
Jarred Bowden/ #505.3		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Paul Young/ #507.5		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	

Paul Young/507.5	Anne Dingwall/ #FS2037.509	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose
Sarah Meikle/ #518.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Sarah Meikle/518.6	Rachel Sanders/ #FS2074.50	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Sarah Meikle/518.6	Rachel Sanders/ #FS2098.59	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Sarah Meikle/ #518.9		Seek Amendment	[That the Sunlight Access Qualifying Matter only applies to developments within the 4 Avenues].	
James Carr/ #519.2		Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.	
James Carr/519.2	Rachel Sanders/ #FS2074.111	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.	Oppose
James Carr/519.2	Rachel Sanders/ #FS2098.15	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.	Seek Amendment
James Carr/ #519.3		Oppose	[O]ppose the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.	
James Carr/ #519.6		Seek Amendment	A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in these areas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.	
James Carr/ #519.26		Support	A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in these areas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.	
Amelie Harris/ #520.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Amelie Harris/ #520.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.	
Thomas Garner/ #521.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.	
Thomas Garner/521.6	Rachel Sanders/ #FS2074.51	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Thomas Garner/521.6	Rachel Sanders/ #FS2098.60	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Thomas Garner/ #521.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.	
Lisa Smailes/ #522.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.	
Lisa Smailes/522.6	Rachel Sanders/ #FS2074.52	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Lisa Smailes/522.6	Rachel Sanders/ #FS2098.61	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Lisa Smailes/ #522.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.	
Adam Currie/ #523.2		Oppose	[O]ppose the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Adam Currie/523.2	Rachel Sanders/ #FS2074.53	Oppose	[O]ppose the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.	Oppose

			<p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	
Adam Currie/523.2	Rachel Sanders/ #FS2098.62	Oppose	<p>[O]ppose the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Seek Amendment
Adam Currie/ #523.3		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.	
Daniel Tredinnick/ #524.6		Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Daniel Tredinnick/524.6	Rachel Sanders/ #FS2074.54	Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Daniel Tredinnick/524.6	Rachel Sanders/ #FS2098.63	Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Daniel Tredinnick/ #524.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Gideon Hodge/ #525.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Gideon Hodge/525.6	Rachel Sanders/ #FS2074.55	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. The submitter opposes the Low Public Transport Accessibility Area Qualifying Matter as they believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Gideon Hodge/525.6	Rachel Sanders/ #FS2098.64	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. The submitter opposes the Low Public Transport Accessibility Area Qualifying Matter as they believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Seek Amendment
Gideon Hodge/ #525.9		Oppose	That Council drops [the Sunlight Access] qualifying matter.	
Kaden Adlington/ #527.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	

Kaden Adlington/527.6	Rachel Sanders/ #FS2074.56	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Kaden Adlington/527.6	Rachel Sanders/ #FS2098.65	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Kaden Adlington/ #527.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Lesley Clouston/ #528.2		Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter... seek[s] that the council drop this qualifying matter.	
Lesley Clouston/528.2	Rachel Sanders/ #FS2074.57	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter... seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.	Oppose
Lesley Clouston/528.2	Rachel Sanders/ #FS2098.66	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter... seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.	Seek Amendment
Lesley Clouston/ #528.3		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Daniel Carter/ #529.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Daniel Carter/529.6	Rachel Sanders/ #FS2074.58	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Daniel Carter/529.6	Rachel Sanders/ #FS2098.67	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Daniel Carter/ #529.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Claire Cox/ #531.2		Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Claire Cox/531.2	Rachel Sanders/ #FS2074.59	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.	Oppose
Claire Cox/531.2	Rachel Sanders/ #FS2098.68	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.	Seek Amendment
Claire Cox/ #531.3		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Albert Nisbet/ #532.6		Oppose	[Regarding the Low Public Transport AccessibilityQualifying Matter] seek[s] that the council drop this qualifying matter.	
Albert Nisbet/532.6	Rachel Sanders/ #FS2074.60	Oppose	[Regarding the Low Public Transport AccessibilityQualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Albert Nisbet/532.6	Rachel Sanders/ #FS2098.69	Oppose	[Regarding the Low Public Transport AccessibilityQualifying Matter] seek[s] that the council drop this qualifying matter.	Seek Amendment

			I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	
Frederick Markwell/ #533.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Frederick Markwell/533.6	Rachel Sanders/ #FS2074.61	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in our city.	Oppose
Frederick Markwell/533.6	Rachel Sanders/ #FS2098.70	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in our city.	Seek Amendment
Frederick Markwell/ #533.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Matt Johnston/ #537.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Josh Flores/ #553.14		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Peter Beswick/ #557.16		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Peter Cross/ #563.5		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Peter Cross/563.5	Rachel Sanders/ #FS2074.63	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter. I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in ourcity.	Oppose
Peter Cross/563.5	Rachel Sanders/ #FS2098.72	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter. I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in ourcity.	Seek Amendment
Peter Cross/ #563.9		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Angela Nathan/ #565.6		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Angela Nathan/565.6	Rachel Sanders/ #FS2074.64	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter. I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in ourcity.	Oppose
Angela Nathan/565.6	Rachel Sanders/ #FS2098.73	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter. I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in ourcity.	Seek Amendment
Angela Nathan/ #565.10		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Bruce Chen/ #566.7		Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.	
Bruce Chen/ #566.12		Oppose	Seek that the council to drop Low Public Transport Accessibility Qualifying Matter.	
Mark Mayo/ #567.6		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Mark Mayo/ #567.10		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Hazel Shanks/ #568.10		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Christine Albertson/ #570.6		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Christine Albertson/570.6	Rachel Sanders/ #FS2074.65	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter. I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in ourcity.	Oppose
Christine Albertson/570.6	Rachel Sanders/ #FS2098.74	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter. I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in ourcity.	Seek Amendment
Christine Albertson/ #570.10		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
James Harwood/ #571.6		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	

James Harwood/571.6	Rachel Sanders/ #FS2074.66	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter. I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in ourcity.	Oppose
James Harwood/ #571.10		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Yu Kai Lim/ #572.6		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Yu Kai Lim/572.6	Rachel Sanders/ #FS2074.67	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter. I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in ourcity.	Oppose
Yu Kai Lim/572.6	Rachel Sanders/ #FS2098.76	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter. I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in ourcity.	Seek Amendment
Jeff Louttit/ #573.6		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Jeff Louttit/ #573.10		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Henry Bersani/ #574.6		Oppose	Seek[s] that the council to drop Low Public Transport Accessibility Area Qualifying Matter.	
Henry Bersani/574.6	Rachel Sanders/ #FS2074.68	Oppose	Seek[s] that the council to drop Low Public Transport Accessibility Area Qualifying Matter. I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in ourcity.	Oppose
Henry Bersani/574.6	Rachel Sanders/ #FS2098.77	Oppose	Seek[s] that the council to drop Low Public Transport Accessibility Area Qualifying Matter. I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in ourcity.	Seek Amendment
Henry Bersani/ #574.10		Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter.	
Jeremy Ditzel/ #575.6		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter	
Jeremy Ditzel/575.6	Rachel Sanders/ #FS2074.69	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in ourcity.	Oppose
Jeremy Ditzel/575.6	Rachel Sanders/ #FS2098.78	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in ourcity.	Seek Amendment
Jeremy Ditzel/ #575.10		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Juliette Sargeant/ #576.6		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Juliette Sargeant/576.6	Rachel Sanders/ #FS2074.70	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter. I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in ourcity.	Oppose
Juliette Sargeant/576.6	Rachel Sanders/ #FS2098.79	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter. I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in ourcity.	Seek Amendment
Juliette Sargeant/ #576.12		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
James Robinson/ #577.11		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Jamie Dawson/ #578.6		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Jamie Dawson/578.6	Rachel Sanders/ #FS2074.71	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter. I opposethe Low Public Transport Accessibility Area Qualifying Matter as I believe thatthe public transport layout and network will need changes to prepare andaccommodate future growth. We should not define future growth in Christchurchbased on these routes. This would also artificially limit future housing in ourcity.	Oppose
Jamie Dawson/578.6	Rachel Sanders/ #FS2098.80	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter. I opposethe Low Public Transport	Seek Amendment

			Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	
Jamie Dawson/ #578.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Gareth Bailey/ #579.1		Seek Amendment	Exclude properties within waterway setbacks from MDRZ classification.	
Darin Cusack/ #580.2		Seek Amendment	That the Sunlight Qualifying Matter be more conservative than proposed.	
Darin Cusack/580.2	Anne Dingwall/ #FS2037.527	Seek Amendment	That the Sunlight Qualifying Matter be more conservative than proposed.	Support
Darin Cusack/580.2	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.22	Seek Amendment	That the Sunlight Qualifying Matter be more conservative than proposed.	Support
Darin Cusack/ #580.7		Support	That further densification in areas where flooding is frequent and serious(and there is no immediate plan to mitigate) should be prevented by making those areas a qualifying matter.	
Darin Cusack/ #580.8		Seek Amendment	That both sides of Matai Street West (including Nikau Place) from Straven Road east to the railway line, including the area north to the north Avon, should be a qualifying matter restricting further residential intensification.	
Darin Cusack/580.8	Anne Dingwall/ #FS2037.528	Seek Amendment	That both sides of Matai Street West (including Nikau Place) from Straven Road east to the railway line, including the area north to the north Avon, should be a qualifying matter restricting further residential intensification.	Support
Darin Cusack/580.8	Christchurch International Airport Limited/ #FS2052.318	Seek Amendment	That both sides of Matai Street West (including Nikau Place) from Straven Road east to the railway line, including the area north to the north Avon, should be a qualifying matter restricting further residential intensification.	Support
Darin Cusack/580.8	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.11	Seek Amendment	That both sides of Matai Street West (including Nikau Place) from Straven Road east to the railway line, including the area north to the north Avon, should be a qualifying matter restricting further residential intensification.	Support
Ciaran Mee/ #587.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ciaran Mee/587.6	Rachel Sanders/ #FS2074.72	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Ciaran Mee/587.6	Rachel Sanders/ #FS2098.81	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Ciaran Mee/ #587.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
David Lee/ #588.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Todd Hartshorn/ #590.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Todd Hartshorn/590.6	Rachel Sanders/ #FS2074.73	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Todd Hartshorn/590.6	Rachel Sanders/ #FS2098.82	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Todd Hartshorn/ #590.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Helen Jacka/ #591.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Helen Jacka/591.6	Rachel Sanders/ #FS2074.74	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Helen Jacka/591.6	Rachel Sanders/ #FS2098.83	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport	Seek Amendment

			Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	
Helen Jacka/ #591.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ailbhe Redmile/ #611.7		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ailbhe Redmile/611.7	Rachel Sanders/ #FS2074.76	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Ailbhe Redmile/611.7	Rachel Sanders/ #FS2098.85	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Hamish McLeod/ #612.5		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Hamish McLeod/612.5	Rachel Sanders/ #FS2074.77	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Hamish McLeod/612.5	Rachel Sanders/ #FS2098.86	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Noah Simmonds/ #613.5		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Noah Simmonds/613.5	Rachel Sanders/ #FS2074.78	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Noah Simmonds/613.5	Rachel Sanders/ #FS2098.87	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Peter Dobbs/ #623.4		Oppose	Oppose the Sunlight Access Qualifying Matter. Seek that the council drop this qualifying matter.	
Daniel Scott/ #624.6		Oppose	[Opposes] the Low Public Transport Accessibility Area Qualifying Matter. Seek that the council drop this qualifying matter.	
Daniel Scott/624.6	Rachel Sanders/ #FS2074.80	Oppose	[Opposes] the Low Public Transport Accessibility Area Qualifying Matter. Seek that the council drop this qualifying matter.	Oppose
Daniel Scott/624.6	Rachel Sanders/ #FS2098.89	Oppose	[Opposes] the Low Public Transport Accessibility Area Qualifying Matter. Seek that the council drop this qualifying matter.	Seek Amendment
Daniel Scott/ #624.8		Support	[Opposes] the Sunlight Access Qualifying Matter. Seek that the council drop this qualifying matter.	
Murray Cullen/ #630.1		Support	[Retain the Sunlight Access Qualifying Matter]	
Murray Cullen/ #630.2		Support	[Retain Character Areas]	
Suzi Chisholm/ #635.5		Oppose	Oppose Low Public Transport Accessibility Area Qualifying Matter.	
Suzi Chisholm/635.5	Rachel Sanders/ #FS2074.81	Oppose	Oppose Low Public Transport Accessibility Area Qualifying Matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Suzi Chisholm/635.5	Rachel Sanders/ #FS2098.90	Oppose	Oppose Low Public Transport Accessibility Area Qualifying Matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
James Ballantine/ #637.3		Oppose	Oppose the Sunlight Access Qualifying Matter.	
James Ballantine/ #637.4		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter.	
James Ballantine/637.4	Rachel Sanders/ #FS2074.82	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter.	Oppose

			<p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	
James Ballantine/637.4	Rachel Sanders/ #FS2098.91	Oppose	<p>Oppose the Low Public Transport Accessibility Area Qualifying Matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Seek Amendment
Rory Evans Fee/ #639.2		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Rory Evans Fee/ #639.3		Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Rory Evans Fee/639.3	Rachel Sanders/ #FS2074.83	Oppose	<p>[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Rory Evans Fee/639.3	Rachel Sanders/ #FS2098.92	Oppose	<p>[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Seek Amendment
Keegan Phipps/ #643.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Keegan Phipps/643.5	Rachel Sanders/ #FS2074.84	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter. I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in our cit	Oppose
Keegan Phipps/643.5	Rachel Sanders/ #FS2098.93	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter. I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in our cit	Seek Amendment
Keegan Phipps/ #643.10		Support	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Archie Manur/ #646.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	

Archie Manur/646.5	Rachel Sanders/ #FS2074.85	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter. I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in ourcity.	Oppose
Archie Manur/646.5	Rachel Sanders/ #FS2098.94	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter. I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in ourcity.	Seek Amendment
Archie Manur/ #646.9		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Declan Cruickshank/ #652.8		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek that the council drop this qualifying matter.	
Declan Cruickshank/652.8	Rachel Sanders/ #FS2074.86	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek that the council drop this qualifying matter.	Oppose
Declan Cruickshank/652.8	Rachel Sanders/ #FS2098.95	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek that the council drop this qualifying matter.	Seek Amendment
Declan Cruickshank/ #652.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.	
Daymian Johnson/ #655.6		Oppose	Seek[s] that the council to drop Low Public Transport Accessibility Qualifying Matter	
Daymian Johnson/655.6	Rachel Sanders/ #FS2074.87	Oppose	Seek[s] that the council to drop Low Public Transport Accessibility Qualifying Matter Decision reason I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Oppose
Daymian Johnson/655.6	Rachel Sanders/ #FS2098.96	Oppose	Seek[s] that the council to drop Low Public Transport Accessibility Qualifying Matter Decision reason I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Seek Amendment
Daymian Johnson/ #655.9		Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter.	
Francesca Teague-Wytenburg/ #656.6		Oppose	Remove the Low Public Transport Accessibility Qualifying Matter	
Francesca Teague- Wytenburg/656.6	Rachel Sanders/ #FS2074.88	Oppose	Remove the Low Public Transport Accessibility Qualifying Matter I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Oppose

Francesca Teague-Wytenburg/656.6	Rachel Sanders/ #FS2098.97	Oppose	Remove the Low Public Transport Accessibility Qualifying Matter I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Seek Amendment
Francesca Teague-Wytenburg/ #656.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council [remove] this qualifying matter.	
Clair Higginson/ #657.2		Seek Amendment	[D]ecisions on plan change 12 should precede/preempt those of plan change 14	
Ben Thorpe/ #658.2		Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Ben Thorpe/658.2	Anne Dingwall/ #FS2037.1187	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Support
Ben Thorpe/658.2	Rachel Sanders/ #FS2074.89	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Oppose
Ben Thorpe/658.2	Rachel Sanders/ #FS2098.98	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Seek Amendment
Ben Thorpe/ #658.3		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Ben Thorpe/658.3	Anne Dingwall/ #FS2037.1188	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter. I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most	Support

			<p>livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.</p> <p>There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.</p>	
Edward Parkes/ #661.2		Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Edward Parkes/661.2	Rachel Sanders/ #FS2074.90	Oppose	<p>[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Edward Parkes/661.2	Rachel Sanders/ #FS2098.99	Oppose	<p>[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Seek Amendment
Edward Parkes/ #661.3		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Bryce Harwood/ #662.2		Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Bryce Harwood/662.2	Rachel Sanders/ #FS2074.91	Oppose	<p>[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Bryce Harwood/662.2	Rachel Sanders/ #FS2098.100	Oppose	<p>[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Seek Amendment
Bryce Harwood/ #662.3		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.	

Williams Corporation Limited/ #663.4		Seek Amendment	Seek that the Low Public Transport Accessibility Qualifying Matter overlay is removed from 9 Patten Street.	
Lawrence & Denise May/ #665.3		Seek Amendment	That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary	
Robyn Wells/ #675.1		Seek Amendment	The Qualifying Matter, to protect sunlight access for homes, does not go nearly far enough...[A]sk[s] the council to advocate for development in Christchurch to be based on not only the District Plan, which has been carefully developed over many years, but also our unique Christchurch blueprint developed with much consultation and input from experts after the earthquake.	
Jack Gibbons/ #676.10		Oppose	[In respect of the QM Low Public Transport Accessibility] - Remove the public transport QM.	
Jack Gibbons/ #676.12		Oppose	[In respect of the Airport Noise Influence Area, remove this as a QM]	
Jack Gibbons/676.12	Christchurch International Airport Limited/ #FS2052.63	Oppose	[In respect of the Airport Noise Influence Area, remove this as a QM] The airport noise contour thrusts deep into the city covering a considerable amount of urban land. Council is proposing to prevent all zone changes in this area, exempting it from the MDRS / NPS-UD. The area is already urbanized, with plenty of existing residents, and is otherwise indistinguishable from elsewhere in the suburbs. It also covers some areas that should be HRZ. Other councils in New Zealand handle airport noise in areas like this by mandating improved noise insulation in the construction of new buildings, leaving the zoning as it otherwise would be. There is no just explanation why the council has chosen to suppress all construction over this option	Oppose
Tony Dale/ #679.1		Seek Amendment	Support changes to building heights, recession planes and set-backs to preserve access to sunlight in medium density zones. However, the Qualifying Matter should be more conservative to preserve sunlight to the same degree as is enjoyed under our current density rules.	
Tony Dale/ #679.9		Seek Amendment	Submit that further densification in areas where flooding is frequent and serious (and there is no immediate plan to mitigate) should be prevented by making those areas a qualifying matter.	
Bernard and Janette Johnston and Dovey/ #680.3		Seek Amendment	Consider the existing infrastructure issues on the Hills and amend PC14 to include a new Infrastructure Qualifying Matter area on the Hills as appropriate, and make all consequential amendments necessary to give effect to this submission.	
Bernard and Janette Johnston and Dovey/ #680.4		Seek Amendment	Amend PC14 to add a new Qualifying Matter or amend the existing Sunlight Access Qualifying Matter to include the Residential Hills Zone as a Qualifying Matter area, and make all consequential amendments necessary to give effect to this submission. Alternatively, if that relief is not granted, amend PC14 to add a new Qualifying Matter or amend the existing Sunlight Access Qualifying Matter to include the base of the Hills/valleys as Qualifying Matter areas, and make all consequential amendments necessary to give effect to this submission.	
Andrew McCarthy/ #681.3		Oppose	Remove the Low Public Transport Access Qualifying Matter	
Andrew McCarthy/681.3	Rachel Sanders/ #FS2074.3	Oppose	Remove the Low Public Transport Access Qualifying Matter My main reason for opposing the LPTAQM is that it does not give effect to the intent of the RMAA and NPS UD, especially over most of the hill suburbs. [I]n choosing to zero in on Objective 3(b) Council has deliberately ignored 3(c) which states that district plans must enable more people to live in areas of high demand. The Council has not followed due process in establishing the LPTAQM [nor established the necessity or validity of the LPTAQM]. In establishing the LPTAQM, Council has effectively excluded over a third of the residential sites in the city from densification (22585 out of 66355 sites). This is an utterly enormous chunk of the city to be excluded and goes against the intention of the Act that every zone would have the MDRS incorporated. On the hill area of the city, the effects of the LPTAQM are even more marked, with 78%(!) of the lots excluded from densification by the LPTAQM (s6.32.6, s32 Report, Qualifying Matters –Part 3). The creation of the LPTAQM stems from a clear link in the Council's mind between intensification and high frequency public transport, i.e., you can't have intensification unless you have the latter. This linkage is spurious. Other Tier 1 Councils do not seem to have seen fit to create a similar linkage, notably not CCC's local peers at WDC and SDC.	Oppose
Andrew McCarthy/681.3	Rachel Sanders/ #FS2074.112	Oppose	Remove the Low Public Transport Access Qualifying Matter My main reason for opposing the LPTAQM is that it does not give effect to the intent of the RMAA and NPS UD, especially over most of the hill suburbs. [I]n choosing to zero in on Objective 3(b) Council has deliberately ignored 3(c) which states that district plans must enable more people to live in areas of high demand. The Council has not followed due process in establishing the LPTAQM [nor established the necessity or validity of the LPTAQM]. In establishing the LPTAQM, Council has effectively excluded over a third of the residential sites in the city from densification (22585 out of 66355 sites). This is an utterly enormous chunk of the city to be excluded and goes against the intention of the Act that every zone would have the MDRS incorporated. On the hill area of the city, the effects of the LPTAQM are even more marked, with 78%(!) of the lots excluded from densification by the LPTAQM (s6.32.6, s32 Report, Qualifying Matters –Part 3).	Oppose

			The creation of the LPTAQM stems from a clear link in the Council's mind between intensification and high frequency public transport, i.e., you can't have intensification unless you have the latter. This linkage is spurious. Other Tier 1 Councils do not seem to have seen fit to create a similar linkage, notably not CCC's local peers at WDC and SDC.	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.79		Seek Amendment	[New qualifying matter] limiting building height along the Te Papa Otakaro corridor within the central city	
Canterbury / Westland Branch of Architectural Designers NZ/685.79	Anne Dingwall/ #FS2037.1183	Seek Amendment	[New qualifying matter] limiting building height along the Te Papa Otakaro corridor within the central city	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.79	Cambridge 137 Limited/ #FS2042.48	Seek Amendment	[New qualifying matter] limiting building height along the Te Papa Otakaro corridor within the central city	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.79	Kāinga Ora/ #FS2082.424	Seek Amendment	[New qualifying matter] limiting building height along the Te Papa Otakaro corridor within the central city	Oppose
Environment Canterbury / Canterbury Regional Council/ #689.73		Support	<p>[Retain the following Qualifying Matters as notified]:</p> <ul style="list-style-type: none"> • Heritage areas, items and their settings, residential heritage areas • Flood Hazard Management Areas • Coastal Hazard Management Areas • Tsunami Management Area • Waterbody Setbacks • Radiocommunication Pathway Protection Corridors • Waste water constraint overlay • Sites of Ngāi Tahu Significance, including Wāhi tapu, silent files, ngā tūranga tūpuna, ngā wai • Sites of ecological significance • Outstanding natural features and landscapes • Sunlight access • Residential Industrial Interface • Safe or efficient operation of nationally significant infrastructure (Electricity Transmission Corridors) • Safe or efficient operation of nationally significant infrastructure (NZ Rail Network) • Residential heritage areas (Medium density residential – Area specific rules) • Safe or efficient operation of nationally significant infrastructure (Lyttelton Port Influences Overlay) • City Spine Transport Corridor 	
Environment Canterbury / Canterbury Regional Council/689.73	Ministry of Justice/ #FS2012.3	Support	<p>[Retain the following Qualifying Matters as notified]:</p> <ul style="list-style-type: none"> • Heritage areas, items and their settings, residential heritage areas • Flood Hazard Management Areas • Coastal Hazard Management Areas • Tsunami Management Area • Waterbody Setbacks • Radiocommunication Pathway Protection Corridors • Waste water constraint overlay • Sites of Ngāi Tahu Significance, including Wāhi tapu, silent files, ngā tūranga tūpuna, ngā wai • Sites of ecological significance • Outstanding natural features and landscapes • Sunlight access • Residential Industrial Interface • Safe or efficient operation of nationally significant infrastructure (Electricity Transmission Corridors) • Safe or efficient operation of nationally significant infrastructure (NZ Rail Network) • Residential heritage areas (Medium density residential – Area specific rules) 	Support

			<ul style="list-style-type: none"> • Safe or efficient operation of nationally significant infrastructure (Lyttelton Port Influences Overlay) • City Spine Transport Corridor <p>Consistent with the CRPS</p>	
Environment Canterbury / Canterbury Regional Council/689.73	Ministry of Justice/ #FS2012.6	Support	<p>[Retain the following Qualifying Matters as notified]:</p> <ul style="list-style-type: none"> • Heritage areas, items and their settings, residential heritage areas • Flood Hazard Management Areas • Coastal Hazard Management Areas • Tsunami Management Area • Waterbody Setbacks • Radiocommunication Pathway Protection Corridors • Waste water constraint overlay • Sites of Ngāi Tahu Significance, including Wāhi tapu, silent files, ngā tūrangā tūpuna, ngā wai • Sites of ecological significance • Outstanding natural features and landscapes • Sunlight access • Residential Industrial Interface • Safe or efficient operation of nationally significant infrastructure (Electricity Transmission Corridors) • Safe or efficient operation of nationally significant infrastructure (NZ Rail Network) • Residential heritage areas (Medium density residential – Area specific rules) • Safe or efficient operation of nationally significant infrastructure (Lyttelton Port Influences Overlay) • City Spine Transport Corridor <p>Consistent with the CRPS</p>	Support
Environment Canterbury / Canterbury Regional Council/689.73	Anne Dingwall/ #FS2037.1095	Support	<p>[Retain the following Qualifying Matters as notified]:</p> <ul style="list-style-type: none"> • Heritage areas, items and their settings, residential heritage areas • Flood Hazard Management Areas • Coastal Hazard Management Areas • Tsunami Management Area • Waterbody Setbacks • Radiocommunication Pathway Protection Corridors • Waste water constraint overlay • Sites of Ngāi Tahu Significance, including Wāhi tapu, silent files, ngā tūrangā tūpuna, ngā wai • Sites of ecological significance • Outstanding natural features and landscapes • Sunlight access • Residential Industrial Interface • Safe or efficient operation of nationally significant infrastructure (Electricity Transmission Corridors) • Safe or efficient operation of nationally significant infrastructure (NZ Rail Network) • Residential heritage areas (Medium density residential – Area specific rules) • Safe or efficient operation of nationally significant infrastructure (Lyttelton Port Influences Overlay) • City Spine Transport Corridor <p>Consistent with the CRPS</p>	Support
Environment Canterbury / Canterbury Regional Council/689.73	Orion New Zealand Limited/ #FS2056.22	Support		Support

			<p>[Retain the following Qualifying Matters as notified]:</p> <ul style="list-style-type: none"> • Heritage areas, items and their settings, residential heritage areas • Flood Hazard Management Areas • Coastal Hazard Management Areas • Tsunami Management Area • Waterbody Setbacks • Radiocommunication Pathway Protection Corridors • Waste water constraint overlay • Sites of Ngāi Tahu Significance, including Wāhi tapu, silent files, ngā tūranga tūpuna, ngā wai • Sites of ecological significance • Outstanding natural features and landscapes • Sunlight access • Residential Industrial Interface • Safe or efficient operation of nationally significant infrastructure (Electricity Transmission Corridors) • Safe or efficient operation of nationally significant infrastructure (NZ Rail Network) • Residential heritage areas (Medium density residential – Area specific rules) • Safe or efficient operation of nationally significant infrastructure (Lyttelton Port Influences Overlay) • City Spine Transport Corridor <p>Consistent with the CRPS</p>	
Environment Canterbury / Canterbury Regional Council/689.73	Toka Tū Ake EQC ./ #FS2075.16	Support	<p>[Retain the following Qualifying Matters as notified]:</p> <ul style="list-style-type: none"> • Heritage areas, items and their settings, residential heritage areas • Flood Hazard Management Areas • Coastal Hazard Management Areas • Tsunami Management Area • Waterbody Setbacks • Radiocommunication Pathway Protection Corridors • Waste water constraint overlay • Sites of Ngāi Tahu Significance, including Wāhi tapu, silent files, ngā tūranga tūpuna, ngā wai • Sites of ecological significance • Outstanding natural features and landscapes • Sunlight access • Residential Industrial Interface • Safe or efficient operation of nationally significant infrastructure (Electricity Transmission Corridors) • Safe or efficient operation of nationally significant infrastructure (NZ Rail Network) • Residential heritage areas (Medium density residential – Area specific rules) • Safe or efficient operation of nationally significant infrastructure (Lyttelton Port Influences Overlay) • City Spine Transport Corridor <p>Consistent with the CRPS</p>	Support
Environment Canterbury / Canterbury Regional Council/689.73	Kāinga Ora/ #FS2082.433	Support	<p>[Retain the following Qualifying Matters as notified]:</p> <ul style="list-style-type: none"> • Heritage areas, items and their settings, residential heritage areas • Flood Hazard Management Areas • Coastal Hazard Management Areas • Tsunami Management Area 	Oppose

			<ul style="list-style-type: none"> • Waterbody Setbacks • Radiocommunication Pathway Protection Corridors • Waste water constraint overlay • Sites of Ngāi Tahu Significance, including Wāhi tapu, silent files, ngā tūranga tūpuna, ngā wai • Sites of ecological significance • Outstanding natural features and landscapes • Sunlight access • Residential Industrial Interface • Safe or efficient operation of nationally significant infrastructure (Electricity Transmission Corridors) • Safe or efficient operation of nationally significant infrastructure (NZ Rail Network) • Residential heritage areas (Medium density residential – Area specific rules) • Safe or efficient operation of nationally significant infrastructure (Lyttelton Port Influences Overlay) • City Spine Transport Corridor <p>Consistent with the CRPS</p>	
Environment Canterbury / Canterbury Regional Council/ #689.76		Seek Amendment	<p>[Seeks new Qualifying Matters for]:</p> <ul style="list-style-type: none"> • Slope Instability Management Areas - take into account Trangmar’s erosion classes and exclude “severe” erosion class land from further subdivision and development. • the upper Halswell River catchment areas are covered by a Qualifying Matter that prevents further intensification because of inadequate stormwater infrastructure and downstream flooding effects. 	
Environment Canterbury / Canterbury Regional Council/689.76	Anne Dingwall/ #FS2037.1098	Seek Amendment	<p>[Seeks new Qualifying Matters for]:</p> <ul style="list-style-type: none"> • Slope Instability Management Areas - take into account Trangmar’s erosion classes and exclude “severe” erosion class land from further subdivision and development. • the upper Halswell River catchment areas are covered by a Qualifying Matter that prevents further intensification because of inadequate stormwater infrastructure and downstream flooding effects. • Excluding further subdivision on “severe” erosion class land would avoid additional sediment entering waterways from the land most likely to erode as a result of rainfall events. • CRC notes that inadequate stormwater infrastructure has not been included as a Qualifying Matter under PC14. CRC understands that the intention is for stormwater to continue to be managed under the Christchurch City Council bylaw and the building consent process. While CRC understands the approach that is being taken, CRC has some concern about the thresholds in the Christchurch City Council onsite stormwater mitigation guidance that the current approach relies on. CRC requests that these thresholds are re-examined to ensure that they are fit for purpose and avoid impacts in storm events that exceed the capacity of the mitigation devices. CRC has particular concerns about intensification in the Halswell River catchment. 	Support
Environment Canterbury / Canterbury Regional Council/689.76	Andrew Mactier/ #FS2066.8	Seek Amendment	<p>[Seeks new Qualifying Matters for]:</p> <ul style="list-style-type: none"> • Slope Instability Management Areas - take into account Trangmar’s erosion classes and exclude “severe” erosion class land from further subdivision and development. • the upper Halswell River catchment areas are covered by a Qualifying Matter that prevents further intensification because of inadequate stormwater infrastructure and downstream flooding effects. 	Oppose

			<ul style="list-style-type: none"> Excluding further subdivision on “severe” erosion class land would avoid additional sediment entering waterways from the land most likely to erode as a result of rainfall events. CRC notes that inadequate stormwater infrastructure has not been included as a Qualifying Matter under PC14. CRC understands that the intention is for stormwater to continue to be managed under the Christchurch City Council bylaw and the building consent process. While CRC understands the approach that is being taken, CRC has some concern about the thresholds in the Christchurch City Council onsite stormwater mitigation guidance that the current approach relies on. CRC requests that these thresholds are re-examined to ensure that they are fit for purpose and avoid impacts in storm events that exceed the capacity of the mitigation devices. CRC has particular concerns about intensification in the Halswell River catchment. 	
Environment Canterbury / Canterbury Regional Council/689.76	Toka Tū Ake EQC ./ #FS2075.19	Seek Amendment	<p>[Seeks new Qualifying Matters for]:</p> <ul style="list-style-type: none"> Slope Instability Management Areas - take into account Trangmar’s erosion classes and exclude “severe” erosion class land from further subdivision and development. the upper Halswell River catchment areas are covered by a Qualifying Matter that prevents further intensification because of inadequate stormwater infrastructure and downstream flooding effects. Excluding further subdivision on “severe” erosion class land would avoid additional sediment entering waterways from the land most likely to erode as a result of rainfall events. CRC notes that inadequate stormwater infrastructure has not been included as a Qualifying Matter under PC14. CRC understands that the intention is for stormwater to continue to be managed under the Christchurch City Council bylaw and the building consent process. While CRC understands the approach that is being taken, CRC has some concern about the thresholds in the Christchurch City Council onsite stormwater mitigation guidance that the current approach relies on. CRC requests that these thresholds are re-examined to ensure that they are fit for purpose and avoid impacts in storm events that exceed the capacity of the mitigation devices. CRC has particular concerns about intensification in the Halswell River catchment. 	Support
Environment Canterbury / Canterbury Regional Council/689.76	Kāinga Ora/ #FS2082.427	Seek Amendment	<p>[Seeks new Qualifying Matters for]:</p> <ul style="list-style-type: none"> Slope Instability Management Areas - take into account Trangmar’s erosion classes and exclude “severe” erosion class land from further subdivision and development. the upper Halswell River catchment areas are covered by a Qualifying Matter that prevents further intensification because of inadequate stormwater infrastructure and downstream flooding effects. Excluding further subdivision on “severe” erosion class land would avoid additional sediment entering waterways from the land most likely to erode as a result of rainfall events. CRC notes that inadequate stormwater infrastructure has not been included as a Qualifying Matter under PC14. CRC understands that the intention is for stormwater to continue to be managed under the Christchurch City Council bylaw and the building consent process. While CRC understands the approach that is being taken, CRC has some concern about the thresholds in the Christchurch City Council onsite stormwater mitigation guidance that the current approach relies on. CRC requests that these thresholds are re-examined to ensure that they are fit for purpose and avoid impacts in storm events that exceed the capacity of the mitigation devices. CRC has particular concerns about intensification in the Halswell River catchment. 	Oppose
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.8		Seek Amendment	In terms of the proposed qualifying matters that relate to historic heritage (e.g., Residential Heritage Area and Character Area Overlay) and are proposed in the Lyttelton township, amend the provisions to enable Rāpaki Rūnanga to develop ancestral land and give effect to section 6 (e) of the RMA and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA.	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.8	Anne Dingwall/ #FS2037.1001	Seek Amendment	In terms of the proposed qualifying matters that relate to historic heritage (e.g., Residential Heritage Area and Character Area Overlay) and are proposed in the Lyttelton township, amend the provisions to enable Rāpaki Rūnanga to develop ancestral land and give effect to section 6 (e) of the RMA and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA.	Support

			<p>Rāpaki Rūnanga is concerned that their development aspirations for their whenua, particularly papakainga/ kāinga nohoanga could be further constrained through the introduction of additional heritage related provisions, which includes the introduction of additional rules for activities undertaken within prescribed heritage areas as well as more built form standards. Further, Rāpaki Rūnanga are concerned that the heritage provisions are ethnocentric and do not provide for a Ngāi Tahu worldview.</p> <p>Whilst it is acknowledged that future collaboration between Mahaanui Kurataiao and Council is proposed to enable papakainga/ kāinga nohoanga within the district, at this time the scope/extent of the proposed changes and timeframe for undertaking these future changes is uncertain. As such, Rāpaki seeks certainty that these proposed plan changes will not further restrict rūnanga led development.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.8	Kāinga Ora/ #FS2082.459	Seek Amendment	<p>In terms of the proposed qualifying matters that relate to historic heritage (e.g., Residential Heritage Area and Character Area Overlay) and are proposed in the Lyttelton township, amend the provisions to enable Rāpaki Rūnanga to develop ancestral land and give effect to section 6 (e) of the RMA and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA.</p> <p>Rāpaki Rūnanga is concerned that their development aspirations for their whenua, particularly papakainga/ kāinga nohoanga could be further constrained through the introduction of additional heritage related provisions, which includes the introduction of additional rules for activities undertaken within prescribed heritage areas as well as more built form standards. Further, Rāpaki Rūnanga are concerned that the heritage provisions are ethnocentric and do not provide for a Ngāi Tahu worldview.</p> <p>Whilst it is acknowledged that future collaboration between Mahaanui Kurataiao and Council is proposed to enable papakainga/ kāinga nohoanga within the district, at this time the scope/extent of the proposed changes and timeframe for undertaking these future changes is uncertain. As such, Rāpaki seeks certainty that these proposed plan changes will not further restrict rūnanga led development.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Terence Sissons/ #696.7		Seek Amendment	Delete the waiver of QM re sunlight access for buildings over 12m.	
Ethan Pasco/ #721.2		Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter... seek[s] that the council drop this qualifying matter.	
Ethan Pasco/721.2	Rachel Sanders/ #FS2074.92	Oppose	<p>[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter... seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Ethan Pasco/721.2	Rachel Sanders/ #FS2098.101	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter... seek[s] that the council drop this qualifying matter.	Seek Amendment

			<p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	
Ethan Pasco/ #721.3		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Alan Murphy/ #724.2		Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Alan Murphy/724.2	Rachel Sanders/ #FS2074.93	Oppose	<p>[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Alan Murphy/724.2	Rachel Sanders/ #FS2098.102	Oppose	<p>[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Seek Amendment
Alan Murphy/ #724.3		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.	
Birdie Young/ #727.2		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Birdie Young/727.2	Rachel Sanders/ #FS2074.94	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Birdie Young/727.2	Rachel Sanders/ #FS2098.103	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p>	Seek Amendment

			The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	
Birdie Young/ #727.4		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Michael Hall/ #733.7		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Michael Hall/733.7	Rachel Sanders/ #FS2074.95	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Michael Hall/733.7	Rachel Sanders/ #FS2098.104	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Christian Jordan/ #737.22		Seek Amendment	Seeks a qualifying matter requiring an assessment of the heritage value of any pre 1940 buildingintended for demolition with options considered for retention and reuse should be a requirement.	
Christian Jordan/737.22	Anne Dingwall/ #FS2037.1492	Seek Amendment	Seeks a qualifying matter requiring an assessment of the heritage value of any pre 1940 buildingintended for demolition with options considered for retention and reuse should be a requirement. A qualifying matter requiring an assessment of the heritage value of any pre 1940 buildingintended for demolition with options considered for retention and reuse should have been made arequirement as part of this Plan.	Oppose
Pim Van Duin/ #738.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Pim Van Duin/738.6	Rachel Sanders/ #FS2074.96	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Oppose
Pim Van Duin/738.6	Rachel Sanders/ #FS2098.105	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Seek Amendment
North Beach Residents Association/ #739.1		Seek Amendment	Clarify Plan Change 14 Qualifying matters and Coastal hazard areas and the interaction and relationship to PC12. Proxy use of PC14 to enact parts of PC12. [Clarify] [a]lignment of PC14 Qualifying matters and objectives of PC12.	
North Beach Residents Association/739.1	Kāinga Ora/ #FS2082.481	Seek Amendment	Clarify Plan Change 14 Qualifying matters and Coastal hazard areas and the interaction and relationship to PC12. Proxy use of PC14 to enact parts of PC12. [Clarify] [a]lignment of PC14 Qualifying matters and objectives of PC12. The North Beach Residents Association (NBRA) submits our feedback on PC14, with particular reference to the “Qualifying matters”. Our concern is primarily with the qualifying matters: <ul style="list-style-type: none"> Coastal Hazard areas 	Support

- Tsunami Management area.

We support in its entirety, the submission of the Southshore Residents Association that goes into

greater technical detail, all of which we agree with.

The NBRA has advocated on behalf of our community on several topics on several occasions. A common outcome that follows our submissions, is the negative attitude to Coastal areas that we have had to endure for decades. For some reason we are perceived as a “doomed area” when in fact predicted sea level rise would see more of the City inundated than coastal areas. Recent flooding has been far more severe in the city than on the coast. We want to ensure that proposed PC14 Qualifying matters, particularly those listed above, do not serve to control intensification in coastal areas, do not stop reasonable development or serve to stagnate our community (as Council attitude to coastal areas has done for decades).

Coastal Hazard areas:

Point 1. of the SSRA submission is particularly poignant:

“concerned that the Council may use PC14 as a vehicle to replace the current District Plan provisions for Coastal areas.. We are concerned that CCC may use the qualifying matters in PC14 as an effective proxy for Plan Change 12 in the sense that it could incorporate many of the provisions (mapping, objectives;and policies and rules) intended to be included in PC12”.

Of some disturbing note is the fact the PC14 process has no appeal on merits and therefore no opportunity to remedy or pursue change through the Environment Court.

Coastal hazard Planning in CCC is predicated on the continued use of RPC 8.5 and 8.5H+. Internationally the use of this scenario is now accepted to be highly unlikely and requires the worst level of every variable to occur simultaneously yet our planning is still based on this now unlikely scenario. Whilst we acknowledge there is a need to address climate change, a more reasoned, conservative and practical pathway should be considered.

Council’s continued reluctance to incorporate science they commissioned from NIWA on;Coastal sand budget and its impact on our coastline also beggars belief. (links below) This report indicates, that at even an RPC 8.5 scenario there is a very significant time lag (up to 100 years) before any erosion may occur. Using PC14 qualifying matters and continued use of RPC8.5 with relation to Coastal Hazards planning on our New Brighton Coastline may stifle Community development in areas that are unlikely to be affected for a very long time.

<https://www.ccc.govt.nz/assets/Documents/Environment/Land/Coastal-Hazards/LDRP113-Coastal-Sand-Budget-for-Southern-Stage-A-NIWA-Client-Report-Final-April-2018-Murray-Hicks.pdf>

<https://www.ccc.govt.nz/assets/Documents/Environment/Land/Coastal-Hazards/LDRP113-Coastal-Sand-Budget-for-Southern-Pegasus-Bay-Stage-B-Future-Sand-Budget-Final-June-2018-Murray-Hicks-NIWA.pdf>

Tsunami Management Areas.

We are concerned re the emphasis on Tsunami and accompanying mapping. The occurrence of Tsunami waves generated as a result of South American earthquake is a rare and unlikely event. We have been subjected to a number of Tsunami warnings from South American events and on our City coastline there has not been any effect. Our primary concern is that Tsunami mapping should focus on the Banks Peninsula inlets and the Avon-Heathcote Estuary where Tsunami waves are more likely to travel up those rivers.

potentially the largest source of earthquake and tsunami

hazard in New Zealand.

We request Tsunami mapping to be reviewed as currently the mapping is inappropriate for a District Plan.

Summary:

Our primary concerns are mirrored in the SSRA summary:

			<ol style="list-style-type: none"> 1. Clarify Plan Change 14 Qualifying matters;Coastal hazard areas and the interaction and relationship to PC12. Proxy use of PC14 to enact parts of PC12. Alignment of PC14 Qualifying matters and objectives of PC12. 2. Reservations about the continued use of RPC 8.5 and 8.5+ to inform planning maps, given the now internationally recognised unlikely status. 3. Tsunami mapping. Clarify the basis/methodology of mapping. Is it appropriate for a District Plan? 	
North Beach Residents Association/ #739.2		Seek Amendment	Reservations about the continued use of RPC 8.5 and 8.5+ to inform planning maps, given the now internationally recognised unlikely status.	
North Beach Residents Association/739.2	Toka Tū Ake EQC ./ #FS2075.31	Seek Amendment	<p>Reservations about the continued use of RPC 8.5 and 8.5+ to inform planning maps, given the now internationally recognised unlikely status.</p> <p>The North Beach Residents Association (NBRA) submits our feedback on PC14, with particular reference to the “Qualifying matters”.</p> <p>Our concern is primarily with the qualifying matters:</p> <ul style="list-style-type: none"> • Coastal Hazard areas • Tsunami Management area. <p>We support in its entirety, the submission of the Southshore Residents Association that goes into greater technical detail, all of which we agree with.</p> <p>The NBRA has advocated on behalf of our community on several topics on several occasions. A common outcome that follows our submissions, is the negative attitude to Coastal areas that we have had to endure for decades. For some reason we are perceived as a “doomed area” when in fact predicted sea level rise would see more of the City inundated than coastal areas. Recent flooding has been far more severe in the city than on the coast. We want to ensure that proposed PC14 Qualifying matters, particularly those listed above, do not serve to control intensification in coastal areas , do not stop reasonable development or serve to stagnate our community (as Council attitude to coastal areas has done for decades).</p> <p>Coastal Hazard areas:</p> <p>Point 1. of the SSRA submission is particularly poignant:</p> <p>“concerned that the Council may use PC14 as a vehicle to replace the current District Plan provisions for Coastal areas.. We are concerned that CCC may use the qualifying matters in PC14 as an effective proxy for Plan Change 12 in the sense that it could incorporate many of the provisions (mapping, objectives;and policies and rules) intended to be included in PC12”.</p> <p>Of some disturbing note is the fact the PC14 process has no appeal on merits and therefore no opportunity to remedy or pursue change through the Environment Court.</p> <p>Coastal hazard Planning in CCC is predicated on the continued use of RPC 8.5 and 8.5H+. Internationally the use of this scenario is now accepted to be highly unlikely and requires the worst level of every variable to occur simultaneously yet our planning is still based on this now unlikely scenario. Whilst we acknowledge there is a need to address climate change, a more reasoned, conservative and practical pathway should be considered.</p> <p>Council’s continued reluctance to incorporate science they commissioned from NIWA on;Coastal sand budget and its impact on our coastline also beggars belief. (links below) This report indicates, that at even an RPC 8.5 scenario there is a very significant time lag (up to 100 years) before any erosion may occur. Using PC14 qualifying matters and continued use of RPC8.5 with relation to Coastal Hazards planning on our New Brighton Coastline may stifle Community development in areas that are unlikely to be affected for a very long time.</p> <p>https://www.ccc.govt.nz/assets/Documents/Environment/Land/Coastal-Hazards/LDRP113-Coastal- Sand-Budget-for-Southern-Stage-A-NIWA-Client-Report-Final-April-2018-Murray-Hicks.pdf</p> <p>https://www.ccc.govt.nz/assets/Documents/Environment/Land/Coastal-Hazards/LDRP113-Coastal- Sand-Budget-for-Southern-Pegasus-Bay-Stage-B-Future-Sand-Budget-Final-June-2018-Murray-Hicks- NIWA.pdf</p> <p>Tsunami Management Areas.</p>	Oppose

			<p>We are concerned re the emphasis on Tsunami and accompanying mapping. The occurrence of Tsunami waves generated as a result of South American earthquake is a rare and unlikely event. We have been subjected to a number of Tsunami warnings from South American events and on our City coastline there has not been any effect. Our primary concern is that Tsunami mapping should focus on the Banks Peninsula inlets and the Avon-Heathcote Estuary where Tsunami waves are more likely to travel up those rivers.</p> <p>potentially the largest source of earthquake and tsunami hazard in New Zealand.</p> <p>We request Tsunami mapping to be reviewed as currently the mapping is inappropriate for a District Plan.</p> <p>Summary:</p> <p>Our primary concerns are mirrored in the SSRA summary:</p> <ol style="list-style-type: none"> 1. Clarify Plan Change 14 Qualifying matters; Coastal hazard areas and the interaction and relationship to PC12. Proxy use of PC14 to enact parts of PC12. Alignment of PC14 Qualifying matters and objectives of PC12. 2. Reservations about the continued use of RPC 8.5 and 8.5+ to inform planning maps, given the now internationally recognised unlikely status. 3. Tsunami mapping. Clarify the basis/methodology of mapping. Is it appropriate for a District Plan? 	
<p>North Beach Residents Association/739.2</p>	<p>Kāinga Ora/ #FS2082.482</p>	<p>Seek Amendment</p>	<p>Reservations about the continued use of RPC 8.5 and 8.5+ to inform planning maps, given the now internationally recognised unlikely status.</p> <p>The North Beach Residents Association (NBRA) submits our feedback on PC14, with particular reference to the “Qualifying matters”.</p> <p>Our concern is primarily with the qualifying matters:</p> <ul style="list-style-type: none"> • Coastal Hazard areas • Tsunami Management area. <p>We support in its entirety, the submission of the Southshore Residents Association that goes into greater technical detail, all of which we agree with.</p> <p>The NBRA has advocated on behalf of our community on several topics on several occasions. A common outcome that follows our submissions, is the negative attitude to Coastal areas that we have had to endure for decades. For some reason we are perceived as a “doomed area” when in fact predicted sea level rise would see more of the City inundated than coastal areas. Recent flooding has been far more severe in the city than on the coast. We want to ensure that proposed PC14 Qualifying matters, particularly those listed above, do not serve to control intensification in coastal areas, do not stop reasonable development or serve to stagnate our community (as Council attitude to coastal areas has done for decades).</p> <p>Coastal Hazard areas:</p> <p>Point 1. of the SSRA submission is particularly poignant:</p> <p>“concerned that the Council may use PC14 as a vehicle to replace the current District Plan provisions for Coastal areas.. We are concerned that CCC may use the qualifying matters in PC14 as an effective proxy for Plan Change 12 in the sense that it could incorporate many of the provisions (mapping, objectives;and policies and rules) intended to be included in PC12”.</p> <p>Of some disturbing note is the fact the PC14 process has no appeal on merits and therefore no opportunity to remedy or pursue change through the Environment Court.</p> <p>Coastal hazard Planning in CCC is predicated on the continued use of RPC 8.5 and 8.5H+. Internationally the use of this scenario is now accepted to be highly unlikely and requires the worst level of every variable to occur simultaneously yet our planning is still based on this now unlikely scenario. Whilst we acknowledge there is a need to address climate change, a more reasoned, conservative and practical pathway should be considered.</p>	<p>Support</p>

			<p>Council's continued reluctance to incorporate science they commissioned from NIWA on;Coastal sand budget and its impact on our coastline also beggars belief. (links below) This report indicates, that at even an RPC 8.5 scenario there is a very significant time lag (up to 100 years) before any erosion may occur. Using PC14 qualifying matters and continued use of RPC8.5 with relation to Coastal Hazards planning on our New Brighton Coastline may stifle Community development in areas that are unlikely to be affected for a very long time.</p> <p>https://www.ccc.govt.nz/assets/Documents/Environment/Land/Coastal-Hazards/LDRP113-Coastal-Sand-Budget-for-Southern-Stage-A-NIWA-Client-Report-Final-April-2018-Murray-Hicks.pdf</p> <p>https://www.ccc.govt.nz/assets/Documents/Environment/Land/Coastal-Hazards/LDRP113-Coastal-Sand-Budget-for-Southern-Pegasus-Bay-Stage-B-Future-Sand-Budget-Final-June-2018-Murray-Hicks-NIWA.pdf</p> <p>Tsunami Management Areas.</p> <p>We are concerned re the emphasis on Tsunami and accompanying mapping. The occurrence of Tsunami waves generated as a result of South American earthquake is a rare and unlikely event. We have been subjected to a number of Tsunami warnings from South American events and on our City coastline there has not been any effect. Our primary concern is that Tsunami mapping should focus on the Banks Peninsula inlets and the Avon-Heathcote Estuary where Tsunami waves are more likely to travel up those rivers.</p> <p>potentially the largest source of earthquake and tsunami hazard in New Zealand.</p> <p>We request Tsunami mapping to be reviewed as currently the mapping is inappropriate for a District Plan.</p> <p>Summary:</p> <p>Our primary concerns are mirrored in the SSRA summary:</p> <ol style="list-style-type: none"> 1. Clarify Plan Change 14 Qualifying matters;Coastal hazard areas and the interaction and relationship to PC12. Proxy use of PC14 to enact parts of PC12. Alignment of PC14 Qualifying matters and objectives of PC12. 2. Reservations about the continued use of RPC 8.5 and 8.5+ to inform planning maps, given the now internationally recognised unlikely status. 3. Tsunami mapping. Clarify the basis/methodology of mapping. Is it appropriate for a District Plan? 	
North Beach Residents Association/ #739.3		Seek Amendment	Seek that qualifying matters relating to Coastal Hazards (including tsunami) do not unduly restrict intensification in coastal areas.	
North Beach Residents Association/739.3	Toka Tū Ake EQC ./ #FS2075.32	Seek Amendment	<p>Seek that qualifying matters relating to Coastal Hazards (including tsunami) do not unduly restrict intensification in coastal areas.</p> <p>The North Beach Residents Association (NBRA) submits our feedback on PC14, with particular reference to the "Qualifying matters".</p> <p>Our concern is primarily with the qualifying matters:</p> <ul style="list-style-type: none"> • Coastal Hazard areas • Tsunami Management area. <p>We support in its entirety, the submission of the Southshore Residents Association that goes into greater technical detail, all of which we agree with.</p> <p>The NBRA has advocated on behalf of our community on several topics on several occasions. A common outcome that follows our submissions, is the negative attitude to Coastal areas that we have had to endure for decades. For some reason we are perceived as a "doomed area" when in fact predicted sea level rise would see more of the City inundated than coastal areas. Recent flooding has been far more severe in the city than on the coast. We want to ensure that proposed PC14 Qualifying matters, particularly those listed above, do not serve to control intensification in coastal areas , do not stop reasonable development or serve to stagnate our community (as Council attitude to coastal areas has done for decades).</p>	Oppose

			<p>Coastal Hazard areas:</p> <p>Point 1. of the SSRA submission is particularly poignant:</p> <p>“concerned that the Council may use PC14 as a vehicle to replace the current District Plan provisions for Coastal areas.. We are concerned that CCC may use the qualifying matters in PC14 as an effective proxy for Plan Change 12 in the sense that it could incorporate many of the provisions (mapping, objectives;and policies and rules) intended to be included in PC12”.</p> <p>Of some disturbing note is the fact the PC14 process has no appeal on merits and therefore no opportunity to remedy or pursue change through the Environment Court.</p> <p>Coastal hazard Planning in CCC is predicated on the continued use of RPC 8.5 and 8.5H+. Internationally the use of this scenario is now accepted to be highly unlikely and requires the worst level of every variable to occur simultaneously yet our planning is still based on this now unlikely scenario. Whilst we acknowledge there is a need to address climate change, a more reasoned, conservative and practical pathway should be considered.</p> <p>Council’s continued reluctance to incorporate science they commissioned from NIWA on;Coastal sand budget and its impact on our coastline also beggars belief. (links below) This report indicates, that at even an RPC 8.5 scenario there is a very significant time lag (up to 100 years) before any erosion may occur. Using PC14 qualifying matters and continued use of RPC8.5 with relation to Coastal Hazards planning on our New Brighton Coastline may stifle Community development in areas that are unlikely to be affected for a very long time.</p> <p>https://www.ccc.govt.nz/assets/Documents/Environment/Land/Coastal-Hazards/LDRP113-Coastal-Sand-Budget-for-Southern-Stage-A-NIWA-Client-Report-Final-April-2018-Murray-Hicks.pdf</p> <p>https://www.ccc.govt.nz/assets/Documents/Environment/Land/Coastal-Hazards/LDRP113-Coastal-Sand-Budget-for-Southern-Pegasus-Bay-Stage-B-Future-Sand-Budget-Final-June-2018-Murray-Hicks-NIWA.pdf</p> <p>Tsunami Management Areas.</p> <p>We are concerned re the emphasis on Tsunami and accompanying mapping. The occurrence of Tsunami waves generated as a result of South American earthquake is a rare and unlikely event. We have been subjected to a number of Tsunami warnings from South American events and on our City coastline there has not been any effect. Our primary concern is that Tsunami mapping should focus on the Banks Peninsula inlets and the Avon-Heathcote Estuary where Tsunami waves are more likely to travel up those rivers.</p> <p>potentially the largest source of earthquake and tsunami hazard in New Zealand.</p> <p>We request Tsunami mapping to be reviewed as currently the mapping is inappropriate for a District Plan.</p> <p>Summary:</p> <p>Our primary concerns are mirrored in the SSRA summary:</p> <ol style="list-style-type: none"> 1. Clarify Plan Change 14 Qualifying matters;Coastal hazard areas and the interaction and relationship to PC12. Proxy use of PC14 to enact parts of PC12. Alignment of PC14 Qualifying matters and objectives of PC12. 2. Reservations about the continued use of RPC 8.5 and 8.5+ to inform planning maps, given the now internationally recognised unlikely status. 3. Tsunami mapping. Clarify the basis/methodology of mapping. Is it appropriate for a District Plan? 	
North Beach Residents Association/739.3	Kāinga Ora/ #FS2082.483	Seek Amendment	<p>Seek that qualifying matters relating to Coastal Hazards (including tsunami) do not unduly restrict intensification in coastal areas.</p> <p>The North Beach Residents Association (NBRA) submits our feedback on PC14, with particular reference to the “Qualifying matters”.</p> <p>Our concern is primarily with the qualifying matters:</p>	Support

- Coastal Hazard areas
- Tsunami Management area.

We support in its entirety, the submission of the Southshore Residents Association that goes into greater technical detail, all of which we agree with.

The NBRA has advocated on behalf of our community on several topics on several occasions. A common outcome that follows our submissions, is the negative attitude to Coastal areas that we have had to endure for decades. For some reason we are perceived as a “doomed area” when in fact predicted sea level rise would see more of the City inundated than coastal areas. Recent flooding has been far more severe in the city than on the coast. We want to ensure that proposed PC14 Qualifying matters, particularly those listed above, do not serve to control intensification in coastal areas , do not stop reasonable development or serve to stagnate our community (as Council attitude to coastal areas has done for decades).

Coastal Hazard areas:

Point 1. of the SSRA submission is particularly poignant:

“concerned that the Council may use PC14 as a vehicle to replace the current District Plan provisions for Coastal areas.. We are concerned that CCC may use the qualifying matters in PC14 as an effective proxy for Plan Change 12 in the sense that it could incorporate many of the provisions (mapping, objectives;and policies and rules) intended to be included in PC12”.

Of some disturbing note is the fact the PC14 process has no appeal on merits and therefore no opportunity to remedy or pursue change through the Environment Court.

Coastal hazard Planning in CCC is predicated on the continued use of RPC 8.5 and 8.5H+. Internationally the use of this scenario is now accepted to be highly unlikely and requires the worst level of every variable to occur simultaneously yet our planning is still based on this now unlikely scenario. Whilst we acknowledge there is a need to address climate change, a more reasoned, conservative and practical pathway should be considered.

Council’s continued reluctance to incorporate science they commissioned from NIWA on;Coastal sand budget and its impact on our coastline also beggars belief. (links below) This report indicates, that at even an RPC 8.5 scenario there is a very significant time lag (up to 100 years) before any erosion may occur. Using PC14 qualifying matters and continued use of RPC8.5 with relation to Coastal Hazards planning on our New Brighton Coastline may stifle Community development in areas that are unlikely to be affected for a very long time.

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Tsunami Management Areas.

We are concerned re the emphasis on Tsunami and accompanying mapping. The occurrence of Tsunami waves generated as a result of South American earthquake is a rare and unlikely event. We have been subjected to a number of Tsunami warnings from South American events and on our City coastline there has not been any effect. Our primary concern is that Tsunami mapping should focus on the Banks Peninsula inlets and the Avon-Heathcote Estuary where Tsunami waves are more likely to travel up those rivers.

potentially the largest source of earthquake and tsunami

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We request Tsunami mapping to be reviewed as currently the mapping is inappropriate for a District Plan.

Summary:

			<p>Our primary concerns are mirrored in the SSRA summary:</p> <ol style="list-style-type: none"> 1. Clarify Plan Change 14 Qualifying matters; Coastal hazard areas and the interaction and relationship to PC12. Proxy use of PC14 to enact parts of PC12. Alignment of PC14 Qualifying matters and objectives of PC12. 2. Reservations about the continued use of RPC 8.5 and 8.5+ to inform planning maps, given the now internationally recognised unlikely status. 3. Tsunami mapping. Clarify the basis/methodology of mapping. Is it appropriate for a District Plan? 	
Matthew Gibbons/ #743.1		Seek Amendment	[T]he low public transport accessibility area should go.	
Matthew Gibbons/743.1	Rachel Sanders/ #FS2074.113	Seek Amendment	<p>[T]he low public transport accessibility area should go.</p> <p>Removal of recessional planes and setbacks is good. Density around the central city is desirable. However, density should be permitted everywhere. Higher density will improve amenities like shopping and public transport. Demand creates its own supply. Hence the low public transport accessibility area should go. Higher density near the airport should be allowed - people can install sound proofing. Perimeter block housing should be easier. Setbacks are not desirable. Hence 14.6.2.2.b should be removed. So should 14.6.2.2.c. iv A and B. No new heritage areas should be allowed as they restrict development in parts of Christchurch where people want to live. A good rule would be that for every house added to a heritage area another is removed.</p> <p>The rules need to be changed to permit greater density in a wide range of places. Making it easier to build new houses will improve affordability and result in a more compact city that is cheaper to service and with lower transport times. It will also make active commuting easier and save on roads.</p>	Oppose
Matthew Gibbons/743.1	Rachel Sanders/ #FS2098.5	Seek Amendment	<p>[T]he low public transport accessibility area should go.</p> <p>Removal of recessional planes and setbacks is good. Density around the central city is desirable. However, density should be permitted everywhere. Higher density will improve amenities like shopping and public transport. Demand creates its own supply. Hence the low public transport accessibility area should go. Higher density near the airport should be allowed - people can install sound proofing. Perimeter block housing should be easier. Setbacks are not desirable. Hence 14.6.2.2.b should be removed. So should 14.6.2.2.c. iv A and B. No new heritage areas should be allowed as they restrict development in parts of Christchurch where people want to live. A good rule would be that for every house added to a heritage area another is removed.</p> <p>The rules need to be changed to permit greater density in a wide range of places. Making it easier to build new houses will improve affordability and result in a more compact city that is cheaper to service and with lower transport times. It will also make active commuting easier and save on roads.</p>	Seek Amendment
Matthew Gibbons/ #743.2		Seek Amendment	Higher density near the airport should be allowed - people can install sound proofing. Perimeter block housing should be easier.	
Matthew Gibbons/743.2	Anne Dingwall/ #FS2037.1469	Seek Amendment	<p>Higher density near the airport should be allowed - people can install sound proofing. Perimeter block housing should be easier.</p> <p>Removal of recessional planes and setbacks is good. Density around the central city is desirable. However, density should be permitted everywhere. Higher density will improve amenities like shopping and public transport. Demand creates its own supply. Hence the low public transport accessibility area should go. Higher density near the airport should be allowed - people can install sound proofing. Perimeter block housing should be easier. Setbacks are not desirable. Hence 14.6.2.2.b should be removed. So should 14.6.2.2.c. iv A and B. No new heritage areas should be allowed as they restrict development in parts of Christchurch where people want to live. A good rule would be that for every house added to a heritage area another is removed.</p> <p>The rules need to be changed to permit greater density in a wide range of places. Making it easier to build new houses will improve affordability and result in a more compact city that is cheaper to service and with lower transport times. It will also make active commuting easier and save on roads.</p>	Oppose
Matthew Gibbons/743.2	Christchurch International Airport Limited/ #FS2052.120	Seek Amendment	<p>Higher density near the airport should be allowed - people can install sound proofing. Perimeter block housing should be easier.</p> <p>Removal of recessional planes and setbacks is good. Density around the central city is desirable. However, density should be permitted everywhere. Higher density will improve amenities like shopping and public transport. Demand creates its own supply. Hence the low public transport accessibility area should go. Higher density near the airport should be allowed - people can install sound proofing. Perimeter block housing should be easier. Setbacks are not desirable. Hence 14.6.2.2.b should be removed. So should 14.6.2.2.c. iv A and B. No new heritage areas should be allowed as they restrict development in parts of Christchurch where people want to live. A good rule would be that for every house added to a heritage area another is removed.</p> <p>The rules need to be changed to permit greater density in a wide range of places. Making it easier to build new houses will improve affordability and result in a more compact city that is cheaper to service and with lower transport times. It will also make active commuting easier and save on roads.</p>	Oppose

Matthew Gibbons/ #743.4		Seek Amendment	No new heritage areas should be allowed as they restrict development in parts of Christchurch where people want to live. A good rule would be that for every house added to a heritage area another is removed.	
Cliff Mason/ #744.1		Support	[Retain all proposed Qualifying Matters]	
Christchurch City Council/ #751.18		Seek Amendment	Amend qualifying matter provisions to the extent needed to ensure they are within the scope authorised for an Intensification Planning Instrument by the RMA, having regard to relevant case law as might be applicable at the time of consideration.	
Christchurch City Council/751.18	Anne Dingwall/ #FS2037.840	Seek Amendment	<p>Amend qualifying matter provisions to the extent needed to ensure they are within the scope authorised for an Intensification Planning Instrument by the RMA, having regard to relevant case law as might be applicable at the time of consideration.</p> <p>Subsequent to the public notification of Plan Change 14, the Environment Court issued a decision, Waikanae Land Company Limited v Heritage New Zealand Pouhere Taonga [2023] NZEnvC 056, which comments on the extent to which qualifying matter provisions introduced in an Intensification Planning Instrument can restrict development more than the operative Plan. This decision has been appealed to the High Court.</p> <p>There is potential for the Environment Court decision, if not overturned on appeal, to impact on the scope for qualifying matter provisions proposed in an Intensification Planning Instrument (Plan Change 14) to amend the district plan. This submission point is being made to ensure potential further submitters are aware of the above case and that the Independent Hearings Panel has regard to relevant case law as might be applicable at the time of consideration.</p>	Support
Christchurch City Council/751.18	Catholic Diocese of Christchurch/ #FS2044.1	Seek Amendment	<p>Amend qualifying matter provisions to the extent needed to ensure they are within the scope authorised for an Intensification Planning Instrument by the RMA, having regard to relevant case law as might be applicable at the time of consideration.</p> <p>Subsequent to the public notification of Plan Change 14, the Environment Court issued a decision, Waikanae Land Company Limited v Heritage New Zealand Pouhere Taonga [2023] NZEnvC 056, which comments on the extent to which qualifying matter provisions introduced in an Intensification Planning Instrument can restrict development more than the operative Plan. This decision has been appealed to the High Court.</p> <p>There is potential for the Environment Court decision, if not overturned on appeal, to impact on the scope for qualifying matter provisions proposed in an Intensification Planning Instrument (Plan Change 14) to amend the district plan. This submission point is being made to ensure potential further submitters are aware of the above case and that the Independent Hearings Panel has regard to relevant case law as might be applicable at the time of consideration.</p>	Support
Christchurch City Council/751.18	Carter Group Limited/ #FS2045.1	Seek Amendment	<p>Amend qualifying matter provisions to the extent needed to ensure they are within the scope authorised for an Intensification Planning Instrument by the RMA, having regard to relevant case law as might be applicable at the time of consideration.</p> <p>Subsequent to the public notification of Plan Change 14, the Environment Court issued a decision, Waikanae Land Company Limited v Heritage New Zealand Pouhere Taonga [2023] NZEnvC 056, which comments on the extent to which qualifying matter provisions introduced in an Intensification Planning Instrument can restrict development more than the operative Plan. This decision has been appealed to the High Court.</p> <p>There is potential for the Environment Court decision, if not overturned on appeal, to impact on the scope for qualifying matter provisions proposed in an Intensification Planning Instrument (Plan Change 14) to amend the district plan. This submission point is being made to ensure potential further submitters are aware of the above case and that the Independent Hearings Panel has regard to relevant case law as might be applicable at the time of consideration.</p>	Support
Christchurch City Council/751.18	LMM Investments 2012 Limited/ #FS2049.1	Seek Amendment	<p>Amend qualifying matter provisions to the extent needed to ensure they are within the scope authorised for an Intensification Planning Instrument by the RMA, having regard to relevant case law as might be applicable at the time of consideration.</p> <p>Subsequent to the public notification of Plan Change 14, the Environment Court issued a decision, Waikanae Land Company Limited v Heritage New Zealand Pouhere Taonga [2023] NZEnvC 056, which comments on the extent to which qualifying matter provisions introduced in an Intensification Planning Instrument can restrict development more than the operative Plan. This decision has been appealed to the High Court.</p>	Support

			There is potential for the Environment Court decision, if not overturned on appeal, to impact on the scope for qualifying matter provisions proposed in an Intensification Planning Instrument (Plan Change 14) to amend the district plan. This submission point is being made to ensure potential further submitters are aware of the above case and that the Independent Hearings Panel has regard to relevant case law as might be applicable at the time of consideration.	
Christchurch City Council/ #751.27		Seek Amendment	Remove reference[s to Low Density Residential Airport Influence Zone and the Low Density Residential Airport Influence Zone'] and ensure correct reference to RS, RSDT, and the Airport Noise Influence Area is made.	
Christchurch City Council/751.27	Anne Dingwall/ #FS2037.849	Seek Amendment	Remove reference[s to Low Density Residential Airport Influence Zone and the Low Density Residential Airport Influence Zone'] and ensure correct reference to RS, RSDT, and the Airport Noise Influence Area is made.	Support
Christchurch City Council/751.27	Christchurch International Airport Limited/ #FS2052.27	Seek Amendment	Remove reference[s to Low Density Residential Airport Influence Zone and the Low Density Residential Airport Influence Zone'] and ensure correct reference to RS, RSDT, and the Airport Noise Influence Area is made.	Seek Amendment
C Collins/ #759.3		Oppose	[Seeks that the Plan Change be approved]	
New Zealand Institute of Architects Canterbury Branch/ #762.9		Support	[Supports] [s]unlight access qualifying matters	
New Zealand Institute of Architects Canterbury Branch/762.9	Anne Dingwall/ #FS2037.774	Support	[Supports] [s]unlight access qualifying matters We support adjusting the MDRS rules and sunlight angles to be better suited to Christchurch's sunlight hours and climate, this is a much-needed adjustment to ensure the health and wellbeing of our people. Whilst the council have achieved maintaining an equal amount of sunlight hours as to Auckland (by adjusting the angles), further consideration must be given to the colder climatic conditions and the impact that sun access has on the habitability of space over the winter months in Christchurch. Due to the colder climate solar gain makes a larger difference than our Auckland counterparts and this should be taken into consideration.	Support
New Zealand Institute of Architects Canterbury Branch/762.9	Kāinga Ora/ #FS2082.550	Support	[Supports] [s]unlight access qualifying matters We support adjusting the MDRS rules and sunlight angles to be better suited to Christchurch's sunlight hours and climate, this is a much-needed adjustment to ensure the health and wellbeing of our people. Whilst the council have achieved maintaining an equal amount of sunlight hours as to Auckland (by adjusting the angles), further consideration must be given to the colder climatic conditions and the impact that sun access has on the habitability of space over the winter months in Christchurch. Due to the colder climate solar gain makes a larger difference than our Auckland counterparts and this should be taken into consideration.	Oppose
New Zealand Institute of Architects Canterbury Branch/ #762.44		Seek Amendment	[T]hat the Victoria Street [Height] overlay is extended to include the section between Kilmore Street and Chester street west.	
New Zealand Institute of Architects Canterbury Branch/762.44	Anne Dingwall/ #FS2037.809	Seek Amendment	[T]hat the Victoria Street [Height] overlay is extended to include the section between Kilmore Street and Chester street west. We propose that the Victoria Street overlay is considered to extended to also include the section between Kilmore Street and Chester street west, and if feasible a restriction on development to maintain the continuation of the historic route of Victoria Street to Victoria Square be put in place as one of the Cities key historic and cultural routes into the city.	Support
New Zealand Institute of Architects Canterbury Branch/762.44	Kāinga Ora/ #FS2082.568	Seek Amendment	[T]hat the Victoria Street [Height] overlay is extended to include the section between Kilmore Street and Chester street west. We propose that the Victoria Street overlay is considered to extended to also include the section between Kilmore Street and Chester street west, and if feasible a restriction on development to maintain the continuation of the historic route of Victoria Street to Victoria Square be put in place as one of the Cities key historic and cultural routes into the city.	Oppose
Beckenham Neighbourhood Association Inc / #773.1		Support	[Supports] the proposed Qualifying Matter in relation to sunlight.	
Beckenham Neighbourhood Association Inc / #773.2		Support	[Retain Character Areas]	
Josie Schroder/ #780.4		Support	Retain the 6.1A Qualifying Matter: City Spine Transport Corridor, Low Public Transport Accessibility Area as notified.	
Josie Schroder/780.4	Anne Dingwall/ #FS2037.742	Support	Retain the 6.1A Qualifying Matter: City Spine Transport Corridor, Low Public Transport Accessibility Area as notified. Provides for the future provision of MRT corridors in association with other desired low carbon transport modes including walking and cycling, public transactions and public space amenity that can't be achieved effectively within a 20m corridor width.	Support

Josie Schroder/ #780.5		Support	Retain 6.10A Low Public Transport Accessibility Area Qualifying Matter as notified.	
Josie Schroder/780.5	Anne Dingwall/ #FS2037.743	Support	Retain 6.10A Low Public Transport Accessibility Area Qualifying Matter as notified. Consolidates residential development into locations where there is effective multi modal transport choice, and supports a critical mass of activity rather than creating a detrimental dispersal effect.	Support
Josie Schroder/ #780.6		Support	Retain 6.10A Sunlight Access Qualifying Matter as notified.	
Josie Schroder/780.6	Anne Dingwall/ #FS2037.744	Support	Retain 6.10A Sunlight Access Qualifying Matter as notified. Recognises the difference in latitude of the city to that of more northern cities and the importance of sunlight access within a cooler southern climate. In effect aligns with northern New Zealand cities' sunlight access.	Support
Benjamin Love/ #799.2		Oppose	[That Residential Character Areas are removed]	
Benjamin Love/799.2	Kāinga Ora/ #FS2082.593	Oppose	[That Residential Character Areas are removed] Christchurch does not have many historical or character buildings, and entire subdivisions should not be excluded from intensifying, because some residents oppose new developments. The excuse of character area is often used as a way to prevent new developments; however these areas often lack character/historical significance when compared to many historical foreign cities/towns	Support
Waihoru Spreydon-Cashmere-Heathcote Community Board / #804.1		Support	[S]upports the qualifying matters in the proposal and in particular the following are of local interest in Waihoru Spreydon-Cashmere-Heathcote: <ul style="list-style-type: none"> • Matters of national importance (RMA s6) – Outstanding and significant natural features 	
Waihoru Spreydon-Cashmere-Heathcote Community Board / #804.2		Support	[S]upports the qualifying matters in the proposal and in particular the following are of local interest in Waihoru Spreydon-Cashmere-Heathcote: <ul style="list-style-type: none"> • Matters of national importance (RMA s6) – ... slope hazard areas... 	
Waihoru Spreydon-Cashmere-Heathcote Community Board / #804.3		Support	The Community Board supports the qualifying matters in the proposal and in particular the following are of local interest in Waihoru Spreydon-Cashmere-Heathcote: <ul style="list-style-type: none"> • Matters of national importance (RMA s6) – ...coastal erosion and coastal inundations areas... 	
Waihoru Spreydon-Cashmere-Heathcote Community Board / #804.4		Support	The Community Board supports the qualifying matters in the proposal and in particular the following are of local interest in Waihoru Spreydon-Cashmere-Heathcote: <ul style="list-style-type: none"> • ... • Residential Character areas... 	
Waihoru Spreydon-Cashmere-Heathcote Community Board / #804.5		Support	The Community Board supports the qualifying matters in the proposal and in particular the following are of local interest in Waihoru Spreydon-Cashmere-Heathcote: <ul style="list-style-type: none"> • ... • Sunlight access... <p>[S]trongly supports the changes regarding sunlight access.</p>	
Waihoru Spreydon-Cashmere-Heathcote Community Board / #804.6		Seek Amendment	[Regarding the Low Public Transport Accessibility Qualifying Matter, seeks that] the bus frequency shifted from 15 minutes to 30 minutes.	
Waihoru Spreydon-Cashmere-Heathcote Community Board /804.6	Ivan Thomson/ #FS2047.4	Seek Amendment	[Regarding the Low Public Transport Accessibility Qualifying Matter, seeks that] the bus frequency shifted from 15 minutes to 30 minutes. The Board would however like to see the bus frequency shifted from 15 minutes to 30 minutes, because changes to increase bus frequency are relatively easily made, and to some degree this may incentivise provision of more frequent service.	Oppose
Waihoru Spreydon-Cashmere-Heathcote Community Board /804.6	Chapman Tripp/ #FS2063.98	Seek Amendment	[Regarding the Low Public Transport Accessibility Qualifying Matter, seeks that] the bus frequency shifted from 15 minutes to 30 minutes. The Board would however like to see the bus frequency shifted from 15 minutes to 30 minutes, because changes to increase bus frequency are relatively easily made, and to some degree this may incentivise provision of more frequent service.	Oppose
Waihoru Spreydon-Cashmere-Heathcote Community Board /804.6	Chapman Tripp/ #FS2064.95	Seek Amendment	[Regarding the Low Public Transport Accessibility Qualifying Matter, seeks that] the bus frequency shifted from 15 minutes to 30 minutes. The Board	Oppose

			would however like to see the bus frequency shifted from 15 minutes to 30 minutes, because changes to increase bus frequency are relatively easily made, and to some degree this may incentivise provision of more frequent service.	
Waihoru Spreydon-Cashmere-Heathcote Community Board / #804.7		Seek Amendment	[C]oncerned that infrastructure is suitable for increased density, and support the public transport accessibility restriction, especially across the Port Hills.	
Waihoru Spreydon-Cashmere-Heathcote Community Board / #804.8		Support	[S]upports the need to include high-risk natural hazards as Qualifying Matters. Coastal inundation, coastal erosion and tsunami hazards are all of concern to at least some of the community in Waihoru Spreydon-Cashmere-Heathcote.	
Waka Kotahi (NZ Transport Agency) / #805.4		Oppose	[O]pposes the current approach in relation to including Residential Character Areas as a qualifying matter. The submitter requests to undertake further assessment to weigh the benefits of character protection against the wider opportunity costs of development limitations in key areas. Based on the results of this study, reduce the extent of residential character controls.	
Waka Kotahi (NZ Transport Agency) /805.4	Sulekha Korgaonkar/ #FS2019.1	Oppose	[O]pposes the current approach in relation to including Residential Character Areas as a qualifying matter. The submitter requests to undertake further assessment to weigh the benefits of character protection against the wider opportunity costs of development limitations in key areas. Based on the results of this study, reduce the extent of residential character controls. The proposed plan change has included an overlay for Residential Character Areas, of which some of these are in areas that are in close proximity to the city centre or other large centre zones with high density zoning or are nearby to key public transport corridors (Riccarton and Papanui Roads). Waka Kotahi considers that PC14 has not appropriately assessed the benefits of increased density with reduced greenhouse gas emissions and vehicle kilometres travelled against amenity values of the Residential Character Areas, especially in areas that are zoned for high density and located in close proximity to alternate modes of transport. Growth should be enabled in areas of Christchurch where they are the most accessible by active and public transport and which best support a well-functioning urban environment. The Residential Character areas also do not recognise or meet objective 4 and policy 6 of the NPS-UD. Waka Kotahi opposes the current widespread approach and associated controls of the Residential Character qualifying matter, as it prevents density in areas where the national direction requires it. Waka Kotahi requests that the areas are both reduced in extent and that the provisions are revised to allow greater levels of development, but the appropriate method may involve a mix of the two approaches	Oppose
Waka Kotahi (NZ Transport Agency) / #805.5		Oppose	[O]pposes the current approach in relation to including Residential Character Areas as a qualifying matter. The submitter seeks that residential character is provided for by instituting design controls in the overlays which allow for special/residential character to be considered and incorporated in design while enabling levels of development anticipated by the zones.	
Waka Kotahi (NZ Transport Agency) / #805.17		Oppose	Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14.	
Waka Kotahi (NZ Transport Agency) /805.17	Ivan Thomson/ #FS2047.2	Oppose	Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the potential to change overtime as demand changes, where increased density can support increased public transport services. It is also considered that this qualifying matter does not meet the requirements under s771 of the NPS-UD. Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.	Oppose
Waka Kotahi (NZ Transport Agency) /805.17	Miles Premises Ltd/ #FS2050.7	Oppose	Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the	Support

			<p>potential to change overtime as demand changes, where increased density can support increased public transport services.</p> <p>It is also considered that this qualifying matter does not meet the requirements under s77I of the NPS-UD.</p> <p>Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.</p>	
Waka Kotahi (NZ Transport Agency) /805.17	Chapman Tripp/ #FS2063.102	Oppose	<p>Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the potential to change overtime as demand changes, where increased density can support increased public transport services.</p> <p>It is also considered that this qualifying matter does not meet the requirements under s77I of the NPS-UD.</p> <p>Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.</p>	Support
Waka Kotahi (NZ Transport Agency) /805.17	Chapman Tripp/ #FS2064.99	Oppose	<p>Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the potential to change overtime as demand changes, where increased density can support increased public transport services.</p> <p>It is also considered that this qualifying matter does not meet the requirements under s77I of the NPS-UD.</p> <p>Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.</p>	Support
Waka Kotahi (NZ Transport Agency) /805.17	Red Spur Ltd/ #FS2068.14	Oppose	<p>Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the potential to change overtime as demand changes, where increased density can support increased public transport services.</p> <p>It is also considered that this qualifying matter does not meet the requirements under s77I of the NPS-UD.</p> <p>Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.</p>	Oppose
Waka Kotahi (NZ Transport Agency) /805.17	Rachel Sanders/ #FS2074.114	Oppose	<p>Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the potential to change overtime as demand changes, where increased density can support increased public transport services.</p> <p>It is also considered that this qualifying matter does not meet the requirements under s77I of the NPS-UD.</p> <p>Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.</p>	Oppose
Waka Kotahi (NZ Transport Agency) /805.17	Andrew McCarthy/ #FS2081.28	Oppose	<p>Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the potential to change overtime as demand changes, where increased density can support increased public transport services.</p>	Support

			<p>It is also considered that this qualifying matter does not meet the requirements under s77I of the NPS-UD.</p> <p>Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.</p>	
Waka Kotahi (NZ Transport Agency) /805.17	Troy Lange/ #FS2087.13	Oppose	<p>Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the potential to change overtime as demand changes, where increased density can support increased public transport services.</p> <p>It is also considered that this qualifying matter does not meet the requirements under s77I of the NPS-UD.</p> <p>Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.</p>	Support
Waka Kotahi (NZ Transport Agency) /805.17	Fiona Aston/ #FS2088.15	Oppose	<p>Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the potential to change overtime as demand changes, where increased density can support increased public transport services.</p> <p>It is also considered that this qualifying matter does not meet the requirements under s77I of the NPS-UD.</p> <p>Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.</p>	Support
Waka Kotahi (NZ Transport Agency) /805.17	Rachel Sanders/ #FS2098.6	Oppose	<p>Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the potential to change overtime as demand changes, where increased density can support increased public transport services.</p> <p>It is also considered that this qualifying matter does not meet the requirements under s77I of the NPS-UD.</p> <p>Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.</p>	Support
Waka Kotahi (NZ Transport Agency) / #805.21		Support	[Generally supports] the intent of the Waste Water Constraints Areas Overlay (Vacuum Sewers) as a qualifying matter. [The submitter seeks this to be] retain[ed] as notified.	
Regulus Property Investments Limited/ #810.3		Oppose	Reject, refuse, or otherwise decline the Qualifying Matters that donot align with that directed by the Central Government through theAmendment Act	
Regulus Property Investments Limited/810.3	Christchurch International Airport Limited/ #FS2052.51	Oppose	Reject, refuse, or otherwise decline the Qualifying Matters that donot align with that directed by the Central Government through theAmendment Act The Submitter considers that the density standards as set out in theAmendment Act best achieve the NPS-UD, and PC14 should be amendedto reflect those.	Oppose
Regulus Property Investments Limited/810.3	Kāinga Ora/ #FS2082.608	Oppose	Reject, refuse, or otherwise decline the Qualifying Matters that donot align with that directed by the Central Government through theAmendment Act The Submitter considers that the density standards as set out in theAmendment Act best achieve the NPS-UD, and PC14 should be amendedto reflect those.	Support
James Barbour/ #812.1		Oppose	[T]hat the Council reject, refuse, orotherwise decline the Qualifying Matters that do not align with that directedby the Central Government through the Amendment Act.	
James Barbour/812.1	Kāinga Ora/ #FS2082.610	Oppose	[T]hat the Council reject, refuse, orotherwise decline the Qualifying Matters that do not align with that directedby the Central Government through the Amendment Act. the Submitteropposes any provisions or changes that will adversely affect the intensification of housing and urbanform in the district	Support
Carter Group Limited/ #814.47		Seek Amendment	With reference to 6.10A.1 Table 1 Qualifying Matters, delete or otherwise amend Table 1 and the extent ofQualifying Matters in a manner consistent with therelief sought by the submitter on other provisions inPC14.	

Carter Group Limited/814.47	Kāinga Ora/ #FS2082.877	Seek Amendment	With reference to 6.10A.1 Table 1 Qualifying Matters, delete or otherwise amend Table 1 and the extent of Qualifying Matters in a manner consistent with the relief sought by the submitter on other provisions in PC14. Whilst the rationale for qualifying matters expressed in 6.1A.1(a) and (b) is acknowledged, a number of the matters identified in Table 1 are not warranted, accounting for the relevant matters in sections 771 or 770. Among other reasons, a number of qualifying matters are considered to be less enabling of development to more than the extent necessary to accommodate the identified qualifying matters; and/or such matters have not been adequately evaluated and justified accounting for the costs imposed and the limitations on development capacity that is otherwise sought by the NPS-UD. The submitter is particularly concerned with qualifying matters relating to: (a) Heritage areas, items and their settings – noting the operative District Plan provisions relating to heritage adequately provide for such matters. (b) Natural hazards – noting operative District Plan provisions and the submission points above regarding proposed amendments to chapter 5. (c) Residential zones (d) Commercial zones	Seek Amendment
The Board of Trustees of the Te Ara Koropiko West Spreydon School / #815.2		Seek Amendment	Request that proximity to a Primary School is introduced as a Qualifying Matter.	
The Catholic Diocese of Christchurch / #823.40		Oppose	Delete or otherwise amend Table 1 and the extent of Qualifying Matters in a manner consistent with the relief sought by the submitter on other provisions in PC14.	
The Catholic Diocese of Christchurch /823.40	Anne Dingwall/ #FS2037.1272	Oppose	Delete or otherwise amend Table 1 and the extent of Qualifying Matters in a manner consistent with the relief sought by the submitter on other provisions in PC14. Whilst the rationale for qualifying matters expressed in 6.1A.1(a) and (b) is acknowledged, a number of the matters identified in Table 1 are not warranted, accounting for the relevant matters in sections 771 or 770. Among other reasons, a number of qualifying matters are considered to be less enabling of development to more than the extent necessary to accommodate the identified qualifying matters; and/or such matters have not been adequately evaluated and justified accounting for the costs imposed and the limitations on development capacity that is otherwise sought by the NPS-UD. The submitter is particularly concerned with qualifying matters relating to: (a) Heritage areas, items and their settings – noting the operative District Plan provisions relating to heritage adequately provide for such matters. (b) Natural hazards – noting operative District Plan provisions and the submission points above regarding proposed amendments to chapter 5. (c) Residential zones (d) Commercial zones	Oppose
The Catholic Diocese of Christchurch /823.40	Carter Group Limited/ #FS2045.213	Oppose	Delete or otherwise amend Table 1 and the extent of Qualifying Matters in a manner consistent with the relief sought by the submitter on other provisions in PC14. Whilst the rationale for qualifying matters expressed in 6.1A.1(a) and (b) is acknowledged, a number of the matters identified in Table 1 are not warranted, accounting for the relevant matters in sections 771 or 770. Among other reasons, a number of qualifying matters are considered to be less enabling of development to more than the extent necessary to accommodate the identified qualifying matters; and/or such matters have not been adequately evaluated and justified accounting for the costs imposed and the limitations on development capacity that is otherwise sought by the NPS-UD. The submitter is particularly concerned with qualifying matters relating to: (a) Heritage areas, items and their settings – noting the operative District Plan provisions relating to heritage adequately provide for such matters. (b) Natural hazards – noting operative District Plan provisions and the submission points above regarding proposed amendments to chapter 5. (c) Residential zones (d) Commercial zones	Support
Kiwi Rail/ #829.22		Support	Retain identification of the NZ Rail Network as a qualifying matter.	
Finn Jackson/ #832.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Finn Jackson/832.6	Rachel Sanders/ #FS2074.97	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Finn Jackson/832.6	Rachel Sanders/ #FS2098.106	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Finn Jackson/ #832.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Andrew Kyle/ #833.1		Oppose	That the 50dBA air noise contour be excluded from becoming a Qualifying Matter.	
Andrew Kyle/833.1	Christchurch International Airport Limited/ #FS2052.88	Oppose	That the 50dBA air noise contour be excluded from becoming a Qualifying Matter. 3. Plan change 14 is stated as being designed to bring Christchurch's District Plan in line with government direction that has been given via the National Policy Statement-Urban Development (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act (The Act) to enable more development in the city's	Oppose

			<p>urban footprint.</p> <p>4. However, it quickly becomes clear via the raft of new and modified. Qualifying Matters that what is at play in this plan change, is a move to significantly push back against the new national standards.</p> <p>5. While the lawyers, consultants, planners and Others on billable hours will enjoy this farce the question remains: Where will the needed 40,000 new homes be enabled?</p> <p>6. It has been indicated that a very high threshold of evidence is needed in order to establish an issue as a Qualifying Matter. The impact of these matters is to defeat the very intent of the Governmental intensification direction. Therefore, it is not surprising that the evidential threshold should be extremely high. The legal battles over what is and is not deemed to be a Qualifying matter will, I submit ensure that the needed Intensification will be stalled, significantly.</p> <p>7. The qualifying Matter that I am submitting on is the CIAL Noise residential activity avoidance contour, specifically the 50 dBA Ldn air noise Contour. This noise level equates to a slightly elevated speech. This contour impacts and negates new residential home building on hundreds Of acres surrounding the Christchurch International Airport. These contours where required to be re- evaluated every ten years last due 2017 and are currently subject to protracted re- evaluation following Regional Councils requiring CIAL to do so in 2022.</p> <p>9. If the 50dBA air noise contour is permitted to be entrenched as a Qualifying Matter, then the opportunity for residential housing to be enabled on the safest remaining undeveloped land in Christchurch will be lost. Again, where are these 40,000 new homes going?</p>	
Andrew Kyle/833.1	Kāinga Ora/ #FS2082.756	Oppose	<p>That the 50dBA air noise contour be excluded from becoming a Qualifying Matter. 3. Plan change 14 is stated as being designed to bring Christchurch's District Plan in line with government direction that has been given via the National Policy Statement-Urban Development (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act {The Act) to enable more development in the city's urban footprint.</p> <p>4. However, it quickly becomes clear via the raft of new and modified. Qualifying Matters that what is at play in this plan change, is a move to significantly push back against the new national standards.</p> <p>5. While the lawyers, consultants, planners and Others on billable hours will enjoy this farce the question remains: Where will the needed 40,000 new homes be enabled?</p> <p>6. It has been indicated that a very high threshold of evidence is needed in order to establish an issue as a Qualifying Matter. The impact of these matters is to defeat the very intent of the Governmental intensification direction. Therefore, it is not surprising that the evidential threshold should be extremely high. The legal battles over what is and is not deemed to be a Qualifying matter will, I submit ensure that the needed Intensification will be stalled, significantly.</p> <p>7. The qualifying Matter that I am submitting on is the CIAL Noise residential activity avoidance contour, specifically the 50 dBA Ldn air noise Contour. This noise level equates to a slightly elevated speech. This contour impacts and negates new residential home building on hundreds Of acres surrounding the Christchurch International Airport. These contours where required to be re- evaluated every ten years last due 2017 and are currently subject to protracted re- evaluation following Regional Councils requiring CIAL to do so in 2022.</p> <p>9. If the 50dBA air noise contour is permitted to be entrenched as a Qualifying Matter, then the opportunity for residential housing to be enabled on the safest remaining undeveloped land in Christchurch will be lost. Again, where are these 40,000 new homes going?</p>	Support
Historic Places Canterbury/ #835.7		Support	The submitter supports all qualifying matters.	
Historic Places Canterbury/835.7	Anne Dingwall/ #FS2037.594	Support	<p>The submitter supports all qualifying matters.</p> <p>The submitter strongly supports all the proposed Qualifying Matters, but in particular those matters listed under Matters of National Importance (RMAs.6), including historic heritage; Public Open Space Areas; Residential Heritage Areas and Residential Character Areas; Sunlight Access; Riccarton Bush Interface; and the Otakaro Avon River Corridor.</p> <p>Although their concerns as a group relate primarily to heritage, we consider that many of the other qualifying matters such as the Tsunami Management Areas and Vacuum Sewer Wastewater Constraint and Low Public Transport Accessibility Areas are sensible qualifying matters which will help to protect quite large areas of the city from the random high density developments that will have adverse consequences in the longer term, and will also help to maintain their existing character.</p>	Support
Historic Places Canterbury/835.7	Anne Dingwall/ #FS2037.692	Support	<p>The submitter supports all qualifying matters.</p> <p>The submitter strongly supports all the proposed Qualifying Matters, but in particular those matters listed under Matters of National Importance (RMAs.6), including historic heritage; Public Open Space Areas; Residential Heritage Areas and Residential Character Areas; Sunlight Access; Riccarton Bush Interface; and the Otakaro Avon River Corridor.</p>	Support

			Although their concerns as a group relate primarily to heritage, we consider that many of the other qualifying matters such as the Tsunami Management Areas and Vacuum Sewer Wastewater Constraint and Low Public Transport Accessibility Areas are sensible qualifying matters which will help to protect quite large areas of the city from the random high density developments that will have adverse consequences in the longer term, and will also help to maintain their existing character.	
Historic Places Canterbury/ #835.16		Support	The submitter supports sunlight access being a qualifying matter in respect of the medium density and high density zones.	
Historic Places Canterbury/835.16	Anne Dingwall/ #FS2037.603	Support	The submitter supports sunlight access being a qualifying matter in respect of the medium density and high density zones. The submitter supports making sunlight access a qualifying matter so that recession planes can be adjusted to allow Christchurch developments under the MDRS to have the same amount of sunlight access as Auckland developments. Furthermore, we would argue that a similar amount of sunlight access to Auckland represents a bare minimum of what is acceptable because, with the lower temperatures experienced in Christchurch over winter, maximising sun access is a desirable objective not only to mitigate the need for greater energy use associated with heating but also to enhance health and well-being.	Support
Historic Places Canterbury/835.16	Anne Dingwall/ #FS2037.701	Support	The submitter supports sunlight access being a qualifying matter in respect of the medium density and high density zones. The submitter supports making sunlight access a qualifying matter so that recession planes can be adjusted to allow Christchurch developments under the MDRS to have the same amount of sunlight access as Auckland developments. Furthermore, we would argue that a similar amount of sunlight access to Auckland represents a bare minimum of what is acceptable because, with the lower temperatures experienced in Christchurch over winter, maximising sun access is a desirable objective not only to mitigate the need for greater energy use associated with heating but also to enhance health and well-being.	Support
Sylvia Maclaren/ #837.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Sylvia Maclaren/837.6	Rachel Sanders/ #FS2074.98	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Sylvia Maclaren/837.6	Rachel Sanders/ #FS2098.107	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Sylvia Maclaren/ #837.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Jacinta O'Reilly/ #839.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Jacinta O'Reilly/839.6	Rachel Sanders/ #FS2074.99	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Jacinta O'Reilly/839.6	Rachel Sanders/ #FS2098.108	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Jacinta O'Reilly/ #839.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Rosa Shaw/ #840.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Rosa Shaw/ #840.10		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Rosa Shaw/840.10	Rachel Sanders/ #FS2074.100	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Rosa Shaw/840.10	Rachel Sanders/ #FS2098.109	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Jess Gaisford/ #841.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Jess Gaisford/841.6	Rachel Sanders/ #FS2074.101	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Jess Gaisford/841.6	Rachel Sanders/ #FS2098.110	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public	Seek Amendment

			Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.				
Jess Gaisford/ #841.11		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.				
Allan Taunt/ #843.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.				
Allan Taunt/843.6	Rachel Sanders/ #FS2074.102	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose			
Allan Taunt/843.6	Rachel Sanders/ #FS2098.111	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment			
Allan Taunt/ #843.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.				
Hayden Smythe/ #844.6		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.				
Hayden Smythe/844.6	Rachel Sanders/ #FS2074.103	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter. I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in our city.	Oppose			
Hayden Smythe/844.6	Rachel Sanders/ #FS2098.112	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter. I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in our city.	Seek Amendment			
Hayden Smythe/ #844.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.				
Lauren Bonner/ #846.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.				
Will Struthers/ #847.6		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.				
Will Struthers/847.6	Rachel Sanders/ #FS2074.104	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter. I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in ourcity.	Oppose			
Will Struthers/847.6	Rachel Sanders/ #FS2098.113	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter. I oppose the Low PublicTransport Accessibility Area Qualifying Matter as I believe that the publictransport layout and network will need changes to prepare and accommodatefuture growth. We should not define future growth in Christchurch based onthese routes. This would also artificially limit future housing in ourcity.	Seek Amendment			
Will Struthers/ #847.10		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.				
Christchurch International Airport Limited (CIAL) / #852.5		Seek Amendment	Amend Table 1- Qualifying Matters, as follows: <table border="1" data-bbox="973 1346 1543 1650"> <tr> <td style="text-align: center;">Chapter 14 Residential</td> </tr> <tr> <td>Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)</td> </tr> <tr> <td>14.4.1 – 14.4.4, 14.9, 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct Airport Noise Influence Area</td> </tr> </table>	Chapter 14 Residential	Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)	14.4.1 – 14.4.4, 14.9, 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct Airport Noise Influence Area	
Chapter 14 Residential							
Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)							
14.4.1 – 14.4.4, 14.9, 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct Airport Noise Influence Area							

			<p style="text-align: center;">Chapter 15 Commercial</p> <p>Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)</p> <p>15.2.4.6 Policy – Strategic Infrastructure</p> <p>15.4.1.1 P21 and 15.4.1.5 NC12 – Town Centre Zone - Residential activity within 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u></p> <p>15.5.1.1 P21 and 15.5.1.5 NC2 – Local Centre Zone - Residential activities within 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u></p> <p>15.6.1.1 P19 – Neighbourhood Centre Zone - Residential activities within 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u></p> <p>15.6.1.5 NC2 - Neighbourhood Centre Zone - Sensitive activities within the 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u></p> <p><u>15.9.1.1 P10 - Commercial Office Zone - Preschool outside of the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area</u></p> <p><u>15.9.1.5 NC2 - Commercial Office Zone - Sensitive activities within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area</u></p> <p>15.10.1.1 P27 and 15.10.1.5 NCI- Mixed Use Zone - Residential activities - Internal bedroom noise reduction, <u>and Residential activities within 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area.</u></p>	
Christchurch International Airport Limited (CIAL) /852.5	Sarah Harrow/ #FS2017.5	Seek Amendment	Amend Table 1- Qualifying Matters, as follows:	Oppose

Chapter 14 Residential

Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)

14.4.1 – 14.4.4, [14.9](#), 14.13, 14.14 ~~Low Density Residential Airport Influence Zone and Airport Influence Density Precinct~~
[Airport Noise Influence Area](#)

Chapter 15 Commercial

Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)

15.2.4.6 Policy – Strategic Infrastructure

15.4.1.1 P21 and 15.4.1.5 NC~~12~~ – Town Centre Zone - Residential activity within 50 dB Ldn Air Noise Contour [or the Airport Noise Influence Area](#)

15.5.1.1 P21 and 15.5.1.5 NC2 – Local Centre Zone - Residential activities within 50 dB Ldn Air Noise Contour [or the Airport Noise Influence Area](#)

15.6.1.1 P19 – Neighbourhood Centre Zone - Residential activities within 50 dB Ldn Air Noise Contour [or the Airport Noise Influence Area](#)

15.6.1.5 NC2 - Neighbourhood Centre Zone - Sensitive activities within the 50 dB Ldn Air Noise Contour [or the Airport Noise Influence Area](#)

[15.9.1.1 P10 - Commercial Office Zone - Preschool outside of the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area](#)

			<p><u>15.9.1.5 NC2 - Commercial Office Zone - Sensitive activities within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area</u></p> <p><u>15.10.1.1 P27 and 15.10.1.5 NCI- Mixed Use Zone - Residential activities - Internal bedroom noise reduction, and Residential activities within 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area.</u></p> <p>A correction is required to the description of the QM used in the table to align with the planning map notation and the relevant Restricted Discretionary activity rules of the Plan residential zones. A reference to Chapter 14.9 is required as the Residential Large Lot Zone (Gardiners Road) sits beneath the QM (see specific submission below).</p> <p>Policy 15.2.4.6 (Strategic Infrastructure) has been amended by Plan Change 5B and remains unchanged by PC14. CIAL supports the policy as it establishes a framework for the supporting rules within the relevant commercial zones that sit beneath the QM.</p> <p>A minor amendment is required to rule 15.4.1.5 to refer to the correct non-complying activity rule.</p> <p>The permitted and non-complying activity rules of the relevant commercial zones refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2 [852.18].</p> <p>The Commercial Office zone needs to be added to the table as there are two locations (Addington and Russley) where the zones sit beneath the QM.</p> <p>An amendment is required to the Mixed Use Zone (MUZ) to recognise that a small portion of the zone sits below the QM on the north side of Riccarton Road adjacent to the NZ rail line.</p>				
Christchurch International Airport Limited (CIAL) /852.5	Stantec/ #FS2032.52	Seek Amendment	<p>Amend Table 1- Qualifying Matters, as follows:</p> <table border="1" data-bbox="967 1398 1546 1703"> <tr> <td style="text-align: center;">Chapter 14 Residential</td> </tr> <tr> <td>Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)</td> </tr> <tr> <td>14.4.1 – 14.4.4, 14.9, 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct <u>Airport Noise Influence Area</u></td> </tr> </table>	Chapter 14 Residential	Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)	14.4.1 – 14.4.4, 14.9, 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct <u>Airport Noise Influence Area</u>	Oppose
Chapter 14 Residential							
Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)							
14.4.1 – 14.4.4, 14.9, 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct <u>Airport Noise Influence Area</u>							

Chapter 15 Commercial
Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)
15.2.4.6 Policy – Strategic Infrastructure
15.4.1.1 P21 and 15.4.1.5 NC12 – Town Centre Zone - Residential activity within 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u>
15.5.1.1 P21 and 15.5.1.5 NC2 – Local Centre Zone - Residential activities within 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u>
15.6.1.1 P19 – Neighbourhood Centre Zone - Residential activities within 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u>
15.6.1.5 NC2 - Neighbourhood Centre Zone - Sensitive activities within the 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u>
<u>15.9.1.1 P10 - Commercial Office Zone - Preschool outside of the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area</u>

15.9.1.5 NC2 - Commercial Office Zone - Sensitive activities within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area

15.10.1.1 P27 and 15.10.1.5 NCI- Mixed Use Zone - Residential activities - Internal bedroom noise reduction, and Residential activities within 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area.

A correction is required to the description of the QM used in the table to align with the planning map notation and the relevant Restricted Discretionary activity rules of the Plan residential zones. A reference to Chapter 14.9 is required as the Residential Large Lot Zone (Gardiners Road) sits beneath the QM (see specific submission below).

			<p>Policy 15.2.4.6 (Strategic Infrastructure) has been amended by Plan Change 5B and remains unchanged by PC14. CIAL supports the policy as it establishes a framework for the supporting rules within the relevant commercial zones that sit beneath the QM.</p> <p>A minor amendment is required to rule 15.4.1.5 to refer to the correct non-complying activity rule.</p> <p>The permitted and non-complying activity rules of the relevant commercial zones refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2 [852.18].</p> <p>The Commercial Office zone needs to be added to the table as there are two locations (Addington and Russley) where the zones sit beneath the QM.</p> <p>An amendment is required to the Mixed Use Zone (MUZ) to recognise that a small portion of the zone sits below the QM on the north side of Riccarton Road adjacent to the NZ rail line.</p>				
Christchurch International Airport Limited (CIAL) /852.5	Anne Dingwall/ #FS2037.685	Seek Amendment	<p>Amend Table 1- Qualifying Matters, as follows:</p> <table border="1" data-bbox="967 779 1546 1083"> <tr> <td style="text-align: center;">Chapter 14 Residential</td> </tr> <tr> <td>Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)</td> </tr> <tr> <td>14.4.1 – 14.4.4, <u>14.9</u>, 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct <u>Airport Noise Influence Area</u></td> </tr> </table>	Chapter 14 Residential	Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)	14.4.1 – 14.4.4, <u>14.9</u> , 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct <u>Airport Noise Influence Area</u>	Support
Chapter 14 Residential							
Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)							
14.4.1 – 14.4.4, <u>14.9</u> , 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct <u>Airport Noise Influence Area</u>							

Chapter 15 Commercial
Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)
15.2.4.6 Policy – Strategic Infrastructure
15.4.1.1 P21 and 15.4.1.5 NC12 – Town Centre Zone - Residential activity within 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u>
15.5.1.1 P21 and 15.5.1.5 NC2 – Local Centre Zone - Residential activities within 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u>
15.6.1.1 P19 – Neighbourhood Centre Zone - Residential activities within 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u>
15.6.1.5 NC2 - Neighbourhood Centre Zone - Sensitive activities within the 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u>
<u>15.9.1.1 P10 - Commercial Office Zone - Preschool outside of the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area</u>

15.9.1.5 NC2 - Commercial Office Zone - Sensitive activities within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area

15.10.1.1 P27 and 15.10.1.5 NCI- Mixed Use Zone - Residential activities - Internal bedroom noise reduction, and Residential activities within 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area.

A correction is required to the description of the QM used in the table to align with the planning map notation and the relevant Restricted Discretionary activity rules of the Plan residential zones. A reference to Chapter 14.9 is required as the Residential Large Lot Zone (Gardiners Road) sits beneath the QM (see specific submission below).

			<p>Policy 15.2.4.6 (Strategic Infrastructure) has been amended by Plan Change 5B and remains unchanged by PC14. CIAL supports the policy as it establishes a framework for the supporting rules within the relevant commercial zones that sit beneath the QM.</p> <p>A minor amendment is required to rule 15.4.1.5 to refer to the correct non-complying activity rule.</p> <p>The permitted and non-complying activity rules of the relevant commercial zones refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2 [852.18].</p> <p>The Commercial Office zone needs to be added to the table as there are two locations (Addington and Russley) where the zones sit beneath the QM.</p> <p>An amendment is required to the Mixed Use Zone (MUZ) to recognise that a small portion of the zone sits below the QM on the north side of Riccarton Road adjacent to the NZ rail line.</p>				
Christchurch International Airport Limited (CIAL) /852.5	New Zealand Airports Association/ #FS2071.18	Seek Amendment	<p>Amend Table 1- Qualifying Matters, as follows:</p> <table border="1" data-bbox="967 779 1546 1083"> <tr> <td style="text-align: center;">Chapter 14 Residential</td> </tr> <tr> <td>Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)</td> </tr> <tr> <td>14.4.1 – 14.4.4, <u>14.9</u>, 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct <u>Airport Noise Influence Area</u></td> </tr> </table>	Chapter 14 Residential	Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)	14.4.1 – 14.4.4, <u>14.9</u> , 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct <u>Airport Noise Influence Area</u>	Support
Chapter 14 Residential							
Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)							
14.4.1 – 14.4.4, <u>14.9</u> , 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct <u>Airport Noise Influence Area</u>							

Chapter 15 Commercial
Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)
15.2.4.6 Policy – Strategic Infrastructure
15.4.1.1 P21 and 15.4.1.5 NC12 – Town Centre Zone - Residential activity within 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u>
15.5.1.1 P21 and 15.5.1.5 NC2 – Local Centre Zone - Residential activities within 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u>
15.6.1.1 P19 – Neighbourhood Centre Zone - Residential activities within 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u>
15.6.1.5 NC2 - Neighbourhood Centre Zone - Sensitive activities within the 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u>
<u>15.9.1.1 P10 - Commercial Office Zone - Preschool outside of the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area</u>

15.9.1.5 NC2 - Commercial Office Zone - Sensitive activities within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area

15.10.1.1 P27 and 15.10.1.5 NCI- Mixed Use Zone - Residential activities - Internal bedroom noise reduction, and Residential activities within 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area.

A correction is required to the description of the QM used in the table to align with the planning map notation and the relevant Restricted Discretionary activity rules of the Plan residential zones. A reference to Chapter 14.9 is required as the Residential Large Lot Zone (Gardiners Road) sits beneath the QM (see specific submission below).

			<p>Policy 15.2.4.6 (Strategic Infrastructure) has been amended by Plan Change 5B and remains unchanged by PC14. CIAL supports the policy as it establishes a framework for the supporting rules within the relevant commercial zones that sit beneath the QM.</p> <p>A minor amendment is required to rule 15.4.1.5 to refer to the correct non-complying activity rule.</p> <p>The permitted and non-complying activity rules of the relevant commercial zones refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2 [852.18].</p> <p>The Commercial Office zone needs to be added to the table as there are two locations (Addington and Russley) where the zones sit beneath the QM.</p> <p>An amendment is required to the Mixed Use Zone (MUZ) to recognise that a small portion of the zone sits below the QM on the north side of Riccarton Road adjacent to the NZ rail line.</p>				
Christchurch International Airport Limited (CIAL) /852.5	Kāinga Ora/ #FS2082.772	Seek Amendment	<p>Amend Table 1- Qualifying Matters, as follows:</p> <table border="1" data-bbox="967 779 1546 1083"> <tr> <td style="text-align: center;">Chapter 14 Residential</td> </tr> <tr> <td>Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)</td> </tr> <tr> <td>14.4.1 – 14.4.4, <u>14.9</u>, 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct <u>Airport Noise Influence Area</u></td> </tr> </table>	Chapter 14 Residential	Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)	14.4.1 – 14.4.4, <u>14.9</u> , 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct <u>Airport Noise Influence Area</u>	Oppose
Chapter 14 Residential							
Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)							
14.4.1 – 14.4.4, <u>14.9</u> , 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct <u>Airport Noise Influence Area</u>							

Chapter 15 Commercial
Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)
15.2.4.6 Policy – Strategic Infrastructure
15.4.1.1 P21 and 15.4.1.5 NC12 – Town Centre Zone - Residential activity within 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u>
15.5.1.1 P21 and 15.5.1.5 NC2 – Local Centre Zone - Residential activities within 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u>
15.6.1.1 P19 – Neighbourhood Centre Zone - Residential activities within 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u>
15.6.1.5 NC2 - Neighbourhood Centre Zone - Sensitive activities within the 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u>
<u>15.9.1.1 P10 - Commercial Office Zone - Preschool outside of the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area</u>

15.9.1.5 NC2 - Commercial Office Zone - Sensitive activities within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area

15.10.1.1 P27 and 15.10.1.5 NCI- Mixed Use Zone - Residential activities - Internal bedroom noise reduction, and Residential activities within 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area.

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			<p>Policy 15.2.4.6 (Strategic Infrastructure) has been amended by Plan Change 5B and remains unchanged by PC14. CIAL supports the policy as it establishes a framework for the supporting rules within the relevant commercial zones that sit beneath the QM.</p> <p>A minor amendment is required to rule 15.4.1.5 to refer to the correct non-complying activity rule.</p> <p>The permitted and non-complying activity rules of the relevant commercial zones refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2 [852.18].</p> <p>The Commercial Office zone needs to be added to the table as there are two locations (Addington and Russley) where the zones sit beneath the QM.</p> <p>An amendment is required to the Mixed Use Zone (MUZ) to recognise that a small portion of the zone sits below the QM on the north side of Riccarton Road adjacent to the NZ rail line.</p>				
Christchurch International Airport Limited (CIAL) /852.5	Waka Kotahi NZ Transport Agency/ #FS2103.1	Seek Amendment	<p>Amend Table 1- Qualifying Matters, as follows:</p> <table border="1" data-bbox="973 779 1543 1083"> <tr> <td style="text-align: center;">Chapter 14 Residential</td> </tr> <tr> <td>Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)</td> </tr> <tr> <td>14.4.1 – 14.4.4, <u>14.9</u>, 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct Airport Noise Influence Area</td> </tr> </table>	Chapter 14 Residential	Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)	14.4.1 – 14.4.4, <u>14.9</u> , 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct Airport Noise Influence Area	Oppose
Chapter 14 Residential							
Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)							
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Chapter 15 Commercial
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			<p>Policy 15.2.4.6 (Strategic Infrastructure) has been amended by Plan Change 5B and remains unchanged by PC14. CIAL supports the policy as it establishes a framework for the supporting rules within the relevant commercial zones that sit beneath the QM.</p> <p>A minor amendment is required to rule 15.4.1.5 to refer to the correct non-complying activity rule.</p> <p>The permitted and non-complying activity rules of the relevant commercial zones refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2 [852.18].</p> <p>The Commercial Office zone needs to be added to the table as there are two locations (Addington and Russley) where the zones sit beneath the QM.</p> <p>An amendment is required to the Mixed Use Zone (MUZ) to recognise that a small portion of the zone sits below the QM on the north side of Riccarton Road adjacent to the NZ rail line.</p>	
Ministry of Housing and Urban Development/ #859.7		Oppose	That the following qualifying matters are deleted and the appropriate underlying zoning is applied: a. Low Public Transport Accessibility Qualifying Matter. b. Sunlight Access. c. Airport Noise Contours. d. Key Transport Corridors – City Spine.	
Ministry of Housing and Urban Development/859.7	Anne Dingwall/ #FS2037.1224	Oppose	<p>That the following qualifying matters are deleted and the appropriate underlying zoning is applied: a. Low Public Transport Accessibility Qualifying Matter. b. Sunlight Access. c. Airport Noise Contours. d. Key Transport Corridors – City Spine.</p> <p>[Low PT - council's approach does not reflect the required legal approach to meet the requirements of section 77L; Distance to public transport is not an appropriate reason; MDRS & NPS-US should work together]</p> <p>[Other 3 - HUD questions whether this qualifying matter only modifies the MDRS as little as possible to accommodate the matter the council is attempting to address.]</p>	Oppose
Ministry of Housing and Urban Development/859.7	Miles Premises Ltd/ #FS2050.23	Oppose	<p>That the following qualifying matters are deleted and the appropriate underlying zoning is applied: a. Low Public Transport Accessibility Qualifying Matter. b. Sunlight Access. c. Airport Noise Contours. d. Key Transport Corridors – City Spine.</p> <p>[Low PT - council's approach does not reflect the required legal approach to meet the requirements of section 77L; Distance to public transport is not an appropriate reason; MDRS & NPS-US should work together]</p> <p>[Other 3 - HUD questions whether this qualifying matter only modifies the MDRS as little as possible to accommodate the matter the council is attempting to address.]</p>	Seek Amendment
Ministry of Housing and Urban Development/859.7	Christchurch International Airport Limited/ #FS2052.93	Oppose	<p>That the following qualifying matters are deleted and the appropriate underlying zoning is applied: a. Low Public Transport Accessibility Qualifying Matter. b. Sunlight Access. c. Airport Noise Contours. d. Key Transport Corridors – City Spine.</p> <p>[Low PT - council's approach does not reflect the required legal approach to meet the requirements of section 77L; Distance to public transport is not an appropriate reason; MDRS & NPS-US should work together]</p> <p>[Other 3 - HUD questions whether this qualifying matter only modifies the MDRS as little as possible to accommodate the matter the council is attempting to address.]</p>	Oppose
Ministry of Housing and Urban Development/859.7	New Zealand Airports Association/ #FS2071.40	Oppose	<p>That the following qualifying matters are deleted and the appropriate underlying zoning is applied: a. Low Public Transport Accessibility Qualifying Matter. b. Sunlight Access. c. Airport Noise Contours. d. Key Transport Corridors – City Spine.</p> <p>[Low PT - council's approach does not reflect the required legal approach to meet the requirements of section 77L; Distance to public transport is not an appropriate reason; MDRS & NPS-US should work together]</p> <p>[Other 3 - HUD questions whether this qualifying matter only modifies the MDRS as little as possible to accommodate the matter the council is attempting to address.]</p>	Oppose
Ministry of Housing and Urban Development/859.7	Rachel Sanders/ #FS2074.120	Oppose	That the following qualifying matters are deleted and the appropriate underlying zoning is applied: a. Low Public Transport Accessibility Qualifying Matter. b. Sunlight Access. c. Airport Noise Contours. d. Key Transport Corridors – City Spine.	Oppose

			<p>[Low PT - council's approach does not reflect the required legal approach to meet the requirements of section 77L; Distance to public transport is not an appropriate reason; MDRS & NPS-US should work together]</p> <p>[Other 3 - HUD questions whether this qualifying matter only modifies the MDRS as little as possible to accommodate the matter the council is attempting to address.]</p>	
Ministry of Housing and Urban Development/859.7	Andrew McCarthy/ #FS2081.24	Oppose	<p>That the following qualifying matters are deleted and the appropriate underlying zoning is applied: a. Low Public Transport Accessibility Qualifying Matter. b. Sunlight Access. c. Airport Noise Contours. d. Key Transport Corridors – City Spine.</p> <p>[Low PT - council's approach does not reflect the required legal approach to meet the requirements of section 77L; Distance to public transport is not an appropriate reason; MDRS & NPS-US should work together]</p> <p>[Other 3 - HUD questions whether this qualifying matter only modifies the MDRS as little as possible to accommodate the matter the council is attempting to address.]</p>	Support
Ministry of Housing and Urban Development/859.7	Rachel Sanders/ #FS2098.16	Oppose	<p>That the following qualifying matters are deleted and the appropriate underlying zoning is applied: a. Low Public Transport Accessibility Qualifying Matter. b. Sunlight Access. c. Airport Noise Contours. d. Key Transport Corridors – City Spine.</p> <p>[Low PT - council's approach does not reflect the required legal approach to meet the requirements of section 77L; Distance to public transport is not an appropriate reason; MDRS & NPS-US should work together]</p> <p>[Other 3 - HUD questions whether this qualifying matter only modifies the MDRS as little as possible to accommodate the matter the council is attempting to address.]</p>	Seek Amendment
Philippa Rutledge/ #875.1		Support	The Sunlight Access recession planes be designed to ensure Christchurch residents living in climate zone 5, during the winter months receive equivalent solar energy to those living in climate zone 1.	
Philippa Rutledge/ #875.2		Seek Amendment	In [the Medium Density Residential Zone] qualifying matters – include stormwater infrastructure that has not been upgraded within the last 20 years. The plan change is subject to Part 2 in the usual way, and as such the health and well-being of people in s5 should not be diminished as a result of stormwater discharges.	
Philippa Rutledge/875.2	Kāinga Ora/ #FS2082.801	Seek Amendment	<p>In [the Medium Density Residential Zone] qualifying matters – include stormwater infrastructure that has not been upgraded within the last 20 years. The plan change is subject to Part 2 in the usual way, and as such the health and well-being of people in s5 should not be diminished as a result of stormwater discharges. Stormwater Infrastructure – the Consultation document acknowledges the limitation on growth imposed by old infrastructure -including stormwater. Existing rainfall is increasing in intensity making stormwater management more vital than ever. The post-quake rebuild has resulted in considerable intensification of housing in existing city residential neighbourhoods. Large sections have been subdivided and smaller sections have had rebuilds which cover much more of the section. In both cases permeable gardens and vegetation have disappeared to be replaced by larger structures and impermeable patios, driveways. This results in much higher stormwater runoff. To the streets and then streams, creeks. Unlike the new areas that have been developed there has been no upgrade of the older stormwater infrastructure in areas like mine to cope. Further streams which are used to discharge stormwater into - such as the Wairarapa - had their beds raised by liquefaction reducing their capacity to absorb stormwater flows. Resulting in the gutters overflowing quickly, and the stream rising fast. On 11 May 2023 18mm fell in the city over an 8 hour period. This is not intense nor prolonged rainfall. Nevertheless the Wairarapa Stream was at the top of the lowest bank by 10 am and there was numerous street flooding from overflowing street culverts in many parts of the city. In some places over half the road. If the existing stormwater drains have a designation under 77I(g) - this would assist the Council to give effect to the designation by ensuring adequate capacity and maintenance for houses connecting to the SW drain. It is also a 77I(a) [s6(a) matter] - natural character of water includes water quality and quantity, and stormwater discharges carry contaminants and alter natural flow. Intensified development which results in increased stormwater discharge in areas of the MRZ where the stormwater infrastructure has not been upgraded within the last 20 years should be a qualifying matter. The NPS-UD 3.5 requires that local authorities must be satisfied that infrastructure to service the development is available. Where this infrastructure is over 20 years old this is clearly not the case. Climate change will make the adequacy of stormwater infrastructure even more important.</p>	Oppose
Otautahi Community Housing Trust/ #877.4		Seek Amendment	Amend the provisions to remove / delete the mapped Hazard Management Areas from within the District Plan. Instead, these natural hazard overlays should be based on non-statutory map layers in the City Council's Interactive Viewer that sits outside the District Plan. Not included in the Proposed Plan and Variation.	
Otautahi Community Housing Trust/877.4	Kāinga Ora/ #FS2082.1232	Seek Amendment	Amend the provisions to remove / delete the mapped Hazard Management Areas from within the District Plan. Instead, these natural hazard overlays should be based on non-statutory map layers in the City Council's Interactive Viewer that sits outside the District Plan. Not included in the Proposed Plan and Variation.	Seek Amendment

			<p>6.1A Qualifying matters</p> <p>Table 1 - Qualifying Matters - Provisions that may reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3.</p> <p>OCHT also has concerns that the proposed policy approach is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunamis) over at least 100 years. Similarly, Policy 25 of the NZCPS directs that councils avoid increasing the risk of social, environmental, and economic harm from coastal hazards, in areas potentially affected by coastal hazards over at least the next 100 years. The conservative nature of the policy approach has implications for both the geographic extent of the hazard overlays and Qualifying Matters, and the costs and benefits of the proposed regulation and associated significant limitations on redevelopment potential of large areas of existing commercial and residential building stock.</p> <p>OCHT also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period. This may be appropriate for 1:100 or 1:200, especially if such areas are also covered by high flood and/or coastal inundation risk overlays.</p> <p>This also appears to be a disconnect between arms of council actively promoting residential intensification on Council owned land in New Brighton, suggesting the absence of a coherent approach to place-making and rules that will significantly limit regeneration in areas that are in need of rebuilding.</p> <p>[Please see attachment]</p>	
Otautahi Community Housing Trust/877.4	Kāinga Ora/ #FS2082.1300	Seek Amendment	<p>Amend the provisions to remove / delete the mapped Hazard Management Areas from within the District Plan. Instead, these natural hazard overlays should be based on non-statutory map layers in the City Council's Interactive Viewer that sits outside the District Plan. Not included in the Proposed Plan and Variation.</p> <p>6.1A Qualifying matters</p> <p>Table 1 - Qualifying Matters - Provisions that may reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3.</p> <p>OCHT also has concerns that the proposed policy approach is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunamis) over at least 100 years. Similarly, Policy 25 of the NZCPS directs that councils avoid increasing the risk of social, environmental, and economic harm from coastal hazards, in areas potentially affected by coastal hazards over at least the next 100 years. The conservative nature of the policy approach has implications for both the geographic extent of the hazard overlays and Qualifying Matters, and the costs and benefits of the proposed regulation and associated significant limitations on redevelopment potential of large areas of existing commercial and residential building stock.</p> <p>OCHT also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period. This may be appropriate for 1:100 or 1:200, especially if such areas are also covered by high flood and/or coastal inundation risk overlays.</p> <p>This also appears to be a disconnect between arms of council actively promoting residential intensification on Council owned land in New Brighton, suggesting the absence of a coherent approach to place-making and rules that will significantly limit regeneration in areas that are in need of rebuilding.</p> <p>[Please see attachment]</p>	Seek Amendment
Otautahi Community Housing Trust/ #877.5		Seek Amendment	Reduce the Tsunami Management Area to a 1:100 year hazard.	
Otautahi Community Housing Trust/877.5	Kāinga Ora/ #FS2082.1233	Seek Amendment	<p>Reduce the Tsunami Management Area to a 1:100 year hazard.</p> <p>6.1A Qualifying matters</p> <p>Table 1 - Qualifying Matters - Provisions that may reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3.</p>	Seek Amendment

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Otautahi Community Housing Trust/877.5	Kāinga Ora/ #FS2082.1301	Seek Amendment	<p>Reduce the Tsunami Management Area to a 1:100 year hazard.</p> <p>6.1A Qualifying matters</p> <p>Table 1 - Qualifying Matters - Provisions that may reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3.</p> <p>OCHT also has concerns that the proposed policy approach is too conservative, noting that Policy 24 of the NZCPS requires identification of areas in the coastal environment that are potentially affected by coastal hazards (including tsunamis) over at least 100 years. Similarly, Policy 25 of the NZCPS directs that councils avoid increasing the risk of social, environmental, and economic harm from coastal hazards, in areas potentially affected by coastal hazards over at least the next 100 years. The conservative nature of the policy approach has implications for both the geographic extent of the hazard overlays and Qualifying Matters, and the costs and benefits of the proposed regulation and associated significant limitations on redevelopment potential of large areas of existing commercial and residential building stock.</p> <p>OCHT also considers that the Council's intent to retain Residential Suburban / Residential Suburban Density Transition zoning in the Tsunami Management Area is disproportionate based on the modelled return period. This may be appropriate for 1:100 or 1:200, especially if such areas are also covered by high flood and/or coastal inundation risk overlays.</p> <p>This also appears to be a disconnect between arms of council actively promoting residential intensification on Council owned land in New Brighton, suggesting the absence of a coherent approach to place-making and rules that will significantly limit regeneration in areas that are in need of rebuilding.</p> <p>[Please see attachment]</p>	Seek Amendment
Otautahi Community Housing Trust/ #877.6		Seek Amendment	Delete the Residential Heritage Area qualifying matter and any proposed provisions.	
Otautahi Community Housing Trust/877.6	Kāinga Ora/ #FS2082.1234	Seek Amendment	<p>Delete the Residential Heritage Area qualifying matter and any proposed provisions.</p> <p>OCHT support the management of Historic Heritage and the use of qualifying matters for individually listed heritage items, noting that it is a matter of national significance in Section 6.</p> <p>OCHT does not oppose the Heritage Areas as a qualifying matter where there is a strong evidence basis. It does however oppose the proposed Residential Heritage Areas being a qualifying matter as we consider Council has sought to elevate (conflate) special character as historic heritage.</p> <p>Further, it is considered that the s32 assessments for the Residential Heritage Areas lack a strong evidence basis and fail to take into account unimplemented resource consents.</p> <p>OCHT considers that a more nuanced assessment of costs and benefits applies to areas with a high proportion of OCHT housing</p>	Seek Amendment

			<p>A more nuanced assessment of costs and benefits is likewise required for heritage areas in locations that are otherwise ideally located for further intensification, such as the heritage areas within and adjacent to the central city/ Four Avenues.</p> <p>The imposition (costs) of heritage controls in locations that would otherwise suit high density housing must therefore be greater than the costs applying to character and heritage areas more generally. It follows that the benefits of such regulation and the identification of these areas as Qualifying Matters must therefore be greater than the benefits generally in order to justify additional regulation.</p> <p>OCHT also oppose the proposed provisions controlling new buildings on sites sharing a boundary with a Residential Heritage Area (Residential Heritage Area Interface). The introduction of this interface as a QM further blurs the distinction between s.6 matters. These controls are similarly not a universally accepted approach to the management and protection of heritage values, and OCHT does not support this use.</p> <p>These properties will be subject to a restricted discretionary activity consent, and in many cases are in locations that are otherwise ideally located for further intensification. The reasons OCHT have for opposing this reflect the matters outlined above for Residential Heritage Areas more generally.</p> <p>It is further noted that having some of the Heritage Area provisions being contained in PC14 and following an IPI process i.e. the built form standards, and other Heritage Area provisions being progressed through a separate PC13, and following a first schedule process i.e. Heritage Area policies has created efficiency issues. The OCHT submission on Heritage Areas as part of PC14 therefore needs to be read together with our separate submission on PC13.</p> <p>[Please see attachment]</p>	
Otautahi Community Housing Trust/877.6	Kāinga Ora/ #FS2082.1302	Seek Amendment	<p>Delete the Residential Heritage Area qualifying matter and any proposed provisions.</p> <p>OCHT support the management of Historic Heritage and the use of qualifying matters for individually listed heritage items, noting that it is a matter of national significance in Section 6.</p> <p>OCHT does not oppose the Heritage Areas as a qualifying matter where there is a strong evidence basis. It does however oppose the proposed Residential Heritage Areas being a qualifying matter as we consider Council has sought to elevate (conflate) special character as historic heritage.</p> <p>Further, it is considered that the s32 assessments for the Residential Heritage Areas lack a strong evidence basis and fail to take into account unimplemented resource consents.</p> <p>OCHT considers that a more nuanced assessment of costs and benefits applies to areas with a high proportion of OCHT housing</p> <p>A more nuanced assessment of costs and benefits is likewise required for heritage areas in locations that are otherwise ideally located for further intensification, such as the heritage areas within and adjacent to the central city/ Four Avenues.</p> <p>The imposition (costs) of heritage controls in locations that would otherwise suit high density housing must therefore be greater than the costs applying to character and heritage areas more generally. It follows that the benefits of such regulation and the identification of these areas as Qualifying Matters must therefore be greater than the benefits generally in order to justify additional regulation.</p> <p>OCHT also oppose the proposed provisions controlling new buildings on sites sharing a boundary with a Residential Heritage Area (Residential Heritage Area Interface). The introduction of this interface as a QM further blurs the distinction between s.6 matters. These controls are similarly not a universally accepted approach to the management and protection of heritage values, and OCHT does not support this use.</p> <p>These properties will be subject to a restricted discretionary activity consent, and in many cases are in locations that are otherwise ideally located for further intensification. The reasons OCHT have for opposing this reflect the matters outlined above for Residential Heritage Areas more generally.</p> <p>It is further noted that having some of the Heritage Area provisions being contained in PC14 and following an IPI process i.e. the built form standards, and other Heritage Area provisions being progressed through a separate PC13, and following a first schedule process i.e. Heritage Area policies has created efficiency issues. The OCHT submission on Heritage Areas as part of PC14 therefore needs to be read together with our separate submission on PC13.</p> <p>[Please see attachment]</p>	Seek Amendment
Otautahi Community Housing Trust/ #877.9		Seek Amendment	Delete all new or extended character areas as qualifying matters.	

			<p>For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1.</p> <p>Delete all new built form standards for character areas.</p> <p>14.5.3.2.3 Building height – Character Area Overlays, and</p> <p>14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p>	
Otautahi Community Housing Trust/877.9	Sulekha Korgaonkar/ #FS2019.3	Seek Amendment	<p>Delete all new or extended character areas as qualifying matters.</p> <p>For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1.</p> <p>Delete all new built form standards for character areas.</p> <p>14.5.3.2.3 Building height – Character Area Overlays, and</p> <p>14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>OCHT support, in principle, the management of character as a qualifying matter. However, OCHT does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area.</p> <p>OCHT is opposed to the use of character areas which reduce density below the level provided by the underlying zone (MDRS) or that seek to control the demolition or alteration of buildings, unless these buildings individually qualify as historic heritage.</p> <p>OCHT considers that if the District Plan is going to apply restrictions on the demolition of buildings and the development of new buildings on these sites, then these buildings should be individually identified as meeting a historic heritage significance threshold through appropriate assessments and protected through the Historic Heritage chapter of the Proposed District Plan.</p> <p>OCHT further considers that a more nuanced assessment of costs and benefits applies to areas with a high proportion of OCHT housing, i.e. the benefits of providing a greater number of houses for the most vulnerable members of society are greater than retaining the character associated with existing housing per se, particularly when much of the character is linked to the association with historic social housing, and therefore the character or heritage benefits of such locations must be even greater to outweigh the social costs.</p> <p>A more nuanced assessment of costs and benefits is likewise required for character and heritage areas in locations that are otherwise ideally located for further intensification.</p> <p>The imposition (costs) of heritage and character controls in locations that would otherwise suit high density housing must therefore be greater than the costs applying to character and heritage areas more generally. It follows that the benefits of such regulation and the identification of these areas as Qualifying Matters must therefore be greater than the benefits generally in order to justify additional regulation.</p> <p>[Please see attachment]</p>	Oppose
Otautahi Community Housing Trust/877.9	Kāinga Ora/ #FS2082.1237	Seek Amendment	<p>Delete all new or extended character areas as qualifying matters.</p>	Seek Amendment

			<p>For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1.</p> <p>Delete all new built form standards for character areas.</p> <p>14.5.3.2.3 Building height – Character Area Overlays, and</p> <p>14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>OCHT support, in principle, the management of character as a qualifying matter. However, OCHT does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area.</p> <p>OCHT is opposed to the use of character areas which reduce density below the level provided by the underlying zone (MDRS) or that seek to control the demolition or alteration of buildings, unless these buildings individually qualify as historic heritage.</p> <p>OCHT considers that if the District Plan is going to apply restrictions on the demolition of buildings and the development of new buildings on these sites, then these buildings should be individually identified as meeting a historic heritage significance threshold through appropriate assessments and protected through the Historic Heritage chapter of the Proposed District Plan.</p> <p>OCHT further considers that a more nuanced assessment of costs and benefits applies to areas with a high proportion of OCHT housing, i.e. the benefits of providing a greater number of houses for the most vulnerable members of society are greater than retaining the character associated with existing housing per se, particularly when much of the character is linked to the association with historic social housing, and therefore the character or heritage benefits of such locations must be even greater to outweigh the social costs.</p> <p>A more nuanced assessment of costs and benefits is likewise required for character and heritage areas in locations that are otherwise ideally located for further intensification.</p> <p>The imposition (costs) of heritage and character controls in locations that would otherwise suit high density housing must therefore be greater than the costs applying to character and heritage areas more generally. It follows that the benefits of such regulation and the identification of these areas as Qualifying Matters must therefore be greater than the benefits generally in order to justify additional regulation.</p> <p>[Please see attachment]</p>	
Otautahi Community Housing Trust/877.9	Kāinga Ora/ #FS2082.1305	Seek Amendment	<p>Delete all new or extended character areas as qualifying matters.</p> <p>For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1.</p> <p>Delete all new built form standards for character areas.</p> <p>14.5.3.2.3 Building height – Character Area Overlays, and</p> <p>14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>OCHT support, in principle, the management of character as a qualifying matter. However, OCHT does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic</p>	Seek Amendment

			<p>heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area.</p> <p>OCHT is opposed to the use of character areas which reduce density below the level provided by the underlying zone (MDRS) or that seek to control the demolition or alteration of buildings, unless these buildings individually qualify as historic heritage.</p> <p>OCHT considers that if the District Plan is going to apply restrictions on the demolition of buildings and the development of new buildings on these sites, then these buildings should be individually identified as meeting a historic heritage significance threshold through appropriate assessments and protected through the Historic Heritage chapter of the Proposed District Plan.</p> <p>OCHT further considers that a more nuanced assessment of costs and benefits applies to areas with a high proportion of OCH housing, i.e. the benefits of providing a greater number of houses for the most vulnerable members of society are greater than retaining the character associated with existing housing per se, particularly when much of the character is linked to the association with historic social housing, and therefore the character or heritage benefits of such locations must be even greater to outweigh the social costs.</p> <p>A more nuanced assessment of costs and benefits is likewise required for character and heritage areas in locations that are otherwise ideally located for further intensification.</p> <p>The imposition (costs) of heritage and character controls in locations that would otherwise suit high density housing must therefore be greater than the costs applying to character and heritage areas more generally. It follows that the benefits of such regulation and the identification of these areas as Qualifying Matters must therefore be greater than the benefits generally in order to justify additional regulation.</p> <p>[Please see attachment]</p>	
Otautahi Community Housing Trust/ #877.13		Seek Amendment	Delete the Key Transport Corridors – City Spine Qualifying Matter and all associated provisions.	
Otautahi Community Housing Trust/877.13	Kāinga Ora/ #FS2082.1241	Seek Amendment	<p>Delete the Key Transport Corridors – City Spine Qualifying Matter and all associated provisions.</p> <p>OCHT oppose the ‘City Spine’ being a qualifying matter as the s32 assessment lacks a strong evidence based for the scale of setback as a qualifying matter.</p> <p>The roads covered by this matter are not State Highways and therefore are not considered ‘nationally significant infrastructure’.</p> <p>The associated rules require buildings and outdoor living spaces to be set back from spine road corridors in both residential and commercial zones. In commercial zones there is a direct conflict in urban design outcomes (and rules) where the Key Pedestrian Frontage rules require buildings to be built up to the road boundary in order to deliver good urban design outcomes and facilitates a continuous street edge (often with veranda cover for pedestrians). The proposed spine corridor QM is directly counter to the delivery of good quality ‘main street’ retail environments.</p> <p>It is understood that the intention of the rule is to enable road widening in the future to accommodate public rapid transit. If Council’s intention is to acquire land in the future to facilitate public works then it should use the designation powers available to it.</p> <p>Given the highly developed nature of these existing corridors with lengthy sections of commercial property built to the road boundary, it is unclear how any corridor-long road widening will occur without major land acquisition and demolition.</p> <p>[Please see attachment]</p>	Seek Amendment
Otautahi Community Housing Trust/877.13	Kāinga Ora/ #FS2082.1309	Seek Amendment	<p>Delete the Key Transport Corridors – City Spine Qualifying Matter and all associated provisions.</p> <p>OCHT oppose the ‘City Spine’ being a qualifying matter as the s32 assessment lacks a strong evidence based for the scale of setback as a qualifying matter.</p> <p>The roads covered by this matter are not State Highways and therefore are not considered ‘nationally significant infrastructure’.</p> <p>The associated rules require buildings and outdoor living spaces to be set back from spine road corridors in both residential and commercial zones. In commercial zones there is a direct conflict in urban design outcomes (and rules) where the Key Pedestrian Frontage rules require buildings to be built up to the road boundary in order to deliver good urban design outcomes and facilitates a continuous street edge (often with veranda cover for pedestrians). The proposed spine corridor QM is directly counter to the delivery of good quality ‘main street’ retail environments.</p>	Seek Amendment

			<p>It is understood that the intention of the rule isto enable road widening in the future to accommodate public rapid transit. IfCouncil’s intention is to acquire land in the future to facilitate public worksthen it should use the designation powers available to it.</p> <p>Given the highly developed nature of these existing corridors with lengthy sections of commercial property built to the road boundary, it is unclear how anycorridor-long road widening will occur without major land acquisition anddemolition.</p> <p>[Please see attachment]</p>	
Transpower New Zealand Limited / #878.6		Support	Retain the introductory text in 6.1A.1 as notified.	
Cathedral City Development Ltd / #880.2		Oppose	Delete the notified PC14 LPTA QM and all related provisions.	
Cathedral City Development Ltd /880.2	Chapman Tripp/ #FS2063.178	Oppose	Delete the notified PC14 LPTA QM and all related provisions. The LPTA QM is opposed, as contrary to the intent and purpose of the Enabling Act and National Policy Statement – Urban Development 2020. It will frustrate the overall intent and purpose of the legislation and NPS-UD to facilitate the deliver of increased housing supply and quality urban environments, by substantially restricting the opportunities for intensification.	Support
Cathedral City Development Ltd /880.2	Chapman Tripp/ #FS2064.172	Oppose	Delete the notified PC14 LPTA QM and all related provisions. The LPTA QM is opposed, as contrary to the intent and purpose of the Enabling Act and National Policy Statement – Urban Development 2020. It will frustrate the overall intent and purpose of the legislation and NPS-UD to facilitate the deliver of increased housing supply and quality urban environments, by substantially restricting the opportunities for intensification.	Support
Troy Lange/ #884.5		Oppose	Delete the LPTA QM, in particular as it applies to areas in north west Christchurch	
Troy Lange/884.5	Equus Trust/ #FS2107.2	Oppose	<p>Delete the LPTA QM, in particular as it applies to areas in north west Christchurch</p> <p>A further QM relates to areas with low public transport accessibility where the Residential Suburban Zone, Residential Banks Peninsula and Residential Hills Zone and their current standards in the District Plan continue to apply. This limits the application of the Medium Density Residential Zone (and the MDRS standards) to residential areas with the following spatial characteristics:</p> <ul style="list-style-type: none"> • Residential areas within 800m walk from five High Frequency (Core) Routes • • Residential areas within 800m walk from additional bus routes with significant potential to connect employment centres together • Residential areas more than 200m from High Density Residential Zones and the application of Policy 3 in relation to centres, snapping to the nearest city block • Areas zoned Residential Suburban Density Transition Zone, Residential New Neighbourhoods (RNNZ) and Residential Medium Density2 <p>Based on the PPC14 planning maps, parts of the operative NNZ have been rezoned Future Urban Zone. The MDRS do not apply to the FUZ which retains the operative NNZ standards. These require a minimum net residential density of 15 hh/ha, and minimum lot size 300m2 , except that up to 20% can be between 180-299m2 in area. The justification for the Low Public Transport Accessibility Qualifying Matter (LPTA QM) is summarized as below:</p> <p>This qualifying matter will provide for a level of intensification within the qualifying matter area consistent with the level of existing and likely future accessibility to employment, education and community services in these areas and promote an integrated and more efficient and effective approach to the provision of public transport and three waters network infrastructure focussed on areas most suited to enable intensification close to centres and areas with relatively strong demand. It will support well-functioning urban environments reductions in greenhouse gas emissions and support resilience to climate change effects without significantly impacting on housing affordability and competitive land and development markets.</p> <p>It aligns the location of medium density development with existing and committed structural investments and cross organisational planning for the provision of public transport in Greater Christchurch, including as set out in the Greater Christchurch Public Transport Combined Business Case 2020 (the PT Combined Business Case). 4 Enabling urban including residential development of land within the 50-55 dBA Ldn airport noise contour will provide increased opportunity (additional local population and potential patronage) for improved PT between the central city and the CIAL, a major economic hub.</p>	Support
Troy Lange/ #884.6		Seek Amendment	Amend the Airport Noise Qualifying Matter to only apply to areas within the 55 dBA Ldn CIAL airport noise contour.	
Troy Lange/884.6	Christchurch International Airport Limited/ #FS2052.91	Seek Amendment	Amend the Airport Noise Qualifying Matter to only apply to areas within the 55 dBA Ldn CIAL airport noise contour. Applying this QM based on the 50 rather than the 55 dBA Ldn airport noise contour is unnecessarily conservative and out of step with the relevant NZ noise standards (NZS 6802) and international best practice which applies the 55 dBA Ldn noise contour. It results in development restrictions which are not justified on reverse sensitivity grounds.	Oppose

Troy Lange/884.6	Christchurch International Airport Limited/ #FS2052.112	Seek Amendment	Amend the Airport Noise Qualifying Matter to only apply to areas within the 55 dBA Ldn CIAL airport noise contour. Applying this QM based on the 50 rather than the 55 dBA Ldn airport noise contour is unnecessarily conservative and out of step with the relevant NZ noise standards (NZS 6802) and international best practice which applies the 55 dBA Ldn noise contour. It results in development restrictions which are not justified on reverse sensitivity grounds.	Oppose
Troy Lange/884.6	Equus Trust/ #FS2107.1	Seek Amendment	Amend the Airport Noise Qualifying Matter to only apply to areas within the 55 dBA Ldn CIAL airport noise contour. Applying this QM based on the 50 rather than the 55 dBA Ldn airport noise contour is unnecessarily conservative and out of step with the relevant NZ noise standards (NZS 6802) and international best practice which applies the 55 dBA Ldn noise contour. It results in development restrictions which are not justified on reverse sensitivity grounds.	Support
Peter Dyhrberg/ #885.6		Support	[Retain Residential Heritage Areas and Heritage Area Interface]	
Peter Dyhrberg/885.6	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.23	Support	[Retain Residential Heritage Areas and Heritage Area Interface]	Support
Helen Broughton/ #886.1		Seek Amendment	Supports the Riccarton Bush Interface Area as a qualifying matter, but considers a greater area should be included.	
Helen Broughton/886.1	Christchurch International Airport Limited/ #FS2052.271	Seek Amendment	<p>Supports the Riccarton Bush Interface Area as a qualifying matter, but considers a greater area should be included.</p> <p>I support Riccarton House and Bush being a qualifying matter, but consider a greater area needs to be included for the following reasons:.</p> <p>1 The WSP report commissioned by the Council mapped out a larger area. The south side of Rata street between Rata and Rimu Street was included as was Kahu Road opposite the entrance to Riccarton House. It was a council planning decision to make this area medium density with a height limit of two storeys. This is a compromise, but I advocate strongly that this area remain suburban density. There is no clear reason to set aside the WSP mapping.</p> <p>2 Recognition needs to be given to the Kauri Cluster which could be included within the qualifying matter of Riccarton House and Bush. In 2007/2008 the area was turned into a precinct by narrowing of carriageway, grassberms widened, street thresholds introduced or upgraded, native trees planted in accordance with the street names- Rata trees for Rata Street, Rimu trees for Rimu street etc</p> <p>3 Medium density will mean that there will only be a 1.5 metre separation between the fence line and a house -taking away the current front gardens and the likely removal of roadside reserve trees as the developer has the ability to determine where a driveway is placed. If roadside reserve trees need to come down, Council cannot stop their removal but can insist on replacement trees- usually young saplings.</p> <p>4 Riccarton House and Bush/ Putaringamotu is a unique NZ heritage site that we have probably taken for granted. Riccarton Bush is of national significance and Riccarton House and Cottage are defined as Highly Significant. Maori were in the area before the arrival of the Deans family. The appropriate surrounding environment for such a significant heritage site is suburban density. WSP have provided drawings of medium density and high density zoning which demonstrate how the environs and this significant heritage site could be undermined. The significance of this site will only increase in future years and it is imperative Council does not impose higher buildings around this site.</p> <p>5 There is a larger area around Riccarton House and Bush that the Riccarton Bush /Kilmarnock Residents' Association requests retain suburban density. I fully support this submission</p>	Support
Helen Broughton/886.1	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.24	Seek Amendment	<p>Supports the Riccarton Bush Interface Area as a qualifying matter, but considers a greater area should be included.</p> <p>I support Riccarton House and Bush being a qualifying matter, but consider a greater area needs to be included for the following reasons:.</p> <p>1 The WSP report commissioned by the Council mapped out a larger area. The south side of Rata street between Rata and Rimu Street was included as was Kahu Road opposite the entrance to Riccarton House. It was a council planning decision to make this area medium density with a height limit of two storeys. This is a compromise, but I advocate strongly that this area remain suburban density. There is no clear reason to set aside the WSP mapping.</p> <p>2 Recognition needs to be given to the Kauri Cluster which could be included within the qualifying matter of Riccarton House and Bush. In 2007/2008 the area was turned into a precinct by narrowing of carriageway, grassberms widened, street thresholds introduced or upgraded, native trees planted in accordance with the street names- Rata trees for Rata Street, Rimu trees for Rimu street etc</p>	Support

			<p>3 Medium density will mean that there will only be a 1.5 metre separation between the fenceline and a house -taking away the current front gardens and the likely removal of roadside reserve trees as the developer has the ability to determine where a driveway is placed. If roadside reserve trees need to come down, Council cannot stop their removal but can insist on replacement trees- usually young saplings.</p> <p>4 Riccarton House and Bush/ Putaringamotu is a unique NZ heritage site that we have probably taken for granted. Riccarton Bush is of national significance and Riccarton House and Cottage are defined as Highly Significant. Maori were in the area before the arrival of the Deans family. The appropriate surrounding environment for such a significant heritage site is suburban density. WSP have provided drawings of medium density and high density zoning which demonstrate how the environs and this significant heritage site could be undermined. The significance of this site will only increase in future years and it is imperative Council does not impose higher buildings around this site.</p> <p>5 There is a larger area around Riccarton House and Bush that the Riccarton Bush /Kilmarnock Residents' Association requests retain suburban density. I fully support this submission</p>	
Helen Broughton/886.1	Kāinga Ora/ #FS2082.819	Seek Amendment	<p>Supports the Riccarton Bush Interface Area as a qualifying matter, but considers a greater area should be included.</p> <p>I support Riccarton House and Bush being a qualifying matter, but consider a greater area needs to be included for the following reasons:</p> <p>1 The WSP report commissioned by the Council mapped out a larger area. The south side of Rata street between Rata and Rimu Street was included as was Kahu Road opposite the entrance to Riccarton House. It was a council planning decision to make this area medium density with a height limit of two storeys. This is a compromise, but I advocate strongly that this area remain suburban density. There is no clear reason to set aside the WSP mapping.</p> <p>2 Recognition needs to be given to the Kauri Cluster which could be included within the qualifying matter of Riccarton House and Bush. In 2007/2008 the area was turned into a precinct by narrowing of carriageway, grassberms widened, street thresholds introduced or upgraded, native trees planted in accordance with the street names- Rata trees for Rata Street, Rimu trees for Rimu street etc</p> <p>3 Medium density will mean that there will only be a 1.5 metre separation between the fenceline and a house -taking away the current front gardens and the likely removal of roadside reserve trees as the developer has the ability to determine where a driveway is placed. If roadside reserve trees need to come down, Council cannot stop their removal but can insist on replacement trees- usually young saplings.</p> <p>4 Riccarton House and Bush/ Putaringamotu is a unique NZ heritage site that we have probably taken for granted. Riccarton Bush is of national significance and Riccarton House and Cottage are defined as Highly Significant. Maori were in the area before the arrival of the Deans family. The appropriate surrounding environment for such a significant heritage site is suburban density. WSP have provided drawings of medium density and high density zoning which demonstrate how the environs and this significant heritage site could be undermined. The significance of this site will only increase in future years and it is imperative Council does not impose higher buildings around this site.</p> <p>5 There is a larger area around Riccarton House and Bush that the Riccarton Bush /Kilmarnock Residents' Association requests retain suburban density. I fully support this submission</p>	Oppose
Helen Broughton/886.1	The Riccarton Bush Trust/ #FS2085.40	Seek Amendment	<p>Supports the Riccarton Bush Interface Area as a qualifying matter, but considers a greater area should be included.</p> <p>I support Riccarton House and Bush being a qualifying matter, but consider a greater area needs to be included for the following reasons:</p> <p>1 The WSP report commissioned by the Council mapped out a larger area. The south side of Rata street between Rata and Rimu Street was included as was Kahu Road opposite the entrance to Riccarton House. It was a council planning decision to make this area medium density with a height limit of two storeys. This is a compromise, but I advocate strongly that this area remain suburban density. There is no clear reason to set aside the WSP mapping.</p> <p>2 Recognition needs to be given to the Kauri Cluster which could be included within the qualifying matter of Riccarton House and Bush. In 2007/2008 the area was turned into a precinct by narrowing of carriageway, grassberms widened, street thresholds introduced or upgraded, native trees planted in accordance with the street names- Rata trees for Rata Street, Rimu trees for Rimu street etc</p> <p>3 Medium density will mean that there will only be a 1.5 metre separation between the fenceline and a house -taking away the current front gardens and the likely removal of roadside reserve trees as the developer has the ability to determine where a driveway is placed. If roadside reserve trees need to come down, Council cannot stop their removal but can insist on replacement trees- usually young saplings.</p> <p>4 Riccarton House and Bush/ Putaringamotu is a unique NZ heritage site that we have probably taken for granted. Riccarton Bush is of national significance and Riccarton House and Cottage are defined as Highly Significant. Maori were in the area before the arrival of the Deans family. The</p>	Support

			<p>appropriate surrounding environment for such a significant heritage site is suburban density.. WSP have provided drawings of medium density and high density zoning which demonstrate how the environs and this significant heritage site could be undermined. The significance of this site will only increase in future years and it is imperative Council does not impose higher buildings around this site.</p> <p>5 There is a larger area around Riccarton House and Bush that the Riccarton Bush /Kilmarnock Residents' Association requests retain suburban density. I fully support this submission</p>	
Jane Harrow/ #887.4		Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to only apply to areas within the 55 dBA Ldn airport noise contour , such a contour to be based on a maximum 30 year assessment period having regard to matters such as future growth projections, predicted flight paths and expected fleet mix. The contour should be based on an assessment of the annual average noise, as opposed to the current contour which is based on the 3 busiest months of commercial aircraft movements.</p>	
Jane Harrow/887.4	Sarah Harrow/ #FS2017.30	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to only apply to areas within the 55 dBA Ldn airport noise contour , such a contour to be based on a maximum 30 year assessment period having regard to matters such as future growth projections, predicted flight paths and expected fleet mix. The contour should be based on an assessment of the annual average noise, as opposed to the current contour which is based on the 3 busiest months of commercial aircraft movements.</p> <p>Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment.</p> <p><i>[Please see attachment for full reasons given]</i></p>	Support
Jane Harrow/887.4	Miles Premises Ltd/ #FS2050.39	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to only apply to areas within the 55 dBA Ldn airport noise contour , such a contour to be based on a maximum 30 year assessment period having regard to matters such as future growth projections, predicted flight paths and expected fleet mix. The contour should be based on an assessment of the annual average noise, as opposed to the current contour which is based on the 3 busiest months of commercial aircraft movements.</p> <p>Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment.</p> <p><i>[Please see attachment for full reasons given]</i></p>	Seek Amendment
Jane Harrow/887.4	Christchurch International Airport Limited/ #FS2052.104	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to only apply to areas within the 55 dBA Ldn airport noise contour , such a contour to be based on a maximum 30 year assessment period having regard to matters such as future growth projections, predicted flight paths and expected fleet mix. The contour should be based on an assessment of the annual average noise, as opposed to the current contour which is based on the 3 busiest months of commercial aircraft movements.</p> <p>Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment.</p> <p><i>[Please see attachment for full reasons given]</i></p>	Oppose
Jane Harrow/887.4	Troy Lange/ #FS2087.7	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to only apply to areas within the 55 dBA Ldn airport noise contour , such a contour to be based on a maximum 30 year assessment period having regard to matters such as future growth projections, predicted flight paths and expected fleet mix. The contour should be based on an assessment of the annual average noise, as opposed to the current contour which is based on the 3 busiest months of commercial aircraft movements.</p> <p>Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least</p>	Support

			<p>sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment.</p> <p><i>[Please see attachment for full reasons given]</i></p>	
Jane Harrow/887.4	Fiona Aston/ #FS2088.8	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to only apply to areas within the 55 dBA Ldn airport noise contour , such a contour to be based on a maximum 30 year assessment period having regard to matters such as future growth projections, predicted flight paths and expected fleet mix. The contour should be based on an assessment of the annual average noise, as opposed to the current contour which is based on the 3 busiest months of commercial aircraft movements.</p> <p>Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment.</p> <p><i>[Please see attachment for full reasons given]</i></p>	Support
Jane Harrow/887.4	Fiona Aston/ #FS2089.7	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to only apply to areas within the 55 dBA Ldn airport noise contour , such a contour to be based on a maximum 30 year assessment period having regard to matters such as future growth projections, predicted flight paths and expected fleet mix. The contour should be based on an assessment of the annual average noise, as opposed to the current contour which is based on the 3 busiest months of commercial aircraft movements.</p> <p>Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment.</p> <p><i>[Please see attachment for full reasons given]</i></p>	Support
Jane Harrow/ #887.5		Seek Amendment	<p>Delete the LPTA QM, in particular as it applies to areas in north west Christchurch.</p>	
Jane Harrow/887.5	Sarah Harrow/ #FS2017.31	Seek Amendment	<p>Delete the LPTA QM, in particular as it applies to areas in north west Christchurch.</p> <p>Enabling urban including residential development of land within the 50-55 dBA Ldn airport noise contour will provide increased opportunity (additional local population and potential patronage) for improved PT between the central city and the CIAL, a major economic hub.</p> <p><i>[Please refer to attachment for full reasons given]</i></p>	Support
Jane Harrow/887.5	Troy Lange/ #FS2087.8	Seek Amendment	<p>Delete the LPTA QM, in particular as it applies to areas in north west Christchurch.</p> <p>Enabling urban including residential development of land within the 50-55 dBA Ldn airport noise contour will provide increased opportunity (additional local population and potential patronage) for improved PT between the central city and the CIAL, a major economic hub.</p> <p><i>[Please refer to attachment for full reasons given]</i></p>	Support
Jane Harrow/887.5	Fiona Aston/ #FS2088.9	Seek Amendment	<p>Delete the LPTA QM, in particular as it applies to areas in north west Christchurch.</p> <p>Enabling urban including residential development of land within the 50-55 dBA Ldn airport noise contour will provide increased opportunity (additional local population and potential patronage) for improved PT between the central city and the CIAL, a major economic hub.</p>	Support

			[Please refer to attachment for full reasons given]	
Evelyn Lalahi/ #897.1		Seek Amendment	[Modify recession planes to ensure sufficient sunlight and passive heating for neighbouring properties when 2-3 storeys developed next door] Many of those affected are senior citizens and young families.	
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.3		Not Stated	[Suggested new Qualifying Matter]: [That Council consider whether] the effects of the major earthquake sequence suffered byChristchurch in 2010-11 should be regarded a qualifying matter for the whole city. In the event that earthquake susceptibility of the wholecity is not accepted as a qualifying matter, the Board considers that at least the mostsusceptible TC3 land should be a qualifying matter	
Waipuna Halswell-Hornby-Riccarton Community Board/902.3	Chapman Tripp/ #FS2063.181	Not Stated	[Suggested new Qualifying Matter]: [That Council consider whether] the effects of the major earthquake sequence suffered byChristchurch in 2010-11 should be regarded a qualifying matter for the whole city. In the event that earthquake susceptibility of the wholecity is not accepted as a qualifying matter, the Board considers that at least the mostsusceptible TC3 land should be a qualifying matter Residents of Christchurch are understandably concerned about increased height ofbuildings proposed by the intensification not only because of the actual earthquake risksof taller buildings, but also the psychological effects of these buildings on residents who have beentraumatised by the earthquake experience. The Board is aware that has been no geotechnical assessment or report undertaken as part of the Plan, but believes stronglythat the city's proven ongoing earthquake susceptibility should be accepted as a qualifyingmatter and that the whole of Christchurch should not be subject to the proposedintensification requirements. See the video at https://af8.org.nz/af8-scenario re AlpineFault risk. The Board stresses that if this is accepted it will not prevent intensification in the city but willchange the focus to building taller buildings in parts of the city where they are acceptableto residents and providing the Council with more discretion about the type of intensificationthat is appropriate for Christchurch.	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/902.3	Chapman Tripp/ #FS2064.175	Not Stated	[Suggested new Qualifying Matter]: [That Council consider whether] the effects of the major earthquake sequence suffered byChristchurch in 2010-11 should be regarded a qualifying matter for the whole city. In the event that earthquake susceptibility of the wholecity is not accepted as a qualifying matter, the Board considers that at least the mostsusceptible TC3 land should be a qualifying matter Residents of Christchurch are understandably concerned about increased height ofbuildings proposed by the intensification not only because of the actual earthquake risksof taller buildings, but also the psychological effects of these buildings on residents who have beentraumatised by the earthquake experience. The Board is aware that has been no geotechnical assessment or report undertaken as part of the Plan, but believes stronglythat the city's proven ongoing earthquake susceptibility should be accepted as a qualifyingmatter and that the whole of Christchurch should not be subject to the proposedintensification requirements. See the video at https://af8.org.nz/af8-scenario re AlpineFault risk. The Board stresses that if this is accepted it will not prevent intensification in the city but willchange the focus to building taller buildings in parts of the city where they are acceptableto residents and providing the Council with more discretion about the type of intensificationthat is appropriate for Christchurch.	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/902.3	Kāinga Ora/ #FS2082.1265	Not Stated	[Suggested new Qualifying Matter]: [That Council consider whether] the effects of the major earthquake sequence suffered byChristchurch in 2010-11 should be regarded a qualifying matter for the whole city. In the event that earthquake susceptibility of the wholecity is not accepted as a qualifying matter, the Board considers that at least the mostsusceptible TC3 land should be a qualifying matter Residents of Christchurch are understandably concerned about increased height ofbuildings proposed by the intensification not only because of the actual earthquake risksof taller buildings, but also the psychological effects of these buildings on residents who have beentraumatised by the earthquake	Oppose

			<p>experience. The Board is aware that has been nogeotechnical assessment or report undertaken as part of the Plan, but believes stronglythat the city’s proven ongoing earthquake susceptibility should be accepted as a qualifyingmatter and that the whole of Christchurch should not be subject to the proposedintensification requirements. See the video at https://af8.org.nz/af8-scenario re AlpineFault risk.</p> <p>The Board stresses that if this is accepted it will not prevent intensification in the city but willchange the focus to building taller buildings in parts of the city where they are acceptableto residents and providing the Council with more discretion about the type of intensificationthat is appropriate for Christchurch.</p>	
Waipuna Halswell-Hornby-Riccarton Community Board/#902.7		Seek Amendment	[That the threshold for qualifyingmatters be lowered to enable] recognition of a range of other matters that render areas of the city unsuitable for the typeof intensification proposed. These matters include land stability and the height of the watertable in some areas, as well as the capacity of infrastructure such as roading to cope withadditional development.	
Waipuna Halswell-Hornby-Riccarton Community Board/902.7	Kāinga Ora/#FS2082.1269	Seek Amendment	<p>[That the threshold for qualifyingmatters be lowered to enable] recognition of a range of other matters that render areas of the city unsuitable for the typeof intensification proposed. These matters include land stability and the height of the watertable in some areas, as well as the capacity of infrastructure such as roading to cope withadditional development.</p> <p>The Board notes that strong evidence is requiredfor something to be a Qualifying Matter and considers that the threshold for qualifyingmatters is too high with the criteria including: matters of national importance, nationallysignificant infrastructure, heritage and public open space and ‘other matters’, requiring significant evidence, including site-by-site evaluation and full consideration of what housingor business capacity is likely to be lost by stopping or limiting more homes from being builtand an options analysis for how higher densities can still be achieved.</p> <p>The Board supports the Qualifying matters proposed in the Plan but does not consider thatthe categories are sufficient to represent many areas of the city that ought to be exemptfrom the intensification proposals in the Plan. The Board considers that there needs to berecognition of a range of other matters that render areas of the city unsuitable for the typeof intensification proposed. These matters include land stability and the height of the watertable in some areas, as well as the capacity of infrastructure such as roading to cope withadditional development particularly in areas of already rapid growth. In Halswell there isevidence that roads are already struggling to cope with the traffic generated by the growth.The Board notes that the removal of the requirement for developments to provide on-siteparking is already causing parking and traffic issues. There are vehicles having to be parkedon pavements and illegally in suburban streets; this is likely to become much more severewith the proposed allowable intensification.</p>	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/#902.20		Seek Amendment	[That] an additional “qualifying matter” [is] introduced [requiring] significant distance between Town Centres.	
Waipuna Halswell-Hornby-Riccarton Community Board/902.20	Kāinga Ora/#FS2082.1282	Seek Amendment	<p>[That] an additional “qualifying matter” [is] introduced [requiring] significant distance between Town Centres.</p> <p>The Board believes high- density residential development in areas such as Riccarton andHornby will detract from intensification in the Central City and Council's aim for a vibrantcentral city. High rise developments in Riccarton, Hornby, Papanui willundermine this objective. It is critical that the central city is considered a priority.</p> <p>Riccarton is particularly affected, having two Commercial Centres close together- Westfieldand Bush Inn Centre. It is very unusual to have a large Town Centre close to the Central City -added to this is the fact the Bush Inn Centre is very close to Westfield. In fact, if theintensification was to go ahead as planned much of Riccarton would be zoned for up to sixstories. The Board doubts that this was intended or foreseen by the parliamentarians passingthe legislation. To avoid this situation an additional “qualifying matter” could be introducedthat there needs to be significant distance between Town Centres.The Board will access technical evidence before the hearing.</p>	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/#902.25		Support	[RetainResidential Industrial Interface Qualifying Matter]: [That] there is a strongconstraint on residential height and a wide buffer provided between residentialareas and any industrial development.	
Waipuna Halswell-Hornby-Riccarton Community Board/902.25	Kāinga Ora/#FS2082.1287	Support	[RetainResidential Industrial Interface Qualifying Matter]: [That] there is a strongconstraint on residential height and a wide buffer provided between residentialareas and any industrial development. Therehave been difficulties in the past between Ravensdown and local residentsregarding the company’s activities including discharges, traffic movements andnoise. The Board is aware that Ravensdown will be making its ownsubmission on the plan and fully supports its request. The Board suggests thereis a strong constraint on residential height and a wide buffer provided betweenresidential areas and any industrial development. There may be other housingareas close to Industrial plants where there should also be a constraint onresidential height and a wide buffer provided.	Oppose
Geoff Banks/ #918.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Geoff Banks/918.6	Rachel Sanders/#FS2074.105	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate	Oppose

			<p>future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	
Geoff Banks/918.6	Rachel Sanders/ #FS2098.114	Oppose	<p>[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Seek Amendment
Geoff Banks/ #918.9		Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council maintain this qualifying matter.	
Dylan Lange/ #1049.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Dylan Lange/1049.6	Rachel Sanders/ #FS2074.8	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Dylan Lange/1049.6	Rachel Sanders/ #FS2098.17	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Dylan Lange/ #1049.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Christian Jordan/ #1086.3		Seek Amendment	Seeks new qualifying matter requiring an assessment of the heritage value for any pre 1940 building intended for demolition.	
Christian Jordan/1086.3	Kainga Ora - Homes and Communities/ #FS2099.6	Seek Amendment	<p>Seeks new qualifying matter requiring an assessment of the heritage value for any pre 1940 building intended for demolition.</p> <p>The qualifying matter should require options for retention and reuse of any pre 1940 building (either in situ or via relocation within the site or immediate local area) to be considered prior to granting demolition consent. Consent for demolition should only be granted if the building does not contribute to the character of the area. This should apply across the entire city and not just in Heritage areas.</p> <p>Heritage tells the story of our past. It is also a gift from past generations to our future. Memories of place are important for a sense of belonging and community. Actively discouraging developers who do not value heritage buildings by requiring them to do additional assessment before demolition consent is granted (irrespective of a buildings heritage status), will create opportunities for other buyers to develop and restore these buildings in a way that respects their heritage values. Often it is only a marginal decision whether a building can be saved or demolished and encouraging development of later (and now often dilapidated) 'tract' or 'housing company' 1950s and 60s homes sitting on large sites but still within close proximity of suburban centres is a better outcome for the city.</p> <p>High quality houses with heritage value often sit on slightly larger sections which in a rapidly rising market through late 2020 to early 2022, led to decisions to demolish being made purely on the economics at that moment in time, rather than on the long view of the intrinsic value that a heritage building may have.</p>	Oppose

			<p>As these are irreversible losses, and the value of workmanship on these buildings generally well exceeds the current market value of the improvements, real care is needed to ensure potential value for future generations is not being discarded on the basis artificial economics. Artificially constraining zonings outside areas of pre 1940 homes while liberalising zoning in areas containing significant numbers of pre 1940 homes, creates artificial economic rationale for heritage demolition.</p> <p>The solutions for the city should also be read in context of my submission on PC14.</p>	
Christian Jordan/1086.3	Kainga Ora - Homes and Communities/ #FS2099.7	Seek Amendment	<p>Seeks new qualifying matter requiring an assessment of the heritage value for any pre 1940 building intended for demolition.</p> <p>The qualifying matter should require options for retention and reuse of any pre 1940 building (either in situ or via relocation within the site or immediate local area) to be considered prior to granting demolition consent. Consent for demolition should only be granted if the building does not contribute to the character of the area. This should apply across the entire city and not just in Heritage areas.</p> <p>Heritage tells the story of our past. It is also a gift from past generations to our future. Memories of place are important for a sense of belonging and community. Actively discouraging developers who do not value heritage buildings by requiring them to do additional assessment before demolition consent is granted (irrespective of a buildings heritage status), will create opportunities for other buyers to develop and restore these buildings in a way that respects their heritage values.</p> <p>Often it is only a marginal decision whether a building can be saved or demolished and encouraging development of later (and now often dilapidated) 'tract' or 'housing company' 1950s and 60s homes sitting on large sites but still within close proximity of suburban centres is a better outcome for the city.</p> <p>High quality houses with heritage value often sit on slightly larger sections which in a rapidly rising market through late 2020 to early 2022, led to decisions to demolish being made purely on the economics at that moment in time, rather than on the long view of the intrinsic value that a heritage building may have.</p> <p>As these are irreversible losses, and the value of workmanship on these buildings generally well exceeds the current market value of the improvements, real care is needed to ensure potential value for future generations is not being discarded on the basis artificial economics. Artificially constraining zonings outside areas of pre 1940 homes while liberalising zoning in areas containing significant numbers of pre 1940 homes, creates artificial economic rationale for heritage demolition.</p> <p>The solutions for the city should also be read in context of my submission on PC14.</p>	Oppose
Jim and Janeen Nolan/ #2079.3		Oppose	Opposes application of qualifying matter for walking distances to public transport being the measures of as to whether the area is RS or MDRS.	
Jim and Janeen Nolan/2079.3	Brighton Observatory of Environment and Economics/ #FS2092.29	Oppose	Opposes application of qualifying matter for walking distances to public transport being the measures of as to whether the area is RS or MDRS. As per plan 14 there are vast areas of so called walkable distance to public transport however the very vast majority of these citizens are not and will not be catching a bus.	Support
Elliot Sinclair / #2108.4		Seek Amendment	Seeks amendment to provisions of the Residential Hills zone and cultural significance Qualifying Matter to allow for more variety in housing type, if not increased density.	
Elliot Sinclair /2108.4	Rachel Sanders/ #FS2110.3	Seek Amendment	Seeks amendment to provisions of the Residential Hills zone and cultural significance Qualifying Matter to allow for more variety in housing type, if not increased density. The submitter supports the zoning proposed under PC14 for 22 Red Rock Lane which to be Residential Hills ("RH") however, requests amendment of the RH zone to incorporate amended rules that would provide for some additional housing by inserting "Multi-unit" provisions into the RH zone, consistent with how they are applied elsewhere in the District. This would enable additional housing that is subject to a simpler resource consent process than would be currently provided for, that matches the appropriate built form standards and existing character of the RH zone. This is on the basis that intensification (additional housing) could be appropriate where a landowner is able to satisfactorily address the cultural significance qualifying	Oppose

			matter overlay. The submitter understands the cultural significance qualifying matter overlay will replicate and adopts the existing district plan provisions for the existing Ngā Tūranga Tūpuna. This is shown in Figure 2. This currently relates to earthwork activities on the Port Hills, which allow cultural input into the resource consent applications where earthworks are proposed. The site is not in an existing silent file area.	
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General Rules and Procedures > Outdoor Lighting

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Lendlease Limited/ #855.20		Support	Retain Chapter 6.3 as notified.	

General Rules and Procedures > Scheduled Activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) / #212.5		Support	Retain as notified (Entire Sub-Chapter 6.5)	

General Rules and Procedures > Scheduled Activities > Rules > Rules - Built form standards > Building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Luke Baker-Garters/ #344.8		Oppose	Removal of all central city maximum building height overlays.	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.26		Seek Amendment	[Amend Standard column] - Increase the maximum heights in clause 6.5.4.2.1 to match the surrounding zone.	
Canterbury / Westland Branch of Architectural Designers NZ/685.26	Anne Dingwall/ #FS2037.1130	Seek Amendment	[Amend Standard column] - Increase the maximum heights in clause 6.5.4.2.1 to match the surrounding zone. The maximum height of buildings... is generally less than that of the surrounding zone. This will result in buildings that are out of scale in the surrounding neighbourhood.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.26	Kāinga Ora/ #FS2082.370	Seek Amendment	[Amend Standard column] - Increase the maximum heights in clause 6.5.4.2.1 to match the surrounding zone. The maximum height of buildings... is generally less than that of the surrounding zone. This will result in buildings that are out of scale in the surrounding neighbourhood.	Oppose
Mitchell Coll/ #720.4		Seek Amendment	Seeks that the maximum building heights for scheduled activities in clause 6.5.4.2.1 be consistent with surrounding zones.	
New Zealand Institute of Architects Canterbury Branch/ #762.14		Seek Amendment	[T]hat building heights of community-based facilities should be able to be constructed to at least the same height and restrictions as the immediate surround building zoning [submitter refers to building heights standards in Medium Residential Density Zones per 14.5.2.3 a.i.a]	
New Zealand Institute of Architects Canterbury Branch/762.14	Anne Dingwall/ #FS2037.779	Seek Amendment	[T]hat building heights of community-based facilities should be able to be constructed to at least the same height and restrictions as the immediate surround building zoning [submitter refers to building heights standards in Medium Residential Density Zones per 14.5.2.3 a.i.a] [T]hat building heights of community-based facilities should be able to be constructed to at least the same height and restrictions as the immediate surround building zoning [submitter refers to building heights standards in Medium Residential Density Zones per 14.5.2.3 a.i.a]	Support
Ian Cumberpatch Architects Ltd/ #2076.5		Seek Amendment	Increase the maximum heights in clause 6.5.4.2.1 to match the surrounding zone	
Ian Cumberpatch Architects Ltd/2076.5	Kainga Ora - Homes and Communities/ #FS2099.12	Seek Amendment	Increase the maximum heights in clause 6.5.4.2.1 to match the surrounding zone The maximum height of buildings community based activities is generally less than that of the surrounding zone. This will result in buildings that are out of scale in the surrounding neighbourhood.	Support
Ian Cumberpatch Architects Ltd/2076.5	Kainga Ora - Homes and Communities/ #FS2099.17	Seek Amendment	Increase the maximum heights in clause 6.5.4.2.1 to match the surrounding zone The maximum height of buildings community based activities is generally less than that of the surrounding zone. This will result in buildings that are out of scale in the surrounding neighbourhood.	Oppose

General Rules and Procedures > Water Body Setbacks > Rules - Activity status tables - City and Settlement Water Body Setbacks

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Brian Gillman/ #196.2		Support	Retain waterbody setbacks [provisions] as a qualifying matter	
Kāinga Ora – Homes and Communities / #834.31		Seek Amendment	6.6.4 City and Settlement Water Body Setbacks 6.6.4.1-6.6.4.4 Activities within waterbody setbacks Remove ‘Environmental Asset Waterways’ and ‘Network Waterways’ as a qualifying matter, unless a site by site assessment has been undertaken that demonstrates why development that is otherwise permitted under MDRS is inappropriate.	
Kāinga Ora – Homes and Communities /834.31	Catholic Diocese of Christchurch/ #FS2044.25	Seek Amendment	6.6.4 City and Settlement Water Body Setbacks 6.6.4.1-6.6.4.4 Activities within waterbody setbacks Remove ‘Environmental Asset Waterways’ and ‘Network Waterways’ as a qualifying matter, unless a site by site assessment has been undertaken that demonstrates why development that is otherwise permitted under MDRS is inappropriate. Section 6 seeks the preservation of rivers and their margins and their protection from inappropriate subdivision, use and development. Similarly, Section 6 also recognises and provides for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga. Kāinga Ora is supportive of these Section 6 matters being identified as a qualifying matter. However, where the identified waterbodies do not meet a Section 6 threshold, such as for ‘Environmental Asset Waterways’ and ‘Network Waterways’ use of waterway setbacks as a qualifying matter, Council needs to demonstrate why development that is otherwise permitted under MDRS is inappropriate, for every specific waterway (and adjacent site) where a qualifying matter is proposed. The existing provisions in Chapter 6.6 of the District Plan are sufficient.	Support
Kāinga Ora – Homes and Communities /834.31	Carter Group Limited/ #FS2045.24	Seek Amendment	6.6.4 City and Settlement Water Body Setbacks 6.6.4.1-6.6.4.4 Activities within waterbody setbacks Remove ‘Environmental Asset Waterways’ and ‘Network Waterways’ as a qualifying matter, unless a site by site assessment has been undertaken that demonstrates why development that is otherwise permitted under MDRS is inappropriate. Section 6 seeks the preservation of rivers and their margins and their protection from inappropriate subdivision, use and development. Similarly, Section 6 also recognises and provides for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga. Kāinga Ora is supportive of these Section 6 matters being identified as a qualifying matter. However, where the identified waterbodies do not meet a Section 6 threshold, such as for ‘Environmental Asset Waterways’ and ‘Network Waterways’ use of waterway setbacks as a qualifying matter, Council needs to demonstrate why development that is otherwise permitted under MDRS is inappropriate, for every specific waterway (and adjacent site) where a qualifying matter is proposed. The existing provisions in Chapter 6.6 of the District Plan are sufficient.	Support
Kāinga Ora – Homes and Communities /834.31	LMM Investments 2012 Limited/ #FS2049.16	Seek Amendment	6.6.4 City and Settlement Water Body Setbacks 6.6.4.1-6.6.4.4 Activities within waterbody setbacks Remove ‘Environmental Asset Waterways’ and ‘Network Waterways’ as a qualifying matter, unless a site by site assessment has been undertaken that demonstrates why development that is otherwise permitted under MDRS is inappropriate. Section 6 seeks the preservation of rivers and their margins and their protection from inappropriate subdivision, use and development. Similarly, Section 6 also recognises and provides for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga. Kāinga Ora is supportive of these Section 6 matters being identified as a qualifying matter. However, where the identified waterbodies do not meet a Section 6 threshold, such as for ‘Environmental Asset Waterways’ and ‘Network Waterways’ use of waterway setbacks as a qualifying matter, Council needs to demonstrate why development that is otherwise permitted under MDRS is inappropriate, for every specific waterway (and adjacent site) where a qualifying matter is proposed. The existing provisions in Chapter 6.6 of the District Plan are sufficient.	Support
Davie Lovell-Smith Ltd / #914.27		Support	Supports the waterbody setbacks, which are not changing as part of PC14.	

General Rules and Procedures > Water Body Setbacks > Rules - Activity status tables - Rural Water Body Setbacks

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Davie Lovell-Smith Ltd / #914.28		Support	Supports the waterbody setbacks, which are not changing as part of PC14.	

General Rules and Procedures > Water Body Setbacks > Rules - Activity status tables - Natural Area Water Body Setbacks

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Davie Lovell-Smith Ltd / #914.29		Support	Supports the waterbody setbacks, which are not changing as part of PC14.	

General Rules and Procedures > Signs

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Lendlease Limited/ #855.21		Seek Amendment		
Cameron Matthews/ #1048.16		Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas, including, but not limited to, [clause] 6.8.5.1(a)(v) [matter of discretion for signs and ancillary support structures].	

General Rules and Procedures > Signs > Rules > Activity status tables > Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Lendlease Limited/ #855.22		Seek Amendment	Amend the table contained in 6.8.4.1.1 to include reference to "Metropolitan Centre"	
Lendlease Limited/855.22	Vaughan Smith/ #FS2090.33	Seek Amendment	Amend the table contained in 6.8.4.1.1 to include reference to "Metropolitan Centre" The submitter seeks that the Hornby Commercial Core is rezoned "Metropolitan Centre Zone". Consequential changes are required to the permitted activities to include reference to "Metropolitan Centre".	Support

General Rules and Procedures > Signs > Rules > Activity status tables > Discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.22		Seek Amendment	[Amend D1 to delete text]: "The following signs in all zones, excluding all Industrial, Specific Purpose Airport, and Commercial zones Commercial zones (except Commercial Banks Peninsula), and other than signs provided for in Rule 6.8.4.1.1 P11 or P15, Rule 6.8.4.1.3 RD2, RD3 or RD5, or Rule 6.8.4.1.5 NC1: ..."	
Christchurch City Council/751.22	Anne Dingwall/ #FS2037.844	Seek Amendment	[Amend D1 to delete text]: "The following signs in all zones, excluding all Industrial, Specific Purpose Airport, and Commercial zones Commercial zones (except Commercial Banks Peninsula), and other than signs provided for in Rule 6.8.4.1.1 P11 or P15, Rule 6.8.4.1.3 RD2, RD3 or RD5, or Rule 6.8.4.1.5 NC1: ..." This notified provision is inconsistent with the operative provision. The extra wording including the proposed changes, should be removed.	Support

General Rules and Procedures > Signs > Rules > Built form standards > Signs attached to buildings

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Lendlease Limited/ #855.23		Seek Amendment	Amend the table contained in 6.8.4.2.4 to include reference to "Metropolitan Centre".	
Lendlease Limited/855.23	Vaughan Smith/ #FS2090.34	Seek Amendment	Amend the table contained in 6.8.4.2.4 to include reference to "Metropolitan Centre". The submitter seeks that the Hornby Commercial Core is rezoned "Metropolitan Centre Zone". Consequential changes are required to the signage standards to include reference to "Metropolitan Centre".	Support

General Rules and Procedures > Signs > Rules > Built form standards > Free-standing signs

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Lendlease Limited/ #855.24		Seek Amendment	Amend the table contained in 6.8.4.2.6 to include reference to "Metropolitan Centre".	
Lendlease Limited/855.24	Vaughan Smith/ #FS2090.35	Seek Amendment	Amend the table contained in 6.8.4.2.6 to include reference to "Metropolitan Centre". The submitter seeks that the Hornby Commercial Core is rezoned "Metropolitan Centre Zone". Consequential changes are required to the signage standards to include reference to "Metropolitan Centre".	Support

General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kelvin Lynn/ #45.4		Seek Amendment	To deal with this [tree canopy loss and climate crisis] we need more rather than fewer trees. Consideration needs to be given to the provision of pocket parks in the HDR areas.	
Kelvin Lynn/45.4	Anne Dingwall/ #FS2037.74	Seek Amendment	To deal with this [tree canopy loss and climate crisis] we need more rather than fewer trees. Consideration needs to be given to the provision of pocket parks in the HDR areas. The proposals for HDR areas will mean that there will be a substantial loss of tree canopy. Trees make places pleasant to live in, cool environments and sequester carbon. The CCC has declared a Climate Crisis. To deal with this we need more rather than fewer trees. Has there been consideration of the provision of pocket parks in the HDR areas?	Support
Ian Tinkler/ #117.4		Support	Clarify how often developers remove existing trees and then apply for new buildings. Clarify methods to ensure that the canopy is maintained after the development of the dwelling. Clarify how will Christchurch residents be assured that the canopy is being grown to offset the lack of canopy by developers?	
Ian Tinkler/117.4	Anne Dingwall/ #FS2037.199	Support	Clarify how often developers remove existing trees and then apply for new buildings. Clarify methods to ensure that the canopy is maintained after the development of the dwelling. Clarify how will Christchurch residents be assured that the canopy is being grown to offset the lack of canopy by developers? The requirement for minimum canopy cover is good, however some matters need to be considered further.	Support
Te Mana Ora/Community and Public Health/ #145.15		Support	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to update tree setbacks to better protect individual trees and to incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other Trees becoming a Qualifying matter.	
Josiah Beach/ #180.6		Support	[F]ully support[s] the proposed tree canopy requirement mechanism	
Josiah Beach/180.6	Anne Dingwall/ #FS2037.234	Support	[F]ully support[s] the proposed tree canopy requirement mechanism I appreciate that the Council is doing everything within its power to limit the storey limits and housing density increases, given the stringent legislation from central government.	Support

			<p>I fully and completely support all the Qualifying Matters proposed by the Council, and am grateful for the proactive and well-considered issues that they deal with.</p> <p>I fully support the proposed tree canopy requirement mechanism.</p>	
Riccarton Bush - Kilmarnock Residents' Association/ #188.20		Seek Amendment	<p>1. [Stronger] Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14.</p> <p>2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.</p>	
Riccarton Bush - Kilmarnock Residents' Association/188.20	Anne Dingwall/ #FS2037.257	Seek Amendment	<p>1. [Stronger] Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14.</p> <p>2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.</p> <p>We support stronger measures to increase tree canopy cover in Christchurch. There is no dispute about the critical environmental and social benefits of retaining and growing canopy cover particularly in Christchurch which has the lowest of any major metropolitan area in the country.</p> <p>However, we note no provision is made in PC14 to prevent trees (other than those few classified by the city council as notable) being removed, regardless of their size, age, or significance to our local community. We support many other submitters who argue for a plan change that better supports a rapid and significant increase in tree canopy cover across all of Christchurch, not just in parks and reserves.</p> <p>The city council proposes imposing levies on developers, who choose to fell trees in urban areas, to compensate for their loss and to fund additional planting elsewhere. The measures are, we submit, inadequate and insufficient disincentive because of the significant profits that flow from creating extra space for buildings, concrete and asphalt. Replacing mature trees with saplings, many of which do not survive, is not adequate compensation nor does it, in the short to medium term, provide shade or reduce heat-island effects in urban areas.</p> <p>What is more, there appears to be no requirement for the financial contributions to be spent in the area where the damage is done. Contributions made to compensate for felling trees in Riccarton might end up being used to fund plantings in a completely different location.</p>	Support
Riccarton Bush - Kilmarnock Residents' Association/188.20	Christchurch International Airport Limited/ #FS2052.305	Seek Amendment	<p>1. [Stronger] Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14.</p> <p>2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.</p> <p>We support stronger measures to increase tree canopy cover in Christchurch. There is no dispute about the critical environmental and social benefits of retaining and growing canopy cover particularly in Christchurch which has the lowest of any major metropolitan area in the country.</p> <p>However, we note no provision is made in PC14 to prevent trees (other than those few classified by the city council as notable) being removed, regardless of their size, age, or significance to our local community. We support many other submitters who argue for a plan change that better supports a rapid and significant increase in tree canopy cover across all of Christchurch, not just in parks and reserves.</p> <p>The city council proposes imposing levies on developers, who choose to fell trees in urban areas, to compensate for their loss and to fund additional planting elsewhere. The measures are, we submit, inadequate and insufficient disincentive because of the significant profits that flow from creating extra space for buildings, concrete and asphalt. Replacing mature trees with saplings, many of</p>	Support

			<p>which do not survive, is not adequate compensation nor does it, in the short to medium term, provide shade or reduce heat-island effects in urban areas.</p> <p>What is more, there appears to be no requirement for the financial contributions to be spent in the area where the damage is done. Contributions made to compensate for felling trees in Riccarton might end up being used to fund plantings in a completely different location</p>	
Riccarton Bush - Kilmarnock Residents' Association/188.20	Kāinga Ora/ #FS2082.103	Seek Amendment	<p>1. [Stronger] Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14.</p> <p>2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.</p> <p>We support stronger measures to increase tree canopy cover in Christchurch. There is no dispute about the critical environmental and social benefits of retaining and growing canopy cover particularly in Christchurch which has the lowest of any major metropolitan area in the country.</p> <p>However, we note no provision is made in PC14 to prevent trees (other than those few classified by the city council as notable) being removed, regardless of their size, age, or significance to our local community. We support many other submitters who argue for a plan change that better supports a rapid and significant increase in tree canopy cover across all of Christchurch, not just in parks and reserves.</p> <p>The city council proposes imposing levies on developers, who choose to fell trees in urban areas, to compensate for their loss and to fund additional planting elsewhere. The measures are, we submit, inadequate and insufficient disincentive because of the significant profits that flow from creating extra space for buildings, concrete and asphalt. Replacing mature trees with saplings, many of which do not survive, is not adequate compensation nor does it, in the short to medium term, provide shade or reduce heat-island effects in urban areas.</p> <p>What is more, there appears to be no requirement for the financial contributions to be spent in the area where the damage is done. Contributions made to compensate for felling trees in Riccarton might end up being used to fund plantings in a completely different location</p>	Oppose
Paul Clark/ #233.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Paul Clark/233.1	Anne Dingwall/ #FS2037.321	Support	<p>[S]eek[s] that the council retains the tree canopy requirement and contributions plan.</p> <p>The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.</p> <p>I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.</p>	Support
Property Council New Zealand/ #242.18		Support	Support the proposal for financial contributions for tree canopy which would see anyone wanting to develop land that does not retain 20 per cent tree canopy cover on a site charged a financial contribution. The fee will be used to plant trees on Council-owned land.	
Property Council New Zealand/242.18	Kāinga Ora/ #FS2082.199	Support	Support the proposal for financial contributions for tree canopy which would see anyone wanting to develop land that does not retain 20 per cent tree canopy cover on a site charged a financial contribution. The fee will be used to plant trees on Council-owned land. This proposal is one that is clear cut and ringfenced, therefore we are supportive.	Oppose
Daniel McMullan/ #251.2		Seek Amendment	Request the Council encourage more native planting (through appropriate planning methods) between the Port Hills/Banks Peninsula and the central city (i.e., a native tree corridor).	
Emma Besley/ #254.5		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	

Emma Besley/254.5	Anne Dingwall/ #FS2037.345	Support	[S]eek that the council retains the tree canopy requirement and contributions plan. Overall, I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Particularly with global warming, trees become more important in reducing emissions, providing shade and temperature control in the summer, with trees and greenspace having important mental health and social benefits directly to individuals and the wider community and city.	Support
Emma Besley/ #254.9		Seek Amendment	Concern that the 'or the payment of financial contributions in lieu of planting' will essentially mean 'pay a fine so we don't have to plant trees', and that 'as close to the development site as practicable' may in effect lead to areas of intensification without tree cover nearby as it is not 'practicable' and ask this be strictly enforced.	
Emma Besley/254.9	Anne Dingwall/ #FS2037.346	Seek Amendment	Concern that the 'or the payment of financial contributions in lieu of planting' will essentially mean 'pay a fine so we don't have to plant trees', and that 'as close to the development site as practicable' may in effect lead to areas of intensification without tree cover nearby as it is not 'practicable' and ask this be strictly enforced. [h]ave concerns that the 'or the payment of financial contributions in lieu of planting' will essentially mean 'pay a fine so we don't have to plant trees', and that 'as close to the development site as practicable' may in effect lead to areas of intensification without tree cover nearby as it is not 'practicable' and ask this be strictly enforced.	Support
Scentre (New Zealand) Limited/ #260.5		Oppose	[Regarding the insertion of a new Sub-chapter 6.10A] Oppose the imposition of additional financial contributions for the development of commercial zone land in greenfield/brownfield locations resulting in one or more buildings and / or impervious surfaces that do not retain or plant 10 percent tree canopy cover. This provision should be removed.	
Scentre (New Zealand) Limited/260.5	Anne Dingwall/ #FS2037.354	Oppose	[Regarding the insertion of a new Sub-chapter 6.10A] Oppose the imposition of additional financial contributions for the development of commercial zone land in greenfield/brownfield locations resulting in one or more buildings and / or impervious surfaces that do not retain or plant 10 percent tree canopy cover. This provision should be removed. Scentre opposes the imposition of additional financial contributions as proposed by the Council. Scentre considers that requiring financial contributions in this manner operates as a further barrier to development, which is in stark contrast to the intensification-enabling provisions of the NPS-UD and the Housing Supply Act. To promote intensification while making provision for increased canopy coverage in developments, Scentre considers alternative provisions should be implemented which provide incentives for compliance, rather than penalties resulting from non-compliance. This will achieve the intended effects of incentivising canopy coverage, while limiting barriers to further development. If retained, Scentre also considers that the provisions should be broadened to account for canopy coverage that is achieved by different forms of planting, and not just solely reliant on tree coverage as a unit of measurement. For example, although hedges are included in the tree canopy definition, no allowance is made for living green walls or green roofs. On this basis, Scentre considers that the provisions should be removed.	Oppose
Scentre (New Zealand) Limited/260.5	Christchurch International Airport Limited/ #FS2052.149	Oppose	[Regarding the insertion of a new Sub-chapter 6.10A] Oppose the imposition of additional financial contributions for the development of commercial zone land in greenfield/brownfield locations resulting in one or more buildings and / or impervious surfaces that do not retain or plant 10 percent tree canopy cover.	Oppose

			<p>This provision should be removed.</p> <p>Scentre opposes the imposition of additional financial contributions as proposed by the Council. Scentre considers that requiring financial contributions in this manner operates as a further barrier to development, which is in stark contrast to the intensification-enabling provisions of the NPS-UD and the Housing Supply Act.</p> <p>To promote intensification while making provision for increased canopy coverage in developments, Scentre considers alternative provisions should be implemented which provide incentives for compliance, rather than penalties resulting from non-compliance. This will achieve the intended effects of incentivising canopy coverage, while limiting barriers to further development. If retained, Scentre also considers that the provisions should be broadened to account for canopy coverage that is achieved by different forms of planting, and not just solely reliant on tree coverage as a unit of measurement. For example, although hedges are included in the tree canopy definition, no allowance is made for living green walls or green roofs.</p> <p>On this basis, Scentre considers that the provisions should be removed.</p>	
Scentre (New Zealand) Limited/260.5	Kāinga Ora/ #FS2082.225	Oppose	<p>[Regarding the insertion of a new Sub-chapter 6.10A]</p> <p>Oppose the imposition of additional financial contributions for the development of commercial zone land in greenfield/brownfield locations resulting in one or more buildings and / or impervious surfaces that do not retain or plant 10 percent tree canopy cover.</p> <p>This provision should be removed.</p> <p>Scentre opposes the imposition of additional financial contributions as proposed by the Council. Scentre considers that requiring financial contributions in this manner operates as a further barrier to development, which is in stark contrast to the intensification-enabling provisions of the NPS-UD and the Housing Supply Act.</p> <p>To promote intensification while making provision for increased canopy coverage in developments, Scentre considers alternative provisions should be implemented which provide incentives for compliance, rather than penalties resulting from non-compliance. This will achieve the intended effects of incentivising canopy coverage, while limiting barriers to further development. If retained, Scentre also considers that the provisions should be broadened to account for canopy coverage that is achieved by different forms of planting, and not just solely reliant on tree coverage as a unit of measurement. For example, although hedges are included in the tree canopy definition, no allowance is made for living green walls or green roofs.</p> <p>On this basis, Scentre considers that the provisions should be removed.</p>	Support
Scentre (New Zealand) Limited/ #260.6		Seek Amendment	<p>[Regarding the insertion of a new Sub-chapter 6.10A]</p> <p>Amend the sub-chapter to include a financial contributions credit for sites that achieve tree coverage that goes above and beyond the 10% limit.</p>	
Scentre (New Zealand) Limited/260.6	Anne Dingwall/ #FS2037.355	Seek Amendment	<p>[Regarding the insertion of a new Sub-chapter 6.10A]</p> <p>Amend the sub-chapter to include a financial contributions credit for sites that achieve tree coverage that goes above and beyond the 10% limit.</p> <p>[The proposed amendment would] provide an incentive for developers to exceed the bare minimum threshold, causing increased contributions to canopy coverage.</p>	Oppose

Scentre (New Zealand) Limited/260.6	Christchurch International Airport Limited/ #FS2052.150	Seek Amendment	<p>[Regarding the insertion of a new Sub-chapter 6.10A]</p> <p>Amend the sub-chapter to include a financial contributions credit for sites that achieve tree coverage that goes above and beyond the 10% limit.</p> <p>[The proposed amendment would] provide an incentive for developers to exceed the bare minimum threshold, causing increased contributions to canopy coverage.</p>	Oppose
Scentre (New Zealand) Limited/260.6	Kāinga Ora/ #FS2082.226	Seek Amendment	<p>[Regarding the insertion of a new Sub-chapter 6.10A]</p> <p>Amend the sub-chapter to include a financial contributions credit for sites that achieve tree coverage that goes above and beyond the 10% limit.</p> <p>[The proposed amendment would] provide an incentive for developers to exceed the bare minimum threshold, causing increased contributions to canopy coverage.</p>	Support
Scentre (New Zealand) Limited/ #260.7		Seek Amendment	<p>[Regarding the insertion of a new Sub-chapter 6.10A]</p> <p>Seek amendment to [e]nsure that the unit of measurement of "tree canopy coverage" takes into account green / living walls and roofs</p>	
Scentre (New Zealand) Limited/260.7	Christchurch International Airport Limited/ #FS2052.151	Seek Amendment	<p>[Regarding the insertion of a new Sub-chapter 6.10A]</p> <p>Seek amendment to [e]nsure that the unit of measurement of "tree canopy coverage" takes into account green / living walls and roofs</p> <p>[Regarding the proposed amendment]</p> <p>This provides developers with a variety of means to achieve the intended goal of canopy coverage, rather than being limited to the particular site area available for a development.</p>	Oppose
Maia Gerard/ #261.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Maia Gerard/261.1	Anne Dingwall/ #FS2037.358	Support	<p>[S]eek[s] that the council retains the tree canopy requirement and contributions plan.</p> <p>I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.</p> <p>The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.</p>	Support
Alfred Lang/ #262.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Harley Peddie/ #263.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Aaron Tily/ #264.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Aaron Tily/264.1	Anne Dingwall/ #FS2037.361	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Support

			<p>I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.</p> <p>The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.</p>	
John Bryant/ #265.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
John Bryant/265.1	Anne Dingwall/ #FS2037.364	Support	<p>[S]eek[s] that the council retains the tree canopy requirement and contributions plan.</p> <p>I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.</p> <p>The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.</p>	Support
Alex Hobson/ #266.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Alex Hobson/266.1	Anne Dingwall/ #FS2037.367	Support	<p>[S]eek[s] that the council retains the tree canopy requirement and contributions plan.</p> <p>I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.</p> <p>The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.</p>	Support
Justin Muirhead/ #267.1		Support	The council retains the tree canopy requirement and contributions plan.	
Justin Muirhead/267.1	Anne Dingwall/ #FS2037.370	Support	<p>The council retains the tree canopy requirement and contributions plan.</p> <p>I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.</p> <p>The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.</p>	Support
Clare Marshall/ #268.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Clare Marshall/268.1	Anne Dingwall/ #FS2037.373	Support	<p>[S]eek[s] that the council retains the tree canopy requirement and contributions plan.</p> <p>I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.</p>	Support

			The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.	
Yvonne Gilmore/ #269.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Yvonne Gilmore/269.1	Anne Dingwall/ #FS2037.376	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.	Support
Rob Harris/ #270.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Rob Harris/270.1	Anne Dingwall/ #FS2037.379	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.	Support
Ian Chesterman/ #273.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Ian Chesterman/273.1	Anne Dingwall/ #FS2037.392	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. [S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.	Support
Robert Fleming/ #274.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Robert Fleming/274.1	Anne Dingwall/ #FS2037.395	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. [S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.	Support
Graham Townsend/ #314.3		Support	[Retain proposed financial contributions]	
Adrien Taylor/ #342.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	

Adrien Taylor/342.1	Anne Dingwall/ #FS2037.425	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Monique Knaggs/ #345.1		Support	Seeks that the council retains the tree canopy requirement and contributions plan.	
Monique Knaggs/345.1	Anne Dingwall/ #FS2037.429	Support	Seeks that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.	Support
George Laxton/ #346.1		Support	[Seek] that the council retains the tree canopy requirement and contributions plan.	
George Laxton/346.1	Anne Dingwall/ #FS2037.432	Support	[Seek] that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.	Support
George Laxton/346.1	Anne Dingwall/ #FS2037.433	Support	[Seek] that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.	Support
Elena Sharkova/ #347.1		Support	I seek that the council retains the tree canopy requirement and contributions plan.	
Elena Sharkova/347.1	Anne Dingwall/ #FS2037.436	Support	I seek that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.	Support
Felix Harper/ #350.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Felix Harper/350.1	Anne Dingwall/ #FS2037.439	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Support

			I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	
Janice Lavelle/ #352.3		Not Stated	Oppose the ability to pay a financial contribution in lieu of the retention/planting of trees.	
Alexandra Free/ #357.5		Support	[Retain proposed financial contributions]	
James Gardner/ #361.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
James Gardner/361.1	Anne Dingwall/ #FS2037.445	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Cynthia Roberts/ #362.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Cynthia Roberts/362.1	Anne Dingwall/ #FS2037.448	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Peter Galbraith/ #363.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Peter Galbraith/363.1	Anne Dingwall/ #FS2037.451	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Andrew Douglas-Clifford/ #365.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Andrew Douglas-Clifford/365.1	Anne Dingwall/ #FS2037.457	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Olivia Doyle/ #366.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Olivia Doyle/366.1	Anne Dingwall/ #FS2037.460	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.	Support

			I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	
Nkau Ferguson-spence/ #371.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Nkau Ferguson-spence/371.1	Anne Dingwall/ #FS2037.472	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Julia Tokumaru/ #372.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Julia Tokumaru/372.1	Anne Dingwall/ #FS2037.475	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Michael Redepenning/ #374.1		Support	[S]eek[s]that the council retains the tree canopy requirement and contributionsplan.	
Michael Redepenning/374.1	Anne Dingwall/ #FS2037.481	Support	[S]eek[s]that the council retains the tree canopy requirement and contributionsplan. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Aidan Ponsonby/ #375.1		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Aidan Ponsonby/375.1	Anne Dingwall/ #FS2037.484	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Indiana De Boo/ #379.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Christopher Seay/ #384.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Christopher Henderson/ #387.1		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Emma Coumbe/ #389.12		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Ezra Holder/ #391.1		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	

Ella McFarlane/ #392.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Sarah Laxton/ #393.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Lesley Kettle/ #394.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Emily Lane/ #395.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Ruth Parker/ #411.3		Support	Supports tree canopy cover provisions in that they promote the positive effects of trees	
David Allan/ #437.7		Seek Amendment	[Support the] preservation of tree canopies	
Summerset Group Holdings Limited/ #443.14		Oppose	Delete chapter 6.10A [as an alternative to the other submission points that relate to Tree Canopy Cover and Financial Contributions, Summerset Grup Holdings supports the position of the Retirement Villages Association]	
Dew & Associates (Academic Publishers) PO Box 10-110 Phillipstown Chch 8145/ #470.4		Support	I recommend CCC impose an obligation on developers to either retain trees and similar oxygenators or provide them as part of the build permit. AND prosper all land-owners or users to institute a planting or shrub placement regime . Consider offering once in a lifetime at the time of taking up land or building ownership a one-off per site one-month-rate-holiday to an appropriate recipient.	
Jamie Lang/ #503.12		Support	Seeks that the council retains the tree canopy requirement and contributions plan.	
Alex McMahan/ #506.1		Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. I seek that the council retains the tree canopy requirement and contributions plan.	
Alex McMahan/506.1	Anne Dingwall/ #FS2037.506	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. I seek that the council retains the tree canopy requirement and contributions plan. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Ewan McLennan/ #510.7		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Ewan McLennan/510.7	Anne Dingwall/ #FS2037.513	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. [S]eek[s] that the council retains the tree canopy requirement and contributions plan. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Oppose
Harrison McEvoy/ #512.7		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Tales Azevedo Alves/ #513.1		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Ann Vanschevensteen/ #514.1		Support	The council retains the tree canopy requirement and contributions plan.	
Ann Vanschevensteen/514.1	Anne Dingwall/ #FS2037.514	Support	The council retains the tree canopy requirement and contributions plan. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.	Support
Zachary Freiberg/ #515.1		Support	Seek that the council retains the tree canopy requirement and contributions plan.	
Jessica Nimmo/ #516.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Alex McNeill/ #517.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Sarah Meikle/ #518.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Amelie Harris/ #520.1		Support	I seek that the council retains the tree canopy requirement and contributions plan.	
Thomas Garner/ #521.1		Support	I seek that the council retains the tree canopy requirement and contributions plan.	
Lisa Smailes/ #522.1		Support	I seek that the council retains the tree canopy requirement and contributions plan.	
Daniel Tredinnick/ #524.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Gideon Hodge/ #525.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Philippa Wadsworth/ #526.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Kaden Adlington/ #527.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Daniel Carter/ #529.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Albert Nisbet/ #532.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Frederick Markwell/ #533.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Donna Barber/ #534.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	

Hannah Blair/ #536.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Matt Johnston/ #537.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Barnaba Auia/ #538.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Lucy Hayes/ #539.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Ben Close/ #540.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Amelia Hamlin/ #541.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Ben Helliwell/ #542.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
David Davidson/ #544.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
James Hoare/ #545.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Benjamin Maher/ #546.1		Support	[S]eeks that the council retains the tree canopy requirement and contributions plan.	
Amanda Ng/ #547.1		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Ethan Gullery/ #548.1		Support	[S]eek that the council retains the tree canopy requirement and contributions plan..	
Tineek Corin/ #549.1		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Sam Mills/ #550.1		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Henry Seed/ #551.1		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
David Moore/ #552.1		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Josh Flores/ #553.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Fraser Beckwith/ #554.1		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
James Cunniffe/ #555.1		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Peter Beswick/ #557.1		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Jan-Yves Ruzicka/ #558.1		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Mitchell Tobin/ #559.1		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Reece Pomeroy/ #560.1		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Rob McNeur/ #562.1		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Peter Cross/ #563.1		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Angela Nathan/ #565.1		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Bruce Chen/ #566.2		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Mark Mayo/ #567.1		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Hazel Shanks/ #568.1		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Marcus Devine/ #569.1		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Christine Albertson/ #570.1		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
James Harwood/ #571.1		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Yu Kai Lim/ #572.1		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Jeff Louttit/ #573.1		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Henry Bersani/ #574.1		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Jeremy Ditzel/ #575.1		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Juliette Sargeant/ #576.1		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
James Robinson/ #577.2		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Jamie Dawson/ #578.1		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Darin Cusack/ #580.10		Support	[Retain] protections for trees, and incentives for planting more trees	
Darin Cusack/580.10	Anne Dingwall/ #FS2037.529	Support	[Retain] protections for trees, and incentives for planting more trees	Support
Joe Clowes/ #586.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	

Joe Clowes/586.1	Anne Dingwall/ #FS2037.531	Support	<p>[S]eek[s] that the council retains the tree canopy requirement and contributions plan.</p> <p>The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.</p> <p>I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.</p>	Support
Ciaran Mee/ #587.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
David Lee/ #588.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Krystal Boland/ #589.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Todd Hartshorn/ #590.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Helen Jacka/ #591.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Hao Ning Tan/ #594.2		Support	Seeks that the Council retains the tree canopy requirement and contributions plan	
Logan Sanko/ #595.1		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Hayley Woods/ #596.1		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Karl Moffatt-Vallance/ #597.1		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Caleb Sixtus/ #598.1		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Maggie Lawson/ #600.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Jack Hobern/ #601.1		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Devanh Patel/ #602.1		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Evan Ross/ #603.1		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Daniel Morris/ #604.1		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Benjamin Wilton/ #605.1		Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Benjamin Wilton/605.1	Anne Dingwall/ #FS2037.1212	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Alanna Reid/ #606.1		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Mathew Cairns/ #607.1		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Denisa Dumitrescu/ #608.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Morgan Patterson/ #609.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Alexia Katisipis/ #610.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Ailbhe Redmile/ #611.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Hamish McLeod/ #612.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Noah Simmonds/ #613.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Matthew Coulthurst/ #614.1		Support	[S]eek[s]k that the council retains the tree canopy requirement and contributions plan.	
Analija Thomas/ #615.1		Support	Seek that the council retains the tree canopy requirement and contributions plan.	
Elizabeth Oquist/ #616.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Tegan Mays/ #617.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Lance Woods/ #618.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Oscar Templeton/ #619.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Izak Dobbs/ #620.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Loren Kennedy/ #621.1		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Ella Herriot/ #622.1		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	

Peter Dobbs/ #623.1		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Seek that the council retains the tree canopy requirement and contributions plan.	
Daniel Scott/ #624.1		Support	[Support] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Seek that the council retains the tree canopy requirement and contributions plan.	
Tom Crawford/ #628.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Matt Pont/ #631.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Matt Pont/631.1	Anne Dingwall/ #FS2037.543	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Aimee Harper/ #632.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
James Dunne/ #633.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Georgia Palmer/ #634.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Suzi Chisholm/ #635.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
James Ballantine/ #637.1		Support	[Seeks to retain] the tree canopy cover and financial contributions provisions as notified.	
Central Riccarton Residents' Association Inc/ #638.12		Seek Amendment	[Strengthen tree canopy cover requirements]	
Central Riccarton Residents' Association Inc/638.12	Chapman Tripp/ #FS2063.59	Seek Amendment	[Strengthen tree canopy cover requirements] [Opposes the removal of existing trees and shrubs and developers ability to] pay a token monetary amount	Oppose
Central Riccarton Residents' Association Inc/638.12	Chapman Tripp/ #FS2064.57	Seek Amendment	[Strengthen tree canopy cover requirements] [Opposes the removal of existing trees and shrubs and developers ability to] pay a token monetary amount	Oppose
Central Riccarton Residents' Association Inc/638.12	Kāinga Ora/ #FS2082.339	Seek Amendment	[Strengthen tree canopy cover requirements] [Opposes the removal of existing trees and shrubs and developers ability to] pay a token monetary amount	Oppose
Steven Watson/ #640.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Andrew Treadwell/ #641.1		Support	Seek that the council retains the tree canopy requirement and contributions plan.	
Sophie Harre/ #642.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Keegan Phipps/ #643.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Fay Brorens/ #644.2		Support	[Seeks protection of tree canopy and natural spaces]	
Laura McGill/ #645.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Archie Manur/ #646.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Archie Manur/646.1	Anne Dingwall/ #FS2037.1200	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Brennan Hawkins/ #648.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Peter Stanger/ #649.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Charlie Lane/ #650.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Jess Green/ #651.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Declan Cruickshank/ #652.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Wendy Fergusson/ #654.2		Seek Amendment	Strengthen the requirements for trees	
Francesca Teague-Wytenburg/ #656.1		Support	Seeks that the council retains the tree canopy requirement and contributions plan.	
Francesca Teague-Wytenburg/656.1	Anne Dingwall/ #FS2037.1198	Support	Seeks that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.	Support

Lucy Wingrove/ #659.1		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Lucy Wingrove/659.1	Anne Dingwall/ #FS2037.1197	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.	Support
Bray Cooke/ #660.2		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Mary-Louise Hoskins/ #670.4		Seek Amendment	[Seeks] that the financial contributions are significant [to ensure developers do not ride roughshot over it].	
Mary-Louise Hoskins/670.4	Cambridge 137 Limited/ #FS2042.51	Seek Amendment	[Seeks] that the financial contributions are significant [to ensure developers do not ride roughshot over it]. The financial contribution where the grassed area &/or tree canopy do not meet the guidelines - this must be very significant else developers will ride roughshot over it.	Support
Mary-Louise Hoskins/670.4	Cambridge 137 Limited/ #FS2042.52	Seek Amendment	[Seeks] that the financial contributions are significant [to ensure developers do not ride roughshot over it]. The financial contribution where the grassed area &/or tree canopy do not meet the guidelines - this must be very significant else developers will ride roughshot over it.	Support
Robyn Thomson/ #686.5		Oppose	Does not support financial contributions	
Robyn Thomson/ #686.7		Support	[Seeks] prescribed minimum green space and tree canopy, but [considers] it is not sufficient to achieve anything meaningful to local residents. [Further seeks retention of existing tree canopy]	
Ian McChesney/ #701.10		Seek Amendment	The proposal should increase minimum protection of green space and canopy cover. There should be no 'buying out' provision.	
Ian McChesney/701.10	Anne Dingwall/ #FS2037.562	Seek Amendment	The proposal should increase minimum protection of green space and canopy cover. There should be no 'buying out' provision. The proposal to allow developers to 'buy out' providing 20% tree canopy cover is a significant diminution of green space amenity in neighbourhoods. Such reduction in planting and green space, along with increased density, will have a negative impact on liveability. Reduction of permeable surfaces will also further strain drainage infrastructure at a time when it is clear more extreme rainfall is now the norm. The proposal acknowledges the need for green space but states only that 'we're working on' it (Housing and Business Choice, p.19). It is unacceptable to be asking residents to accept such assurances as a substitute for a properly balanced plan. It is another sign of this rushed-through plan change to align with the government dictate.	Support
Ian McChesney/701.10	Anne Dingwall/ #FS2037.983	Seek Amendment	The proposal should increase minimum protection of green space and canopy cover. There should be no 'buying out' provision. The proposal to allow developers to 'buy out' providing 20% tree canopy cover is a significant diminution of green space amenity in neighbourhoods. Such reduction in planting and green space, along with increased density, will have a negative impact on liveability.	Support

			<p>Reduction of permeable surfaces will also further strain drainage infrastructure at a time when it is clear more extreme rainfall is now the norm.</p> <p>The proposal acknowledges the need for green space but states only that 'we're working on" it (Housing and Business Choice, p.19). It is unacceptable to be asking residents to accept such assurances as a substitute for a properly balanced plan. It is another sign of this rushed-through plan change to align with the government dictate.</p>	
Ian McChesney/701.10	Christchurch International Airport Limited/ #FS2052.264	Seek Amendment	<p>The proposal should increase minimum protection of green space and canopy cover. There should be no 'buying out' provision.</p> <p>The proposal to allow developers to 'buy out' providing 20% tree canopy cover is a significant diminution of green space amenity in neighbourhoods. Such reduction in planting and green space, along with increased density, will have a negative impact on liveability. Reduction of permeable surfaces will also further strain drainage infrastructure at a time when it is clear more extreme rainfall is now the norm.</p> <p>The proposal acknowledges the need for green space but states only that 'we're working on" it (Housing and Business Choice, p.19). It is unacceptable to be asking residents to accept such assurances as a substitute for a properly balanced plan. It is another sign of this rushed-through plan change to align with the government dictate.</p>	Support
Girish Ramlugun/ #713.1		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Girish Ramlugun/713.1	Anne Dingwall/ #FS2037.569	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Russell Stewart/ #714.1		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Russell Stewart/714.1	Anne Dingwall/ #FS2037.570	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. .	Support
Sara Campbell/ #715.1		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Sara Campbell/715.1	Anne Dingwall/ #FS2037.575	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Jonty Coulson/ #717.1		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Jonty Coulson/717.1	Anne Dingwall/ #FS2037.576	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Gareth Holler/ #718.1		Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Gareth Holler/718.1	Anne Dingwall/ #FS2037.579	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Andrew Cockburn/ #719.1		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Andrew Cockburn/719.1	Anne Dingwall/ #FS2037.580	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Nick Leslie/ #722.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	

Alan Murphy/ #724.1		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Birdie Young/ #727.8		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Michael Hall/ #733.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Michael Hall/733.2	Anne Dingwall/ #FS2037.970	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Pim Van Duin/ #738.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Woolworths/ #740.1		Oppose	Delete Chapter 6.10A in its entirety, and associated Planprovisions (including but not limited to):- 8.3, 8.5.1 and 8.7.12;- HDZ Rule 14.6.2.7 / 14.6.1.3 (RD13), and- MDZ Rule 14.5.2.2 / 14.5.1.3 (RD24	
Woolworths/740.1	Kāinga Ora/ #FS2082.484	Oppose	Delete Chapter 6.10A in its entirety, and associated Planprovisions (including but not limited to):- 8.3, 8.5.1 and 8.7.12;- HDZ Rule 14.6.2.7 / 14.6.1.3 (RD13), and- MDZ Rule 14.5.2.2 / 14.5.1.3 (RD24 Delete all the provisions associatedwith Tree Canopy requirements. These provisions are not justified, do notrelate to a significant resource management purpose, and do notmeet the requisite Section 32 tests interms of being the more appropriatemechanism. The provisions are ultravires	Support
Lower Cashmere Residents Association/ #741.2		Seek Amendment	[That the removal] of mature trees [is] not allowed	
Lower Cashmere Residents Association/741.2	Chapman Tripp/ #FS2063.90	Seek Amendment	[That the removal] of mature trees [is] not allowed Maturetree areas must be protected. Some streets in the suburbs are cooler insummer because of the tree cover. Trees are an important addition to allareas. Areas of bare land have been cleared of anything growing to the cost of mature trees, destroyed for no reason. This should not be allowed. Each unit built has a tree planted, certainly, but they do not replace the effects that mature trees offer.	Oppose
Lower Cashmere Residents Association/741.2	Chapman Tripp/ #FS2064.87	Seek Amendment	[That the removal] of mature trees [is] not allowed Maturetree areas must be protected. Some streets in the suburbs are cooler insummer because of the tree cover. Trees are an important addition to allareas. Areas of bare land have been cleared of anything growing to the cost of mature trees, destroyed for no reason. This should not be allowed. Each unit built has a tree planted, certainly, but they do not replace the effects that mature trees offer.	Oppose
Lower Cashmere Residents Association/741.2	Kāinga Ora/ #FS2082.492	Seek Amendment	[That the removal] of mature trees [is] not allowed Maturetree areas must be protected. Some streets in the suburbs are cooler insummer because of the tree cover. Trees are an important addition to allareas. Areas of bare land have been cleared of anything growing to the cost of mature trees, destroyed for no reason. This should not be allowed. Each unit built has a tree planted, certainly, but they do not replace the effects that mature trees offer.	Oppose
Richmond Residents and Business Association (We are Richmond)/ #745.3		Support	[Retain provisions to protect loss of trees and vegetation]	
Amanda Smithies/ #752.1		Support	support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Amanda Smithies/752.1	Anne Dingwall/ #FS2037.819	Support	support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland	Support

			(18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.	
Piripi Baker/ #753.1		Support	[Support] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Alex Shaw/ #754.1		Support	Supports the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Alex Shaw/754.1	Anne Dingwall/ #FS2037.815	Support	Supports the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
New Zealand Institute of Architects Canterbury Branch/ #762.3		Support	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions.	
New Zealand Institute of Architects Canterbury Branch/762.3	Anne Dingwall/ #FS2037.768	Support	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions. Christchurch will benefit from sustaining current tree canopy cover and increasing canopy coverage to areas that lack this amenity currently.	Support
New Zealand Institute of Architects Canterbury Branch/762.3	Kāinga Ora/ #FS2082.544	Support	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions. Christchurch will benefit from sustaining current tree canopy cover and increasing canopy coverage to areas that lack this amenity currently.	Oppose
New Zealand Institute of Architects Canterbury Branch/ #762.7		Seek Amendment	[Implement] additional incentives such as rate rebates to increase canopy coverage to areas that lack this amenity currently.	
New Zealand Institute of Architects Canterbury Branch/762.7	Anne Dingwall/ #FS2037.764	Seek Amendment	[Implement] additional incentives such as rate rebates to increase canopy coverage to areas that lack this amenity currently. Christchurch will benefit from sustaining current tree canopy cover and increasing canopy coverage to areas that lack this amenity currently.	Support
New Zealand Institute of Architects Canterbury Branch/762.7	Anne Dingwall/ #FS2037.772	Seek Amendment	[Implement] additional incentives such as rate rebates to increase canopy coverage to areas that lack this amenity currently. Christchurch will benefit from sustaining current tree canopy cover and increasing canopy coverage to areas that lack this amenity currently.	Support
New Zealand Institute of Architects Canterbury Branch/762.7	Kāinga Ora/ #FS2082.548	Seek Amendment	[Implement] additional incentives such as rate rebates to increase canopy coverage to areas that lack this amenity currently. Christchurch will benefit from sustaining current tree canopy cover and increasing canopy coverage to areas that lack this amenity currently.	Oppose
Mary O'Connor/ #778.7		Support	Fully support increasing the tree canopy.	
Roman Shmakov/ #783.1		Support	[S]eek[s] that the Christchurch City Council retains the tree canopy cover and financial contribution policy outlined in Chapter 6.10A.	
Greater Hornby Residents Association/ #788.4		Seek Amendment	Hornby should be exempt from the Tree Levy and Developers should be made to ensure density developments have a 20% tree canopy cover.	
Fiona Bennetts/ #793.1		Support	[Retain protections for tree canopy]	
Fiona Bennetts/793.1	Anne Dingwall/ #FS2037.732	Support	[Retain protections for tree canopy] Please protect existing tree canopy as much as is practicable.	Support
Josh Garmonsway/ #808.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Retirement Villages Association of New Zealand Inc/ #811.11		Oppose	Delete chapter 6.10A and rely on the MDRS landscaping provisions.	
Retirement Villages Association of New Zealand Inc/811.11	Summerset Group Holdings Limited/ #FS2097.7	Oppose	Delete chapter 6.10A and rely on the MDRS landscaping provisions. The RVA do not consider that this policy and rule suite is aligned with the intent of	Support

			<p>the NPSUD and Enabling Housing Act which is to enable intensification and remove overly restrictive planning provisions. The requirement for any residential development in the Christchurch City area to provide a minimum tree canopy cover of 20% of the development site area is considered to be very restrictive to any retirement village proposal. The MDRS also already provide a landscape planting standard and the chapter 6.10A proposal is much more restrictive than that. The RVA considers the (potentially minimal) improvements in heat island effects, stormwater runoff and carbon sequestration from this proposal can in no way justify the highly limiting and negative effects on residential development from this proposal. There are significantly more effective and efficient means of achieving the desired outcomes.</p>	
The Catholic Diocese of Christchurch / #823.41		Oppose	Delete all of the financial contributions draft provisions in their entirety.	
The Catholic Diocese of Christchurch /823.41	Anne Dingwall/ #FS2037.1273	Oppose	Delete all of the financial contributions draft provisions in their entirety. The provisions in their entirety concerning tree canopy cover and financial contributions (including related definitions and amendments to strategic objectives) are unworkable and onerous.	Oppose
The Catholic Diocese of Christchurch /823.41	Carter Group Limited/ #FS2045.214	Oppose	Delete all of the financial contributions draft provisions in their entirety. The provisions in their entirety concerning tree canopy cover and financial contributions (including related definitions and amendments to strategic objectives) are unworkable and onerous.	Support
The Catholic Diocese of Christchurch /823.41	Vaughan Smith/ #FS2090.10	Oppose	Delete all of the financial contributions draft provisions in their entirety. The provisions in their entirety concerning tree canopy cover and financial contributions (including related definitions and amendments to strategic objectives) are unworkable and onerous.	Support
LMM Investments 2012 Limited / #826.4		Oppose	The proposed financial contributions policy should be deleted in its entirety.	
LMM Investments 2012 Limited /826.4	Vaughan Smith/ #FS2090.24	Oppose	<p>The proposed financial contributions policy should be deleted in its entirety.</p> <p>The proposed tree canopy cover and financial contributions provisions are unworkable and unreasonable.</p> <p>The provisions are difficult to understand and create considerable uncertainty. For example:</p> <ol style="list-style-type: none"> 1. If trees are retained over and above the 20% cover threshold will a financial credit be provided to the applicant? 2. It is not clear who would be qualified to undertake the assessment of the canopy cover. 3. The proposed definitions of PC14 introduce the definition of a 'hedge' with specific reference to the tree canopy cover and financial contributions provisions, yet those provisions do not utilise that term. 4. If a stormwater basin is heavily planted in native shrubs, should this receive a credit as plants (and not just trees) also provide for carbon sequestration? 5. How will the timing of assessment work in relation to consenting processes? For greenfield subdivisions for example, landscape plans are often not completed until after resource consent is issued. 	Support

			<p>The canopy cover provisions would be difficult to enforce. If canopy cover is determined as acceptable at the time of resource consent and 10 years or 15 years later one or some of those trees are cut down, who monitors and enforces that requirement? Does Council have the staff resources to maintain that level of monitoring across wide swathes of the city?</p> <p>Councils increasingly seek a reduction in reserve areas within greenfield subdivisions, on the basis of ongoing maintenance costs for the Council. It would be very difficult to achieve a 20% of net site area coverage in most greenfield subdivisions, noting that those reserve areas are also required for other purposes such as playground and open grass for play areas, that are incompatible with extensive tree canopy cover.</p> <p>The provisions require 20% of the net site area adjacent to road corridors to contain tree cover. Accommodating tree cover typically necessitates wider road corridors. Wider road corridors reduces land available for housing, in direct conflict with the existing District Plan provisions stipulating a minimum density of 15 hh/ha must be achieved for greenfield subdivision areas, and more generally the NPS-UD.</p> <p>The cost implications of not achieving tree cover are considerable and, given LMM does not consider the 20% cover is achievable, will add further to development costs that are then passed onto purchasers.</p> <p>The implications of this proposed policy are significant from an economic perspective and must be adequately justified by the Council.</p>	
Finn Jackson/ #832.1		Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.	
Finn Jackson/832.1	Anne Dingwall/ #FS2037.711	Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Sylvia Maclaren/ #837.1		Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.	
Jacinta O'Reilly/ #839.1		Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.	
Rosa Shaw/ #840.1		Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.	
Jess Gaisford/ #841.1		Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.	
Allan Taunt/ #843.1		Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.	
Hayden Smythe/ #844.1		Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.	
Lauren Bonner/ #846.3		Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.	
Will Struthers/ #847.1		Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.	
Robert Leonard Broughton/ #851.10		Support	<p>Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14.</p> <p>Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.</p>	
Lyttelton Port Company Limited/ #853.4		Not Stated	Ensure LPC's facilities remain exempt from requirements.	
Daresbury Ltd/ #874.17		Oppose	[Seeks to] delete all of the financial contributions draft provisions in their entirety.	
Daresbury Ltd/874.17	Anne Dingwall/ #FS2037.629	Oppose	[Seeks to] delete all of the financial contributions draft provisions in their entirety. The provisions in their entirety concerning tree canopy cover and financial contributions (including related definitions and amendments to strategic objectives) are unworkable and onerous.	Oppose
Daresbury Ltd/874.17	Vaughan Smith/ #FS2090.46	Oppose	[Seeks to] delete all of the financial contributions draft provisions in their entirety. The provisions in their entirety concerning tree canopy cover and financial contributions (including related definitions and amendments to strategic objectives) are unworkable and onerous.	Support
Otautahi Community Housing Trust/ #877.16		Oppose	Delete Section 6.10A and all associated provisions.	
Otautahi Community Housing Trust/877.16	Chapman Tripp/ #FS2063.173	Oppose	<p>Delete Section 6.10A and all associated provisions.</p> <p>OCHT welcomes the Council's recognition of trees as a key element in successful urban environments. This aligns with our internal landscapedesign guides which inform all our projects and the need to integrate landscaping with housing.</p> <p>OCHT strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting.</p>	Support

			<p>OCHT has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land.</p> <p>OCHT considers the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act.</p> <p>OCHT considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m² of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover.</p> <p>It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify.</p> <p>The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.</p> <p>[Please see attachment]</p>	
Otautahi Community Housing Trust/877.16	Chapman Tripp/ #FS2064.167	Oppose	<p>Delete Section 6.10A and all associated provisions.</p> <p>OCHT welcomes the Council's recognition of trees as a key element in successful urban environments. This aligns with our internal landscapedesign guides which inform all our projects and the need to integrate landscaping with housing.</p> <p>OCHT strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting.</p> <p>OCHT has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land.</p> <p>OCHT considers the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act.</p> <p>OCHT considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m² of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover.</p> <p>It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify.</p> <p>The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.</p> <p>[Please see attachment]</p>	Support
Otautahi Community Housing Trust/877.16	Kāinga Ora/ #FS2082.1244	Oppose	<p>Delete Section 6.10A and all associated provisions.</p> <p>OCHT welcomes the Council's recognition of trees as a key element in successful urban environments. This aligns with our internal landscapedesign guides which inform all our projects and the need to integrate landscaping with housing.</p>	Seek Amendment

			<p>OCHT strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting.</p> <p>OCHT has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land.</p> <p>OCHT considers the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act.</p> <p>OCHT considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m² of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover.</p> <p>It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify.</p> <p>The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.</p> <p>[Please see attachment]</p>	
Otautahi Community Housing Trust/877.16	Kāinga Ora/ #FS2082.1312	Oppose	<p>Delete Section 6.10A and all associated provisions.</p> <p>OCHT welcomes the Council's recognition of trees as a key element in successful urban environments. This aligns with our internal landscapedesign guides which inform all our projects and the need to integrate landscaping with housing.</p> <p>OCHT strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting.</p> <p>OCHT has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land.</p> <p>OCHT considers the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act.</p> <p>OCHT considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m² of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover.</p> <p>It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify.</p> <p>The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.</p> <p>[Please see attachment]</p>	Seek Amendment
Red Spur Ltd / #881.1		Oppose	<p>[T]he Submitter opposes the tree canopy cover provisions in their entirety.</p>	

Red Spur Ltd /881.1	Fiona Aston/ #FS2089.8	Oppose	<p>[T]he Submitter opposes the tree canopy cover provisions in their entirety.</p> <p>The relief sought is consistent with and gives effect to the Resource Management Act1991 (RMA), and in terms of s32 of the RMA is the most appropriate way for achievingthe purpose of the objectives of the proposal (including any consequential amendmentsto the same to give effect to the purpose and intent of this submission).</p> <p>[T]he PC14 tree canopy cover provisions are impractical andunworkable and will adversely affect the feasibility and take up of housing developmentopportunities including intensification enabled by PPC14 and the current District Plan. Theoutcomes will be contrary to the intent of the RMA including the RM Enabling HousingAmendment Act in enabling increased housing choice and affordability which contributesto a well functioning urban environment.</p>	Support
Red Spur Ltd / #881.2		Support	[S]upports the exclusion of Redmund Spur from the Operative Christchurch DistrictPlan and PC14 definitions of greenfield and brownfield areas, which by definition excludeRedmund Spur and are referenced in 6.10A.2.1.1 Policy – Contribution to tree canopy cover and6.10A.4.1.1 Permitted activities P2	
Red Spur Ltd /881.2	Kāinga Ora/ #FS2082.814	Support	<p>[S]upports the exclusion of Redmund Spur from the Operative Christchurch DistrictPlan and PC14 definitions of greenfield and brownfield areas, which by definition excludeRedmund Spur and are referenced in 6.10A.2.1.1 Policy – Contribution to tree canopy cover and6.10A.4.1.1 Permitted activities P2</p> <p>The Submitter supports existing urban areas, including Redmund Spur in its entirety, as being excluded from the tree canopy requirements with respect to greenfield and brownfield development road reserve areas.</p>	Oppose
Red Spur Ltd / #881.3		Seek Amendment	[Seeks that] an alternative, moreworkable approach [to this provision] should include the option of providing tree canopy off site, but within the widersubdivision area or elsewhere.	
Latimer Community Housing Trust/ #882.2		Seek Amendment	<p>Request the introduction of inclusionary Housing Plan which lists within the District Plan along the lines of the Queenstown Lakes Council, requir[ing] developers of new residential housing in the area to make a financial contribution to a fund to be used to provide affordable housing.</p> <p>We support the submission of Te Whare Roimata Trust [#105] and its recommendations.</p>	
Latimer Community Housing Trust/882.2	Kāinga Ora/ #FS2082.816	Seek Amendment	<p>Request the introduction of inclusionary Housing Plan which lists within the District Plan along the lines of the Queenstown Lakes Council, requir[ing] developers of new residential housing in the area to make a financial contribution to a fund to be used to provide affordable housing.</p> <p>We support the submission of Te Whare Roimata Trust [#105] and its recommendations.</p> <p>We support the submission of Te Whare Roimata Trust [#105] and its recommendations.</p> <p>What we want is to see is an inclusionary Housing Plan which lists within the District Plan along the lines of the Queenstown Lakes Council, which requires developers of new residential housing in the area to make a financial contribution to a fund to be used to provide affordable housing. Such a fund is similar to the contribution developers pay towards protecting our environment.</p> <p>The Latimer Community Housing Trust operates in the Inner City East/Linwood area The Trust’s purpose is to house the most financially stressed renters - single people, couples, single parent families and the working poor, to secure affordable housing and ensure local residents displaced as a consequence of housing intensification can be rehoused in this neighbourhood.</p>	Oppose
Claire Coveney/ #896.3		Support	Supports the retention of established trees in low density and medium density zones.	
Claire Coveney/896.3	Anne Dingwall/ #FS2037.683	Support	<p>Supports the retention of established trees in low density and medium density zones.</p> <p>I am seeing a lot of felling of trees in suburbs that have established trees up to 100 years old. Given our loss of biodiversity and the benefits of trees (health, biodiversity, shade, privacy, noise reduction) clear felling needs to be stopped.</p> <p>Plus commitment by council to reduce carbon emissions.</p> <p>Seek that a moratorium be placed on clear felling of sections in all subdivisions and rebuilding in all christchurch zones.</p>	Support

Summit Road Society/ #900.5		Seek Amendment	Supports the proposal to use the Financial Contribution process to ensure a tree canopy cover however would like to see it increased from 20% to 25%. Would like to see prioritisation of native plantings wherever possible.	
Summit Road Society/ #900.6		Seek Amendment	The Financial Contribution to include [provision for] riparian planting along waterways including small creeks.	
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.10		Seek Amendment	[That policies and rules in 6.10A require] financial contributions regarding trees [to] be used in the ward that the development occurs in.	
Waipuna Halswell-Hornby-Riccarton Community Board/902.10	Kāinga Ora/ #FS2082.1272	Seek Amendment	[That policies and rules in 6.10A require] financial contributions regarding trees [to] be used in the ward that the development occurs in. The Board submits that these financial contributions will not necessarily help to increase the urban forest in the parts of the city where it is most needed due to a current deficit. critical that financial contributions regarding trees be used in the ward that the development occurs in. There needs to be a change to the financial contributions policy to address this. It is The Board suggests the financial contribution be used for trees in the vicinity or at the very least within the same ward area.	Oppose
Anne Dingwall/ #908.2		Support	[S]upports the Parliamentary Commissioner for the Environment's observations and recommendations regarding the importance of greenspace and trees, both public and private, given their relevance also for Christchurch and in particular PC14.	
Anne Dingwall/908.2	Anne Dingwall/ #FS2037.671	Support	<p>[S]upports the Parliamentary Commissioner for the Environment's observations and recommendations regarding the importance of greenspace and trees, both public and private, given their relevance also for Christchurch and in particular PC14.</p> <p>With reference to the Commissioner's observations and findings, Minister Parker should not limit his observations in support of reserve and open spaces just for Auckland. He references both "existing urban areas and green field developments". All cities required to change their District Plans to meet mandatory housing intensification should hold the government and the Minister to apply his concession not only to Auckland but to all. Auckland is not the only city suffering strife over flooding. The issue is more universal and accumulative as a result of past decisions involving city sprawl and infrastructure issues.</p> <p>Trees provide health and welfare benefits, in addition to mitigating the effects of climate change.</p> <p>Christchurch has a high water table. Since early colonial settlement, the variety of tree species that it is possible to grow is evident and contributes to the Garden City image.</p> <p>CCC mentions that land developers "may need to pay Financial Contributions to help mitigate some of the negative effects caused to our city's tree canopy." Just how that is to be applied is not specified. Council-approved criteria need to be established that determine when a financial contribution specific to trees needs to be applied.</p> <p>CCT makes a suggestion that this provision needs to be strengthened to take into account the time required to grow replacement trees to similar canopy cover equal to or more than that lost to make way for site developments.</p> <p>A possible mechanism for applying financial contributions would have the contribution tied to the property title and be an annual surcharge on rates until the replacement tree(s), wherever located, have achieved the target canopy cover.</p> <p>One-off contributions take little cognisance of the timeframes involved, or inflationary costs.</p> <p>Conversely, if clever design saves mature trees from felling, there could be a rates rebate to a property owner or a financial incentive for a developer.</p> <p>Scheduled trees should also qualify for rates rebate incentive. Adding new trees to a property could qualify for rates rebate when they attain significant canopy</p>	Support
Geoff Banks/ #918.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Dylan Lange/ #1049.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Claire Coveney/ #1087.1		Oppose	Opposes the Tree Canopy Cover and Financial Contribution provisions.	

General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.1 Introduction

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.48		Oppose	Oppose 6.10A.1 and delete all of the financial contributionsdraft provisions in their entirety.	
Carter Group Limited/814.48	Clare Dale/ #FS2029.2	Oppose	Oppose 6.10A.1 and delete all of the financial contributionsdraft provisions in their entirety. The provisions in their entirety concerning tree canopycover and financial contributions (including relateddefinitions and amendments to strategic objectives) areunworkable and onerous.	Support
Carter Group Limited/814.48	Chapman Tripp/ #FS2063.108	Oppose	Oppose 6.10A.1 and delete all of the financial contributionsdraft provisions in their entirety. The provisions in their entirety concerning tree canopycover and financial contributions (including relateddefinitions and amendments to strategic objectives) areunworkable and onerous.	Support
Carter Group Limited/814.48	Chapman Tripp/ #FS2064.103	Oppose	Oppose 6.10A.1 and delete all of the financial contributionsdraft provisions in their entirety. The provisions in their entirety concerning tree canopycover and financial contributions (including relateddefinitions and amendments to strategic objectives) areunworkable and onerous.	Support
Carter Group Limited/814.48	Red Spur Ltd/ #FS2068.15	Oppose	Oppose 6.10A.1 and delete all of the financial contributionsdraft provisions in their entirety. The provisions in their entirety concerning tree canopycover and financial contributions (including relateddefinitions and amendments to strategic objectives) areunworkable and onerous.	Support
Carter Group Limited/814.48	Kāinga Ora/ #FS2082.878	Oppose	Oppose 6.10A.1 and delete all of the financial contributionsdraft provisions in their entirety. The provisions in their entirety concerning tree canopycover and financial contributions (including relateddefinitions and amendments to strategic objectives) areunworkable and onerous.	Seek Amendment
Carter Group Limited/ #814.49		Oppose	Oppose 6.10A.1. Seeks that all of the provisions regarding financial contributions are deleted.	
Carter Group Limited/814.49	Clare Dale/ #FS2029.3	Oppose	Oppose 6.10A.1. Seeks that all of the provisions regarding financial contributions are deleted. The provision begs the question: If trees are retainedover and above the 20% cover threshold will a financialcredit be provided to the applicant?	Support
Carter Group Limited/814.49	Chapman Tripp/ #FS2063.109	Oppose	Oppose 6.10A.1. Seeks that all of the provisions regarding financial contributions are deleted. The provision begs the question: If trees are retainedover and above the 20% cover threshold will a financialcredit be provided to the applicant?	Support
Carter Group Limited/814.49	Chapman Tripp/ #FS2064.104	Oppose	Oppose 6.10A.1. Seeks that all of the provisions regarding financial contributions are deleted. The provision begs the question: If trees are retainedover and above the 20% cover threshold will a financialcredit be provided to the applicant?	Support
Carter Group Limited/814.49	Red Spur Ltd/ #FS2068.16	Oppose	Oppose 6.10A.1. Seeks that all of the provisions regarding financial contributions are deleted. The provision begs the question: If trees are retainedover and above the 20% cover threshold will a financialcredit be provided to the applicant?	Support
Carter Group Limited/814.49	Kāinga Ora/ #FS2082.879	Oppose	Oppose 6.10A.1. Seeks that all of the provisions regarding financial contributions are deleted. The provision begs the question: If trees are retainedover and above the 20% cover threshold will a financialcredit be provided to the applicant?	Seek Amendment
Carter Group Limited/ #814.50		Oppose	Oppose 6.10A.1(c). Seek that it is deleted.	
Carter Group Limited/814.50	Chapman Tripp/ #FS2063.110	Oppose	Oppose 6.10A.1(c). Seek that it is deleted. Greenfield subdivision does not generally cause the lossof tree canopy cover, there is generally a net gain in canopy cover as such subdivision is typically over openpaddocks.Furthermore, Council itself has been responsible for areduced canopy cover through the adoption of policies ofdensity, road widths, off-sets from infrastructure,reduction in reserves to vest, all based aroundmaintenance obligations and council budgets.	Support
Carter Group Limited/814.50	Chapman Tripp/ #FS2064.105	Oppose	Oppose 6.10A.1(c). Seek that it is deleted. Greenfield subdivision does not generally cause the lossof tree canopy cover, there is generally a net gain in canopy cover as such subdivision is typically over openpaddocks.Furthermore, Council itself has been responsible for areduced canopy cover through the adoption of policies ofdensity, road widths, off-sets from infrastructure,reduction in reserves to vest, all based aroundmaintenance obligations and council budgets.	Support
Carter Group Limited/814.50	Red Spur Ltd/ #FS2068.17	Oppose	Oppose 6.10A.1(c). Seek that it is deleted. Greenfield subdivision does not generally cause the lossof tree canopy cover, there is generally a net gain in canopy cover as such subdivision is typically over openpaddocks.Furthermore, Council itself has been responsible for areduced canopy cover through the adoption of policies ofdensity, road widths, off-sets from infrastructure,reduction in reserves to vest, all based aroundmaintenance obligations and council budgets.	Support
Carter Group Limited/814.50	Kāinga Ora/ #FS2082.880	Oppose	Oppose 6.10A.1(c). Seek that it is deleted. Greenfield subdivision does not generally cause the lossof tree canopy cover, there is generally a net gain in canopy cover as such subdivision is typically over openpaddocks.Furthermore, Council itself has been responsible for areduced canopy cover through the adoption of policies ofdensity, road widths, off-sets from infrastructure,reduction in reserves to vest, all based aroundmaintenance obligations and council budgets.	Seek Amendment

Carter Group Limited/ #814.51		Oppose	Oppose 6.10A.1(d). Seek that it be deleted.	
Carter Group Limited/814.51	Chapman Tripp/ #FS2063.111	Oppose	Oppose 6.10A.1(d). Seek that it be deleted. There is currently no "Urban Forest Plan" setting out the Council target. Therefore, how is anyone expected to know if this is even realistic? This section also refers to financial contributions to cover the cost of tree pits construction within road corridors. This should exclude Greenfield sites where developers are already required as part of their subdivision consent to include street trees within new road corridors.	Support
Carter Group Limited/814.51	Chapman Tripp/ #FS2064.106	Oppose	Oppose 6.10A.1(d). Seek that it be deleted. There is currently no "Urban Forest Plan" setting out the Council target. Therefore, how is anyone expected to know if this is even realistic? This section also refers to financial contributions to cover the cost of tree pits construction within road corridors. This should exclude Greenfield sites where developers are already required as part of their subdivision consent to include street trees within new road corridors.	Support
Carter Group Limited/814.51	Red Spur Ltd/ #FS2068.18	Oppose	Oppose 6.10A.1(d). Seek that it be deleted. There is currently no "Urban Forest Plan" setting out the Council target. Therefore, how is anyone expected to know if this is even realistic? This section also refers to financial contributions to cover the cost of tree pits construction within road corridors. This should exclude Greenfield sites where developers are already required as part of their subdivision consent to include street trees within new road corridors.	Support
Carter Group Limited/814.51	Kāinga Ora/ #FS2082.881	Oppose	Oppose 6.10A.1(d). Seek that it be deleted. There is currently no "Urban Forest Plan" setting out the Council target. Therefore, how is anyone expected to know if this is even realistic? This section also refers to financial contributions to cover the cost of tree pits construction within road corridors. This should exclude Greenfield sites where developers are already required as part of their subdivision consent to include street trees within new road corridors.	Seek Amendment
The Catholic Diocese of Christchurch / #823.42		Oppose	Delete all of the financial contributions draft provisions in their entirety.	
The Catholic Diocese of Christchurch /823.42	Anne Dingwall/ #FS2037.1274	Oppose	Delete all of the financial contributions draft provisions in their entirety. The provision begs the question: If trees are retained over and above the 20% cover threshold will a financial credit be provided to the applicant?	Oppose
The Catholic Diocese of Christchurch /823.42	Carter Group Limited/ #FS2045.215	Oppose	Delete all of the financial contributions draft provisions in their entirety. The provision begs the question: If trees are retained over and above the 20% cover threshold will a financial credit be provided to the applicant?	Support
The Catholic Diocese of Christchurch /823.42	Vaughan Smith/ #FS2090.11	Oppose	Delete all of the financial contributions draft provisions in their entirety. The provision begs the question: If trees are retained over and above the 20% cover threshold will a financial credit be provided to the applicant?	Support
The Catholic Diocese of Christchurch / #823.43		Oppose	6.10A.1c - Delete all of the financial contributions draft provisions in their entirety.	
The Catholic Diocese of Christchurch /823.43	Anne Dingwall/ #FS2037.1275	Oppose	6.10A.1c - Delete all of the financial contributions draft provisions in their entirety. Greenfield subdivision does not generally cause the loss of tree canopy cover, there is generally a net gain in canopy cover as such subdivision is typically over open paddocks. Furthermore, Council itself has been responsible for a reduced canopy cover through the adoption of policies of density, road widths, off-sets from infrastructure, reduction in reserves to vest, all based around maintenance obligations and council budgets.	Oppose
The Catholic Diocese of Christchurch /823.43	Carter Group Limited/ #FS2045.216	Oppose	6.10A.1c - Delete all of the financial contributions draft provisions in their entirety. Greenfield subdivision does not generally cause the loss of tree canopy cover, there is generally a net gain in	Support

			<p>canopy cover as such subdivision is typically over open paddocks.</p> <p>Furthermore, Council itself has been responsible for a reduced canopy cover through the adoption of policies of density, road widths, off-sets from infrastructure, reduction in reserves to vest, all based around maintenance obligations and council budgets.</p>	
The Catholic Diocese of Christchurch /823.43	Vaughan Smith/ #FS2090.12	Oppose	<p>6.10A.1c - Delete all of the financial contributions draft provisions in their entirety.</p> <p>Greenfield subdivision does not generally cause the loss of tree canopy cover, there is generally a net gain in canopy cover as such subdivision is typically over open paddocks.</p> <p>Furthermore, Council itself has been responsible for a reduced canopy cover through the adoption of policies of density, road widths, off-sets from infrastructure, reduction in reserves to vest, all based around maintenance obligations and council budgets.</p>	Support
The Catholic Diocese of Christchurch / #823.44		Oppose	<p>6.10A.1d - Delete all of the financial contributions draft provisions in their entirety.</p>	
The Catholic Diocese of Christchurch /823.44	Anne Dingwall/ #FS2037.1276	Oppose	<p>6.10A.1d - Delete all of the financial contributions draft provisions in their entirety.</p> <p>There is currently no "Urban Forest Plan" setting out the Council target. Therefore, how is anyone expected to know if this is even realistic?</p> <p>This section also refers to financial contributions to cover the cost of tree pits construction within road corridors. This should exclude Greenfield sites where developers are already required as part of their subdivision consent to include street trees within new road corridors.</p>	Oppose
The Catholic Diocese of Christchurch /823.44	Carter Group Limited/ #FS2045.217	Oppose	<p>6.10A.1d - Delete all of the financial contributions draft provisions in their entirety.</p> <p>There is currently no "Urban Forest Plan" setting out the Council target. Therefore, how is anyone expected to know if this is even realistic?</p> <p>This section also refers to financial contributions to cover the cost of tree pits construction within road corridors. This should exclude Greenfield sites where developers are already required as part of their subdivision consent to include street trees within new road corridors.</p>	Support
The Catholic Diocese of Christchurch /823.44	Vaughan Smith/ #FS2090.13	Oppose	<p>6.10A.1d - Delete all of the financial contributions draft provisions in their entirety.</p> <p>There is currently no "Urban Forest Plan" setting out the Council target. Therefore, how is anyone expected to know if this is even realistic?</p> <p>This section also refers to financial contributions to cover the cost of tree pits construction within road corridors. This should exclude Greenfield sites where developers are already required as part of their subdivision consent to include street trees within new road corridors.</p>	Support
Daresbury Ltd/ #874.18		Oppose	<p>[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety.</p>	
Daresbury Ltd/874.18	Anne Dingwall/ #FS2037.630	Oppose	<p>[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety. The provision begs the question: If trees areretained over and above the 20% cover threshold will a financial credit be provided tothe applicant?</p>	Oppose

Daresbury Ltd/874.18	Vaughan Smith/ #FS2090.47	Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety. The provision begs the question: If trees areretained over and above the 20% cover threshold will a financial credit be provided tothe applicant?	Support
Daresbury Ltd/ #874.19		Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety.	
Daresbury Ltd/874.19	Anne Dingwall/ #FS2037.631	Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety. Greenfield subdivision does not generally causethe loss of tree canopy cover, there is generallya net gain in canopy cover as such subdivisionis typically over open paddocks.Furthermore, Council itself has beenresponsible for a reduced canopy cover throughthe adoption of policies of density, road widths,off-sets from infrastructure, reduction inreserves to vest, all based around maintenanceobligations and council budgets.	Oppose
Daresbury Ltd/874.19	Vaughan Smith/ #FS2090.48	Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety. Greenfield subdivision does not generally causethe loss of tree canopy cover, there is generallya net gain in canopy cover as such subdivisionis typically over open paddocks.Furthermore, Council itself has beenresponsible for a reduced canopy cover throughthe adoption of policies of density, road widths,off-sets from infrastructure, reduction inreserves to vest, all based around maintenanceobligations and council budgets.	Support
Daresbury Ltd/ #874.20		Oppose	[Regarding 6.10A.1d] [Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety.	
Daresbury Ltd/874.20	Anne Dingwall/ #FS2037.632	Oppose	[Regarding 6.10A.1d] [Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety. There is currently no “Urban Forest Plan”setting out the Council target. Therefore, howis anyone expected to know if this is evenrealistic?This section also refers to financialcontributions to cover the cost of tree pitsconstruction within road corridors. This shouldexclude Greenfield sites where developers arealready required as part of their subdivisionconsent to include street trees within new roadcorridors.	Oppose
Daresbury Ltd/874.20	Vaughan Smith/ #FS2090.49	Oppose	[Regarding 6.10A.1d] [Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety. There is currently no “Urban Forest Plan”setting out the Council target. Therefore, howis anyone expected to know if this is evenrealistic?This section also refers to financialcontributions to cover the cost of tree pitsconstruction within road corridors. This shouldexclude Greenfield sites where developers arealready required as part of their subdivisionconsent to include street trees within new roadcorridors.	Support
Davie Lovell-Smith Ltd / #914.21		Seek Amendment	Enable through the rules, the ability foroffsetting to occur. For example, if the treecanopy cover exceeds the permittedrequirements within the road reserve then the area required to be planted within theresidential lots are reduced.	

General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.2 Objectives and Policies

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Ōpāwaho Heathcote River Network (OHRN)/ #154.3		Seek Amendment	[Re: Policy Outcomes] Rules should seek to maximise tree canopy coverage within intensive housing includingincentives to retain mature trees and/or penalties for removal of mature trees.	
Ōpāwaho Heathcote River Network (OHRN)/154.3	Anne Dingwall/ #FS2037.222	Seek Amendment	[Re: Policy Outcomes] Rules should seek to maximise tree canopy coverage within intensive housing includingincentives to retain mature trees and/or penalties for removal of mature trees. a. Canopy cover is important for controlling ground temperatures in the context ofclimate change	Support

			<p>b. Canopy cover increases amenity values</p> <p>c. Canopy cover takes decades, even under ideal conditions, to recover from the removal of mature trees</p>	
Ōpāwaho Heathcote River Network (OHRN)/154.3	Kāinga Ora/ #FS2082.79	Seek Amendment	<p>[Re: Policy Outcomes] Rules should seek to maximise tree canopy coverage within intensive housing including incentives to retain mature trees and/or penalties for removal of mature trees.</p> <p>a. Canopy cover is important for controlling ground temperatures in the context of climate change</p> <p>b. Canopy cover increases amenity values</p> <p>c. Canopy cover takes decades, even under ideal conditions, to recover from the removal of mature trees</p>	Oppose
Ōpāwaho Heathcote River Network (OHRN)/ #154.5		Seek Amendment	[Re: Policy Outcomes] Rules should seek to encourage or require community-level planning in areas of high intensification.	
Ōpāwaho Heathcote River Network (OHRN)/154.5	Anne Dingwall/ #FS2037.224	Seek Amendment	[Re: Policy Outcomes] Rules should seek to encourage or require community-level planning in areas of high intensification. To provide public water-garden or swale-type areas to help offset the increased stormwater runoff effects of intensification and to improve recreational amenity for the residents.	Support
Ōpāwaho Heathcote River Network (OHRN)/154.5	Kāinga Ora/ #FS2082.80	Seek Amendment	[Re: Policy Outcomes] Rules should seek to encourage or require community-level planning in areas of high intensification. To provide public water-garden or swale-type areas to help offset the increased stormwater runoff effects of intensification and to improve recreational amenity for the residents.	Oppose
Jade McFarlane/ #790.3		Seek Amendment	PC14 is too limited in scope to create the level of change desired in the Urban Forest Plan. Initiatives for tree canopy planting in Existing Development areas need to be explored and implemented in order to achieve the goals of the Urban Forest Plan.	
Jade McFarlane/790.3	Anne Dingwall/ #FS2037.738	Seek Amendment	<p>PC14 is too limited in scope to create the level of change desired in the Urban Forest Plan. Initiatives for tree canopy planting in Existing Development areas need to be explored and implemented in order to achieve the goals of the Urban Forest Plan.</p> <p>No suggested amendments to Existing Development approach about for PC14 however this needs to be explored and implemented in order to achieve the goals of the Urban Forest Plan- the uptake from this will far outweigh the achievements for new builds and, through use of technology and apps, would create a groundswell of people acting to green our city, in the existing neighbourhoods that need it.</p> <p>A fund with the benefit of compound interest is the path forward for sustainable implementation in existing neighbourhoods where, especially in lower social economic areas, will not be achieved in a piecemeal 'owner pays only' approach...</p> <p>The Council could provide 1 voucher per allotment and start in those areas with the least cover (as outlined in red/ orange in the Urban Forest Plan). This would not be regulated like the new build process but would create a groundswell of action and result ultimately in more benefit than what is being promoted currently as canopy associated with new builds only.</p> <p>Vouchers would be for nurseries (ideally CCC nursery, but all, initially), which would give control of type, size and quality of tree, would be given strategically to those house/ landowners in 'low canopy' areas identified as orange and red in the Urban Forest Plan.</p> <p>Corporate sponsors and philanthropists would likely get on board with this given it is 'community enhancing', and there would be an ability to sponsor trees both on the vouchers themselves, or through block party/ planting events, as well as via a new online database where sponsors could track where their sponsored trees ended up on a GIS based web map system.</p> <p>https://digitalcommons.iwu.edu/cgi/viewcontent.cgi?article=1431&context=uer</p> <p>Increases in canopy coverage yield highest returns in neighbourhoods with lowest average canopy levels, typically those with low average incomes. As a result, a program of targeted vouchers to families in low-income areas would be most efficient. In doing so, environmental equity would also be enhanced.</p>	Support

General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.2 Objectives and Policies > 6.10A.2.1 Objective – Urban tree canopy cover

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Victoria Neighbourhood Association (VNA) / #61.65		Seek Amendment	Include commercial/industrial sites in Objective 6.10A.2.1	
Marjorie Manthei/ #237.50		Seek Amendment	Apply [6.10A provisions] to commercial/industrial [zones] too.	
Pamela-Jayne Cooper/ #625.1		Seek Amendment	Amend Policy 6.10A.2.1.1 to maintain the existing tree canopy cover if it is over 20%, new builds should achieve 30% canopy cover and seeks no removal of existing mature trees.	
Pamela-Jayne Cooper/625.1	Anne Dingwall/ #FS2037.537	Seek Amendment	Amend Policy 6.10A.2.1.1 to maintain the existing tree canopy cover if it is over 20%, new builds should achieve 30% canopy cover and seeks no removal of existing mature trees. While I support financial enforcement on developers, it does not go far enough. Any progressive developer will not be put off by additional tree expenses. Indeed they will welcome them, as they will only serve to enhance their investment by providing safe, healthy and resilient havens for buyers and residents. Developers whom oppose tree retention/and or new plantings citing them as being unviable financial hurdles should be scrutinised the more. In this global climate, all developments should align themselves to resilience, adoptability and public wellness. Not matter the initial costs. This cost will prove to be the lesser over time. And there are masses of respected climate models out there, that foretell the economical disaster, if we fail to do enough.	Support
Pamela-Jayne Cooper/625.1	Anne Dingwall/ #FS2037.1201	Seek Amendment	Amend Policy 6.10A.2.1.1 to maintain the existing tree canopy cover if it is over 20%, new builds should achieve 30% canopy cover and seeks no removal of existing mature trees. While I support financial enforcement on developers, it does not go far enough. Any progressive developer will not be put off by additional tree expenses. Indeed they will welcome them, as they will only serve to enhance their investment by providing safe, healthy and resilient havens for buyers and residents. Developers whom oppose tree retention/and or new plantings citing them as being unviable financial hurdles should be scrutinised the more. In this global climate, all developments should align themselves to resilience, adoptability and public wellness. Not matter the initial costs. This cost will prove to be the lesser over time. And there are masses of respected climate models out there, that foretell the economical disaster, if we fail to do enough.	Support
Carter Group Limited/ #814.52		Oppose	Oppose 6.10A.2.1. Seek that it be deleted.	
Carter Group Limited/814.52	Chapman Tripp/ #FS2063.112	Oppose	Oppose 6.10A.2.1. Seek that it be deleted. For the reasons expressed in the submission pointsabove, the objective is generally opposed.Otherwise, the objective fails to account for theparticular characteristics of residential activity, itslocation or other contextual matters that may make thisobjective unachievable or inappropriate. For example,residential activities within multi-level apartmentbuildings in the core of the Central City could notpracticably '[maintain] existing trees and/or [plant] newtrees as part of the development', as required by theobjective.	Support
Carter Group Limited/814.52	Chapman Tripp/ #FS2064.107	Oppose	Oppose 6.10A.2.1. Seek that it be deleted. For the reasons expressed in the submission pointsabove, the objective is generally opposed.Otherwise, the objective fails to account for theparticular characteristics of residential activity, itslocation or other contextual matters that may make thisobjective unachievable or inappropriate. For example,residential activities within multi-level apartmentbuildings in the core of the Central City could notpracticably '[maintain] existing trees and/or [plant] newtrees as part of the development', as required by theobjective.	Support
Carter Group Limited/814.52	Red Spur Ltd/ #FS2068.19	Oppose	Oppose 6.10A.2.1. Seek that it be deleted.	Support

			For the reasons expressed in the submission points above, the objective is generally opposed. Otherwise, the objective fails to account for the particular characteristics of residential activity, its location or other contextual matters that may make this objective unachievable or inappropriate. For example, residential activities within multi-level apartment buildings in the core of the Central City could not practicably '[maintain] existing trees and/or [plant] new trees as part of the development', as required by the objective.	
Carter Group Limited/814.52	Kāinga Ora/ #FS2082.882	Oppose	Oppose 6.10A.2.1. Seek that it be deleted. For the reasons expressed in the submission points above, the objective is generally opposed. Otherwise, the objective fails to account for the particular characteristics of residential activity, its location or other contextual matters that may make this objective unachievable or inappropriate. For example, residential activities within multi-level apartment buildings in the core of the Central City could not practicably '[maintain] existing trees and/or [plant] new trees as part of the development', as required by the objective.	Seek Amendment
The Catholic Diocese of Christchurch / #823.45		Oppose	Delete all of the financial contributions draft provisions in their entirety.	
The Catholic Diocese of Christchurch /823.45	Anne Dingwall/ #FS2037.1277	Oppose	Delete all of the financial contributions draft provisions in their entirety. For the reasons expressed in the submission points above, the objective is generally opposed. Otherwise, the objective fails to account for the particular characteristics of residential activity, its location or other contextual matters that may make this objective unachievable or inappropriate. For example, residential activities within multi-level apartment buildings in the core of the Central City could not practicably '[maintain] existing trees and/or [plant] new trees as part of the development', as required by the objective.	Oppose
The Catholic Diocese of Christchurch /823.45	Carter Group Limited/ #FS2045.218	Oppose	Delete all of the financial contributions draft provisions in their entirety. For the reasons expressed in the submission points above, the objective is generally opposed. Otherwise, the objective fails to account for the particular characteristics of residential activity, its location or other contextual matters that may make this objective unachievable or inappropriate. For example, residential activities within multi-level apartment buildings in the core of the Central City could not practicably '[maintain] existing trees and/or [plant] new trees as part of the development', as required by the objective.	Support
The Catholic Diocese of Christchurch /823.45	Vaughan Smith/ #FS2090.14	Oppose	Delete all of the financial contributions draft provisions in their entirety. For the reasons expressed in the submission points above, the objective is generally opposed. Otherwise, the objective fails to account for the particular characteristics of residential activity, its location or other contextual matters that may make this objective unachievable or inappropriate. For example, residential activities within multi-level apartment buildings in the core of the Central City could not practicably '[maintain] existing trees and/or [plant] new trees as part of the development', as required by the objective.	Support
Daresbury Ltd/ #874.21		Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.	

Daresbury Ltd/874.21	Anne Dingwall/ #FS2037.633	Oppose	<p>[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety.</p> <p>For the reasons expressed in the submissionpoints above, the objective is generallyopposed.Otherwise, the objective fails to account for theparticular characteristics of residential activity,its location or other contextual matters that may make this objective unachievable orinappropriate. For example, residentialactivities within multi-level apartment buildingsin the core of the Central City could notpracticably '[maintain] existing trees and/or[plant] new trees as part of the development',as required by the objective.</p>	Oppose
Daresbury Ltd/874.21	Vaughan Smith/ #FS2090.50	Oppose	<p>[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety.</p> <p>For the reasons expressed in the submissionpoints above, the objective is generallyopposed.Otherwise, the objective fails to account for theparticular characteristics of residential activity,its location or other contextual matters that may make this objective unachievable orinappropriate. For example, residentialactivities within multi-level apartment buildingsin the core of the Central City could notpracticably '[maintain] existing trees and/or[plant] new trees as part of the development',as required by the objective.</p>	Support

General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.2 Objectives and Policies > 6.10A.2.1 Objective – Urban tree canopy cover > 6.10A.2.1.1 Policy – Contribution to tree canopy cover

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Victoria Neighbourhood Association (VNA) / #61.32		Seek Amendment	Amend Policy 6.10A.2.1.1 by increasing the minimum tree canopy cover from 20% to 25%.	
Victoria Neighbourhood Association (VNA) /61.32	Anne Dingwall/ #FS2037.113	Seek Amendment	<p>Amend Policy 6.10A.2.1.1 by increasing the minimum tree canopy cover from 20% to 25%.</p> <p>The VNA supports the provisions for retaining, increasing and maintaining the health of Christchurch’s tree canopy cover, set out in 6.10A and supported by the Section 32 Evaluation report (Part 7). In particular, we support, as written Policies 6.10A.2.1.2 and 2.1.3 Standard 6.10A.4.2.2 (Financial Contributions).</p> <p>We submit that in many cases the provisions need to be strengthened, a message consistent with VNA’s submission on the Urban Forest Plan, including:</p> <ul style="list-style-type: none"> - Commercial/industrial sites in Strategic Objective 3.3.10 (a) (ii) E, - Objective 6.10A.2.1, Policy 6.10A.2.1.1 and Standard 6.10A.4.1.1; Increase the minimum cover from 20% to 25% (6.10A.4.1.1); - Discourage the use of impervious/impermeable surfaces; - Increase the Financial Contribution per tree significantly as a disincentive to removing or not replacing trees on the development site; - Rewrite the Matters of Discretion to make it less likely that trees will be removed or not replaced on site. 	Support
Victoria Neighbourhood Association (VNA) /61.32	Cambridge 137 Limited/ #FS2042.20	Seek Amendment	<p>Amend Policy 6.10A.2.1.1 by increasing the minimum tree canopy cover from 20% to 25%.</p> <p>The VNA supports the provisions for retaining, increasing and maintaining the health of Christchurch’s tree canopy cover, set out in 6.10A and supported by the Section 32 Evaluation report (Part 7). In particular, we support, as written Policies 6.10A.2.1.2 and 2.1.3 Standard 6.10A.4.2.2 (Financial Contributions).</p> <p>We submit that in many cases the provisions need to be strengthened, a message consistent with VNA’s submission on the Urban Forest Plan, including:</p>	Oppose

			<ul style="list-style-type: none"> - Commercial/industrial sites in Strategic Objective 3.3.10 (a) (ii) E, - Objective 6.10A.2.1, Policy 6.10A.2.1.1 and Standard 6.10A.4.1.1; Increase the minimum cover from 20% to 25% (6.10A.4.1.1); - Discourage the use of impervious/impermeable surfaces; - Increase the Financial Contribution per tree significantly as a disincentive to removing or not replacing trees on the development site; - Rewrite the Matters of Discretion to make it less likely that trees will be removed or not replaced on site. 	
Victoria Neighbourhood Association (VNA) / #61.66		Seek Amendment	Include commercial/industrial sites in Policy 6.10A.2.1.1	
Victoria Neighbourhood Association (VNA) /61.66	Anne Dingwall/ #FS2037.129	Seek Amendment	Include commercial/industrial sites in Policy 6.10A.2.1.1 The VNA supports the provisions for retaining, increasing and maintaining the health of Christchurch's tree canopy cover, set out in 6.10A. We submit that in many cases the provisions need to be strengthened.	Support
Marjorie Manthei/ #237.51		Seek Amendment	Increase cover in (i) to 25%	
Marjorie Manthei/237.51	Anne Dingwall/ #FS2037.337	Seek Amendment	Increase cover in (i) to 25% Conclusions from the Lincoln University thesis (Megan Austin) were based on interviews with 16 representatives from relevant professions, a literature review and analysis of the first version of PC14. One of the emerging themes related to landscaping and trees: "...although it was the common consensus that the requirement to provide 20% landscaping coverage was, for the most part, a positive standard that was intended to protect some level of amenity and character, there were critiques expressed surrounding how effective the 20% would be" (p 45). The 20% coverage was seen as minimal, but better than nothing (p 44). There was concern about the environmental implications of the level of intensification in Plan Change 14, including (i) insufficient space for trees to grow properly (ii) tall buildings causing shade and (iii) stormwater runoff.	Support
Carter Group Limited/ #814.53		Oppose	Oppose Policy 6.10A.2.1.1. Seek that it be deleted.	
Carter Group Limited/814.53	Chapman Tripp/ #FS2063.113	Oppose	Oppose Policy 6.10A.2.1.1. Seek that it be deleted. For the same reasons expressed in regards Objective 6.10A.2.1 and otherwise noting the practical difficulties of monitoring and enforcing the tree canopy percentages over time, this policy is opposed.	Support
Carter Group Limited/814.53	Chapman Tripp/ #FS2064.108	Oppose	Oppose Policy 6.10A.2.1.1. Seek that it be deleted. For the same reasons expressed in regards Objective 6.10A.2.1 and otherwise noting the practical difficulties of monitoring and enforcing the tree canopy percentages over time, this policy is opposed.	Support
Carter Group Limited/814.53	Red Spur Ltd/ #FS2068.20	Oppose	Oppose Policy 6.10A.2.1.1. Seek that it be deleted. For the same reasons expressed in regards Objective 6.10A.2.1 and otherwise noting the practical difficulties of monitoring and enforcing the tree canopy percentages over time, this policy is opposed.	Support
Carter Group Limited/814.53	Kāinga Ora/ #FS2082.883	Oppose	Oppose Policy 6.10A.2.1.1. Seek that it be deleted. For the same reasons expressed in regards Objective 6.10A.2.1 and otherwise noting the practical difficulties of monitoring and enforcing the tree canopy percentages over time, this policy is opposed.	Seek Amendment
The Catholic Diocese of Christchurch / #823.46		Oppose	Delete all of the financial contributions draft provisions in their entirety.	
The Catholic Diocese of Christchurch /823.46	Anne Dingwall/ #FS2037.1278	Oppose	Delete all of the financial contributions draft provisions in their entirety. For the same reasons expressed in regards Objective 6.10A.2.1 and otherwise noting the practical difficulties of monitoring and enforcing the tree canopy percentages over time, this policy is opposed.	Oppose
The Catholic Diocese of Christchurch /823.46	Carter Group Limited/ #FS2045.219	Oppose	Delete all of the financial contributions draft provisions in their entirety. For the same reasons expressed in regards Objective 6.10A.2.1 and otherwise noting the practical difficulties of monitoring and enforcing the tree canopy percentages over time, this policy is opposed.	Support
The Catholic Diocese of Christchurch /823.46	Vaughan Smith/ #FS2090.15	Oppose	Delete all of the financial contributions draft provisions in their entirety. For the same reasons expressed in regards Objective 6.10A.2.1 and otherwise noting the practical difficulties	Support

			of monitoring and enforcing the tree canopy percentages over time, this policy is opposed.	
Daresbury Ltd/ #874.22		Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety.	
Daresbury Ltd/874.22	Anne Dingwall/ #FS2037.634	Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety. For the same reasons expressed in regardsObjective 6.10A.2.1 and otherwise noting thepractical difficulties of monitoring and enforcingthe tree canopy percentages over time, thispolicy is opposed.	Oppose
Daresbury Ltd/874.22	Vaughan Smith/ #FS2090.51	Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety. For the same reasons expressed in regardsObjective 6.10A.2.1 and otherwise noting thepractical difficulties of monitoring and enforcingthe tree canopy percentages over time, thispolicy is opposed.	Support
Daresbury Ltd/874.22	Vaughan Smith/ #FS2090.52	Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety. For the same reasons expressed in regardsObjective 6.10A.2.1 and otherwise noting thepractical difficulties of monitoring and enforcingthe tree canopy percentages over time, thispolicy is opposed.	Support

General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.2 Objectives and Policies > 6.10A.2.1 Objective – Urban tree canopy cover > 6.10A.2.1.2 Policy – The cost of providing tree canopy cover and financial contributions

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Victoria Neighbourhood Association (VNA) / #61.23		Support	[Retain] as written, Policies 6.10A.2.1.2 and 2.1.3, Standard 6.10A.4.2.2 (Financial Contributions).	
Victoria Neighbourhood Association (VNA) /61.23	Anne Dingwall/ #FS2037.109	Support	[Retain] as written, Policies 6.10A.2.1.2 and 2.1.3, Standard 6.10A.4.2.2 (Financial Contributions). The VNA supports the provisions for retaining, increasing and maintaining the health of Christchurch’s tree canopy cover, set out in 6.10A and supported by the Section 32 Evaluation report (Part 7). We believe this is one way of addressing at least some of negative effects of intensification, acknowledged in the associated s32 report.	Support
Victoria Neighbourhood Association (VNA) / #61.29		Support	Supports Policy 6.10A.2.1.2.	
Victoria Neighbourhood Association (VNA) /61.29	Cambridge 137 Limited/ #FS2042.19	Support	Supports Policy 6.10A.2.1.2. The VNA supports the provisions for retaining, increasing and maintaining the health of Christchurch’s tree canopy cover, set out in 6.10A and supported by the Section 32 Evaluation report (Part 7). In particular, we support, as written Policies 6.10A.2.1.2 and 2.1.3 Standard 6.10A.4.2.2 (Financial Contributions). We submit that in many cases the provisions need to be strengthened, a message consistent with VNA’s submission on the Urban Forest Plan, including: - Commercial/industrial sites in Strategic Objective 3.3.10 (a) (ii) E, - Objective 6.10A.2.1, Policy 6.10A.2.1.1 and Standard 6.10A.4.1.1; Increase the minimum cover from 20% to 25% (6.10A.4.1.1); - Discourage the use of impervious/impermeable surfaces; - Increase the Financial Contribution per tree significantly as a disincentive to removing or not replacing trees on the development site; - Rewrite the Matters of Discretion to make it less likely that trees will be removed or not replaced on site.	Oppose
Marjorie Manthei/ #237.52		Support	[Retain 6.10A.2.1.2]	
Jade McFarlane/ #790.2		Seek Amendment	Council must attempt to plant trees using this money in the immediate vicinity of the new development (within 50m).	
Carter Group Limited/ #814.54		Oppose	Oppose Policy 6.10A.2.1.2. Seek that it be deleted.	
Carter Group Limited/814.54	Chapman Tripp/ #FS2063.114	Oppose	Oppose Policy 6.10A.2.1.2. Seek that it be deleted. For the same reasons expressed in regards to the submission points above, the policy is opposed.Among	Support

			other things, the maintenance of required tree canopy is impractical to monitor and enforce and requiring financial contributions from those who do not meet the requirements but not from those who may provide the canopy and subsequently remove it. This policy is inequitable and unworkable.	
Carter Group Limited/814.54	Chapman Tripp/ #FS2064.109	Oppose	Oppose Policy 6.10A.2.1.2. Seek that it be deleted. For the same reasons expressed in regards to the submission points above, the policy is opposed. Among other things, the maintenance of required tree canopy is impractical to monitor and enforce and requiring financial contributions from those who do not meet the requirements but not from those who may provide the canopy and subsequently remove it. This policy is inequitable and unworkable.	Support
Carter Group Limited/814.54	Red Spur Ltd/ #FS2068.21	Oppose	Oppose Policy 6.10A.2.1.2. Seek that it be deleted. For the same reasons expressed in regards to the submission points above, the policy is opposed. Among other things, the maintenance of required tree canopy is impractical to monitor and enforce and requiring financial contributions from those who do not meet the requirements but not from those who may provide the canopy and subsequently remove it. This policy is inequitable and unworkable.	Support
Carter Group Limited/814.54	Kāinga Ora/ #FS2082.884	Oppose	Oppose Policy 6.10A.2.1.2. Seek that it be deleted. For the same reasons expressed in regards to the submission points above, the policy is opposed. Among other things, the maintenance of required tree canopy is impractical to monitor and enforce and requiring financial contributions from those who do not meet the requirements but not from those who may provide the canopy and subsequently remove it. This policy is inequitable and unworkable.	Seek Amendment
The Catholic Diocese of Christchurch / #823.47		Oppose	Delete all of the financial contributions draft provisions in their entirety.	
The Catholic Diocese of Christchurch /823.47	Anne Dingwall/ #FS2037.1279	Oppose	Delete all of the financial contributions draft provisions in their entirety. For the same reasons expressed in regards to the submission points above, the policy is opposed. Among other things, the maintenance of required tree canopy is impractical to monitor and enforce and requiring financial contributions from those who do not meet the requirements but not from those who may provide the canopy and subsequently remove it. This policy is inequitable and unworkable.	Oppose
The Catholic Diocese of Christchurch /823.47	Carter Group Limited/ #FS2045.220	Oppose	Delete all of the financial contributions draft provisions in their entirety. For the same reasons expressed in regards to the submission points above, the policy is opposed. Among other things, the maintenance of required tree canopy is impractical to monitor and enforce and requiring financial contributions from those who do not meet the requirements but not from those who may provide the canopy and subsequently remove it. This policy is inequitable and unworkable.	Support
The Catholic Diocese of Christchurch /823.47	Vaughan Smith/ #FS2090.16	Oppose	Delete all of the financial contributions draft provisions in their entirety. For the same reasons expressed in regards to the submission points above, the policy is opposed. Among other things, the maintenance of required tree canopy is impractical to monitor and enforce and requiring financial contributions from those who do not meet the requirements but not from those who may provide the canopy and subsequently remove it. This policy is inequitable and unworkable.	Support
Daresbury Ltd/ #874.23		Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.	
Daresbury Ltd/874.23	Anne Dingwall/ #FS2037.635	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety. For the same reasons expressed in regards to the submission points above, the policy is opposed. Among other things, the maintenance of required tree canopy is impractical to monitor and enforce and requiring financial contributions from those who do not meet the requirements but not from those who may provide the canopy and subsequently remove it. This policy is inequitable and unworkable.	Oppose
Daresbury Ltd/874.23	Vaughan Smith/ #FS2090.53	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety. For the same reasons expressed in regards to the submission points above, the policy is opposed. Among other things, the maintenance of required tree canopy is impractical to monitor and enforce and requiring	Support

			financial contributions from those who do not meet the requirements but not from those who may provide the canopy and subsequently remove it. This policy is inequitable and unworkable.	
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General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.2 Objectives and Policies > 6.10A.2.1 Objective – Urban tree canopy cover > 6.10A.2.1.3 Policy – Tree health and infrastructure

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Victoria Neighbourhood Association (VNA) / #61.30		Support	Supports Policy 6.10A.2.1.3.	
Victoria Neighbourhood Association (VNA) /61.30	Anne Dingwall/ #FS2037.111	Support	<p>Supports Policy 6.10A.2.1.3.</p> <p>The VNA supports the provisions for retaining, increasing and maintaining the health of Christchurch's tree canopy cover, set out in 6.10A and supported by the Section 32 Evaluation report (Part 7). In particular, we support, as written Policies 6.10A.2.1.2 and 2.1.3 Standard 6.10A.4.2.2 (Financial Contributions).</p> <p>We submit that in many cases the provisions need to be strengthened, a message consistent with VNA's submission on the Urban Forest Plan, including:</p> <ul style="list-style-type: none"> - Commercial/industrial sites in Strategic Objective 3.3.10 (a) (ii) E, - Objective 6.10A.2.1, Policy 6.10A.2.1.1 and Standard 6.10A.4.1.1; Increase the minimum cover from 20% to 25% (6.10A.4.1.1); - Discourage the use of impervious/impermeable surfaces; - Increase the Financial Contribution per tree significantly as a disincentive to removing or not replacing trees on the development site; - Rewrite the Matters of Discretion to make it less likely that trees will be removed or not replaced on site. 	Support
Marjorie Manthei/ #237.53		Support	[Retain 6.10A.2.1.3]	
Carter Group Limited/ #814.55		Oppose	Oppose Policy 6.10A.2.1.3. Seek that it be deleted.	
Carter Group Limited/814.55	Chapman Tripp/ #FS2063.115	Oppose	Oppose Policy 6.10A.2.1.3. Seek that it be deleted. The requirements for tree planting (in terms of location, soil volume, etc) are unnecessarily and unreasonably prescriptive and remove property owners' reasonable freedom and choice to landscape their properties as they choose. Moreover, such requirements are difficult to monitor and enforce on an ongoing basis (e.g. as new owners or tenants choose to re-landscape) and are unnecessary accounting for the control or discretion in regards to these matters where trees are expressly required through resource consent processes. Consent notices in respect of tree planting are an unreasonable and onerous requirement, and are considered impracticable for enforcing residential landscaping which is commonly and regularly altered to reflect changing needs and preferences over time. Consent notices are likely to be overlooked or ignored or impose costly and inefficient regulatory processes to retrospectively address landscaping works in breach of consent notices. Policies relating to trees in road reserve are unnecessary, noting that such trees can be adequately managed by Council in its capacity as road controlling authority.	Support
Carter Group Limited/814.55	Chapman Tripp/ #FS2064.110	Oppose	Oppose Policy 6.10A.2.1.3. Seek that it be deleted. The requirements for tree planting (in terms of location, soil volume, etc) are unnecessarily and unreasonably prescriptive and remove property owners' reasonable freedom and choice to landscape their properties as they choose. Moreover, such requirements are difficult to monitor and enforce on an ongoing basis (e.g. as new owners or tenants choose to re-landscape) and are unnecessary accounting for the control or discretion in regards to these matters where trees are expressly required through resource consent processes. Consent notices in respect of tree planting are an unreasonable and onerous requirement, and are considered impracticable for enforcing residential landscaping which is commonly and regularly altered to reflect changing needs and preferences over time. Consent notices are likely to be overlooked or ignored or impose costly and inefficient regulatory processes to retrospectively address landscaping works in breach of consent notices. Policies relating to trees in road reserve are unnecessary, noting that such trees can be adequately managed by Council in its capacity as road controlling authority.	Support
Carter Group Limited/814.55	Red Spur Ltd/ #FS2068.22	Oppose	Oppose Policy 6.10A.2.1.3. Seek that it be deleted. The requirements for tree planting (in terms of location, soil volume, etc) are unnecessarily and unreasonably prescriptive and remove property owners' reasonable freedom and choice to landscape their properties as they choose. Moreover, such	Support

			requirements are difficult to monitor and enforce on an ongoing basis (e.g. as new owners or tenants choose to re-landscape) and are unnecessary accounting for the control or discretion in regards to these matters where trees are expressly required through resource consent processes. Consent notices in respect of tree planting are an unreasonable and onerous requirement, and are considered impracticable for enforcing residential landscaping which is commonly and regularly altered to reflect changing needs and preferences over time. Consent notices are likely to be overlooked or ignored or impose costly and inefficient regulatory processes to retrospectively address landscaping works in breach of consent notices. Policies relating to trees in road reserve are unnecessary, noting that such trees can be adequately managed by Council in its capacity as road controlling authority.	
Carter Group Limited/814.55	Kāinga Ora/ #FS2082.885	Oppose	Oppose Policy 6.10A.2.1.3. Seek that it be deleted. The requirements for tree planting (in terms of location, soil volume, etc) are unnecessarily and unreasonably prescriptive and remove property owners' reasonable freedom and choice to landscape their properties as they choose. Moreover, such requirements are difficult to monitor and enforce on an ongoing basis (e.g. as new owners or tenants choose to re-landscape) and are unnecessary accounting for the control or discretion in regards to these matters where trees are expressly required through resource consent processes. Consent notices in respect of tree planting are an unreasonable and onerous requirement, and are considered impracticable for enforcing residential landscaping which is commonly and regularly altered to reflect changing needs and preferences over time. Consent notices are likely to be overlooked or ignored or impose costly and inefficient regulatory processes to retrospectively address landscaping works in breach of consent notices. Policies relating to trees in road reserve are unnecessary, noting that such trees can be adequately managed by Council in its capacity as road controlling authority.	Seek Amendment
The Catholic Diocese of Christchurch / #823.48		Oppose	Delete all of the financial contributions draft provisions in their entirety.	
The Catholic Diocese of Christchurch /823.48	Anne Dingwall/ #FS2037.1280	Oppose	Delete all of the financial contributions draft provisions in their entirety. The requirements for tree planting (in terms of location, soil volume, etc) are unnecessarily and unreasonably prescriptive and remove property owners' reasonable freedom and choice to landscape their properties as they choose. Moreover, such requirements are difficult to monitor and enforce on an ongoing basis (e.g. as new owners or tenants choose to re-landscape) and are unnecessary accounting for the control or discretion in regards to these matters where trees are expressly required through resource consent processes. Consent notices in respect of tree planting are an unreasonable and onerous requirement, and are considered impracticable for enforcing residential landscaping which is commonly and regularly altered to reflect changing needs and preferences over time. Consent notices are likely to be overlooked or ignored, or impose costly and inefficient regulatory processes to retrospectively address landscaping works in breach of consent notices. Policies relating to trees in road reserve are unnecessary, noting that such trees can be adequately managed by Council in its capacity as road controlling authority.	Oppose
The Catholic Diocese of Christchurch /823.48	Carter Group Limited/ #FS2045.221	Oppose	Delete all of the financial contributions draft provisions in their entirety. The requirements for tree planting (in terms of location, soil volume, etc) are unnecessarily and unreasonably prescriptive and remove property owners' reasonable freedom and choice to landscape their properties as they choose. Moreover, such requirements are difficult to monitor and enforce on an ongoing basis (e.g. as new	Support

			<p>owners or tenants choose to re-landscape) and are unnecessary accounting for the control or discretion in regards to these matters where trees are expressly required through resource consent processes.</p> <p>Consent notices in respect of tree planting are an unreasonable and onerous requirement, and are considered impracticable for enforcing residential landscaping which is commonly and regularly altered to reflect changing needs and preferences over time. Consent notices are likely to be overlooked or ignored, or impose costly and inefficient regulatory processes to retrospectively address landscaping works in breach of consent notices.</p> <p>Policies relating to trees in road reserve are unnecessary, noting that such trees can be adequately managed by Council in its capacity as road controlling authority.</p>	
The Catholic Diocese of Christchurch /823.48	Vaughan Smith/ #FS2090.17	Oppose	<p>Delete all of the financial contributions draft provisions in their entirety.</p> <p>The requirements for tree planting (in terms of location, soil volume, etc) are unnecessarily and unreasonably prescriptive and remove property owners' reasonable freedom and choice to landscape their properties as they choose. Moreover, such requirements are difficult to monitor and enforce on an ongoing basis (e.g. as new owners or tenants choose to re-landscape) and are unnecessary accounting for the control or discretion in regards to these matters where trees are expressly required through resource consent processes.</p> <p>Consent notices in respect of tree planting are an unreasonable and onerous requirement, and are considered impracticable for enforcing residential landscaping which is commonly and regularly altered to reflect changing needs and preferences over time. Consent notices are likely to be overlooked or ignored, or impose costly and inefficient regulatory processes to retrospectively address landscaping works in breach of consent notices.</p> <p>Policies relating to trees in road reserve are unnecessary, noting that such trees can be adequately managed by Council in its capacity as road controlling authority.</p>	Support
Daresbury Ltd/ #874.24		Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety.	
Daresbury Ltd/874.24	Anne Dingwall/ #FS2037.636	Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety. The requirements for tree planting (in terms of location, soil volume, etc) are unnecessarilyand unreasonably prescriptive and removeproperty owners' reasonable freedom andchoice to landscape their properties as theychoose. Moreover, such requirements aredifficult to monitor and enforce on an ongoingbasis (e.g. as new owners or tenants choose to re-landscape) and are unnecessary accountingfor the control or discretion in regards to these matters where trees are expressly requiredthrough resource consent processes.Consent notices in respect of tree planting arean unreasonable and onerous requirement, andare considered impracticable for enforcingresidential landscaping which is commonly andregularly altered to reflect changing needs andpreferences over time. Consent notices arelikely to	Oppose

			be overlooked or ignored, or impose costly and inefficient regulatory processes to retrospectively address landscaping works in breach of consent notices. Policies relating to trees in road reserve are unnecessary, noting that such trees can be adequately managed by Council in its capacity as road controlling authority.	
Daresbury Ltd/874.24	Vaughan Smith/ #FS2090.54	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety. The requirements for tree planting (in terms of location, soil volume, etc) are unnecessarily and unreasonably prescriptive and remove property owners' reasonable freedom and choice to landscape their properties as they choose. Moreover, such requirements are difficult to monitor and enforce on an ongoing basis (e.g. as new owners or tenants choose to re-landscape) and are unnecessary accounting for the control or discretion in regards to these matters where trees are expressly required through resource consent processes. Consent notices in respect of tree planting are an unreasonable and onerous requirement, and are considered impracticable for enforcing residential landscaping which is commonly and regularly altered to reflect changing needs and preferences over time. Consent notices are likely to be overlooked or ignored, or impose costly and inefficient regulatory processes to retrospectively address landscaping works in breach of consent notices. Policies relating to trees in road reserve are unnecessary, noting that such trees can be adequately managed by Council in its capacity as road controlling authority.	Support
Transpower New Zealand Limited / #878.7		Seek Amendment	Amend Policy 6.10A.2.1.3 as follows: "a. Ensure that trees on a development site are planted in a position appropriate to the tree type and in sufficient soil volume, width and depth to maximise the tree's healthy growth while minimising future nuisance effects and avoiding adverse effects on strategic infrastructure. ... "	
Transpower New Zealand Limited /878.7	Orion New Zealand Limited/ #FS2056.6	Seek Amendment	Amend Policy 6.10A.2.1.3 as follows: "a. Ensure that trees on a development site are planted in a position appropriate to the tree type and in sufficient soil volume, width and depth to maximise the tree's healthy growth while minimising future nuisance effects and avoiding adverse effects on strategic infrastructure. ... " Seeks amendment to Policy 6.10A.2.1.3 to ensure that the tree planting directed by the Policy does not compromise the National Grid in a manner that would not give effect to Policy 10 of the NPSET. It is noted that such an approach is consistent with advice notes that reference the Electricity (Hazards from Trees) Regulations 2003.	Support

General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.3 How to interpret and apply the rules

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.56		Oppose	Oppose 6.10A.3. Seek that it be deleted.	
Carter Group Limited/814.56	Chapman Tripp/ #FS2063.116	Oppose	Oppose 6.10A.3. Seek that it be deleted. The provisions in this section are generally opposed. Further, clause (c) is considered unclear, insofar as providing 'guidance' on tree species and other 'requirements' and whether these external documents will essentially be imposed as rules.	Support
Carter Group Limited/814.56	Chapman Tripp/ #FS2064.111	Oppose	Oppose 6.10A.3. Seek that it be deleted. The provisions in this section are generally opposed. Further, clause (c) is considered unclear, insofar as providing 'guidance' on tree species and other 'requirements' and whether these external documents will essentially be imposed as rules.	Support
Carter Group Limited/814.56	Red Spur Ltd/ #FS2068.23	Oppose	Oppose 6.10A.3. Seek that it be deleted. The provisions in this section are generally opposed. Further, clause (c) is considered unclear, insofar as providing 'guidance' on tree species and other 'requirements' and whether these external documents will essentially be imposed as rules.	Support

Carter Group Limited/814.56	Kāinga Ora/ #FS2082.886	Oppose	Oppose 6.10A.3. Seek that it be deleted. The provisions in this section are generally opposed. Further, clause (c) is considered unclear, insofar as providing 'guidance' on tree species and other 'requirements' and whether these external documents will essentially be imposed as rules.	Seek Amendment
The Catholic Diocese of Christchurch / #823.49		Oppose	Delete all of the financial contributions draft provisions in their entirety.	
The Catholic Diocese of Christchurch /823.49	Anne Dingwall/ #FS2037.1281	Oppose	Delete all of the financial contributions draft provisions in their entirety. The provisions in this section are generally opposed. Further, clause (c) is considered unclear, insofar as providing 'guidance' on tree species and other 'requirements' and whether these external documents will essentially be imposed as rules.	Oppose
The Catholic Diocese of Christchurch /823.49	Carter Group Limited/ #FS2045.222	Oppose	Delete all of the financial contributions draft provisions in their entirety. The provisions in this section are generally opposed. Further, clause (c) is considered unclear, insofar as providing 'guidance' on tree species and other 'requirements' and whether these external documents will essentially be imposed as rules.	Support
The Catholic Diocese of Christchurch /823.49	Vaughan Smith/ #FS2090.18	Oppose	Delete all of the financial contributions draft provisions in their entirety. The provisions in this section are generally opposed. Further, clause (c) is considered unclear, insofar as providing 'guidance' on tree species and other 'requirements' and whether these external documents will essentially be imposed as rules.	Support
Daresbury Ltd/ #874.25		Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.	
Daresbury Ltd/874.25	Anne Dingwall/ #FS2037.637	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety. The provisions in this section are generally opposed. Further, clause (c) is considered unclear, insofar as providing 'guidance' on tree species and other 'requirements' and whether these external documents will essentially be imposed as rules.	Oppose
Daresbury Ltd/874.25	Vaughan Smith/ #FS2090.55	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety. The provisions in this section are generally opposed. Further, clause (c) is considered unclear, insofar as providing 'guidance' on tree species and other 'requirements' and whether these external documents will essentially be imposed as rules.	Support
Davie Lovell-Smith Ltd / #914.20		Seek Amendment	Amend 6.10A.3(c) Increase the species of street trees to take into account the different groundwater characteristics of the site	
Davie Lovell-Smith Ltd /914.20	Amy Beran/ #FS2030.23	Seek Amendment	Amend 6.10A.3(c) Increase the species of street trees to take into account the different groundwater characteristics of the site We suggest that the tree list be expanded upon, particularly in the street tree list. The list which currently exists is limited in terms of street trees and given the emphasis to increase the tree canopy cover within developments it would be imperative that a variety of species be provided.	Support

General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Rosemary Neave/ #72.1		Support	Retain the Tree Canopy Cover rules and Financial Contributions.	
Rosemary Neave/72.1	Anne Dingwall/ #FS2037.148	Support	Retain the Tree Canopy Cover rules and Financial Contributions.	Support

			<p>Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.</p> <p>The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.</p>	
Nikki Smetham/ #112.7		Seek Amendment	Seek a reduced tree canopy coverage, based on 10 years growth (a common measure for tree size), which is more likely to be achieved and maintained at this scale.	
Nikki Smetham/112.7	Anne Dingwall/ #FS2037.189	Seek Amendment	<p>Seek a reduced tree canopy coverage, based on 10 years growth (a common measure for tree size), which is more likely to be achieved and maintained at this scale.</p> <p>10 years growth is more likely to be achieved and maintained at this scale.</p> <ul style="list-style-type: none"> We have reservations about basing this on mature canopy size as per CCC's tree classification guide on their website. For example, under this tree classification, lancewoods are considered a large tree, and kowhais a very large tree! This maybe the case if these trees are growing in optimum conditions for hundreds of years, but these trees will be planted in an urban environment restricting their growth. It is noted that buildings are typically designed for a minimum of 50 years. We note that the tree planting guide supports the use of structural soil for enabling root growth under paved areas, but obviously trees planted in structural soil are unlikely to develop a mature canopy akin to that tree species. We are concerned tree canopy and outdoor living space will overlap, and consequently, impact solar aspect for outdoor living spaces. We have reservations about how tree canopy cover will be measured. Often trees are planting along site boundaries, and so where the mature canopy projects beyond the boundary is this included/ excluded in the minimum canopy requirements? At what stage of CCC approval process would the tree canopy size, and necessary soil volume requirements to support the projected canopy size be assessed/ approved by CCC? Will the tree species need to be confirmed at resource consent stage? What happens if the tree species approved (or similar backup tree species) are not available during implementation, particularly as there is a preference to plant within the "planting season" between 1 April and 30 September. Will CCC periodically check that the trees planted to achieve minimum canopy coverage have been retained and are growing well. Again, if the tree size was based on 10 years instead of maturity, it would be easier to monitor and achieve the desired outcome. 	Oppose
Nikki Smetham/ #112.14		Support	<p>Support the proposed standards:</p> <ul style="list-style-type: none"> A minimum 20% tree canopy at maturity for residential subdivision and/ or development in residential zones A 15% tree canopy at maturity for roads reserves vested with CCC Payment of financial contributions to CCC where the above (either in full or part) are not met. 	
Nikki Smetham/112.14	Anne Dingwall/ #FS2037.191	Support	<p>Support the proposed standards:</p> <ul style="list-style-type: none"> A minimum 20% tree canopy at maturity for residential subdivision and/ or development in residential zones A 15% tree canopy at maturity for roads reserves vested with CCC Payment of financial contributions to CCC where the above (either in full or part) are not met. <p>Support the proposed standards:</p> <ul style="list-style-type: none"> A minimum 20% tree canopy at maturity for residential subdivision and/ or development in residential zones 	Support

			<ul style="list-style-type: none"> • A 15% tree canopy at maturity for roads reserves vested with CCC • Payment of financial contributions to CCC where the above (either in full or part) are not met. 	
Julie Kidd/ #146.4		Support	[S]upport[s] as much being done as possible to maintain tree canopy cover.	
Ōpāwaho Heathcote River Network (OHRN)/ #154.4		Seek Amendment	Rules should seek to maximise tree canopy coverage within intensive housing including incentives to retain mature trees and/or penalties for removal of mature trees.	
Ōpāwaho Heathcote River Network (OHRN)/154.4	Anne Dingwall/ #FS2037.223	Seek Amendment	<p>Rules should seek to maximise tree canopy coverage within intensive housing including incentives to retain mature trees and/or penalties for removal of mature trees.</p> <p>a. Canopy cover is important for controlling ground temperatures in the context of climate change</p> <p>b. Canopy cover increases amenity values</p> <p>c. Canopy cover takes decades, even under ideal conditions, to recover from the removal of mature trees</p>	Support
Ōpāwaho Heathcote River Network (OHRN)/ #154.6		Seek Amendment	Rules should seek to encourage or require community-level planning in areas of high intensification.	
Ōpāwaho Heathcote River Network (OHRN)/154.6	Anne Dingwall/ #FS2037.225	Seek Amendment	Rules should seek to encourage or require community-level planning in areas of high intensification. To provide public water-garden or swale-type areas to help offset the increased stormwater runoff effects of intensification and to improve recreational amenity for the residents.	Support
Ōpāwaho Heathcote River Network (OHRN)/154.6	Kāinga Ora/ #FS2082.81	Seek Amendment	Rules should seek to encourage or require community-level planning in areas of high intensification. To provide public water-garden or swale-type areas to help offset the increased stormwater runoff effects of intensification and to improve recreational amenity for the residents.	Oppose
Pippa Marshall/ #271.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Pippa Marshall/271.1	Anne Dingwall/ #FS2037.382	Support	<p>[S]eek[s] that the council retains the tree canopy requirement and contributions plan.</p> <p>[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.</p> <p>The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.</p>	Support
Waipapa Papanui-Innes-Central Community Board/ #288.2		Support	[S]eeks the advancement of the signalled Qualifying Matters and mechanisms protecting tree canopy.	
Waipapa Papanui-Innes-Central Community Board/288.2	Cambridge 137 Limited/ #FS2042.35	Support	[S]eeks the advancement of the signalled Qualifying Matters and mechanisms protecting tree canopy. The Board acknowledges government legislation directing changes, and that the National Policy Statement on Urban Development 2020 requires greater building development – both residential and commercial. It does though wish to re-emphasise some of the previous points of the Papanui-Innes and Linwood-Central-Heathcote community boards still considered relevant. Within the Papanui area, for example, where high level development is proposed, the Board considers that there must be emphasis given to additional community spaces, transport infrastructure, schooling and other key components of the health and wellbeing of our communities. The Board supports the proposed changes generally speaking, however strongly recommends strategic planning and looking ahead to, for example, 15-Minute City, 5-Minute Neighbourhoods, and a city for the future. The Board supports the proposed Qualifying Matters. The Board believes that central city residents are comfortable with intensification, however established parts of the city within the four avenues, particularly north of Cathedral Square, have been concerned with the proposed higher density and heights of buildings above three stories which impinges on neighbours' sunlight including residences with solar panels. The Board commends the proposal for a Qualifying Matter to protect sunlight access for homes. The Board is concerned that high intensity development has the potential to lead to issues of anti-social behaviour thus increasing the impact on New Zealand Police, and mental health services resources that are already highly stressed. The Linwood-Central-Heathcote Community Board continually heard of issues from its Phillipstown residents who are experiencing high density in a low social-economic area. The Board notes that while economic and environmental impacts have been considered they do not feel that the social and well-being consequences have been considered as thoroughly. The Board recognises that onsite parking is not a provision for residential development, however the Board wants to have compulsory provision introduced for loading bays and accessible parking. The Board believes there is a need to review options whereby residents could request resident-only parking through a permit system. The Linwood-Central-Heathcote Community Board acknowledged the lack of tree canopy within its Board area and developed the Greening the East Development Plan to increase the tree canopy and to contribute to decreasing the impact of climate change and increase habitat for native wildlife. This impacts the wider Board area now. The Board commends the proposal for a mechanism to help maintain the city's tree canopy cover on land that is subdivided, whereby financial contributions could be required	Oppose

			from those developing land that do not keep existing trees or plant 20% tree canopy cover on a site, and 15% tree canopy over any new road. The Board advocates that financial contributions from impacts from developers be available for land purchases for greenspace for the purpose of planting canopy trees where there is a need and it is appropriate. The Board having reviewed maps of the Board area considers there are some needs for additional greenspace, particularly around St Albans. The Board also supports the proposal to identify protected trees listed in the current District Plan as a Qualifying Matter. The Board highlights community concerns that infrastructure may not be adequate to support continual growth through intensification. Concerns raised include a lack of amenities, community facilities and recreational greenspace, and the effects of intensification on transport corridors and networks. The Board urges that changes have a view to retaining spaces for community facilities, sport and recreation facilities, greenspace, and amenities in areas of high intensification, and areas earmarked for future intensification. Auditing and benchmarking for the provision of these amenities should inform these discussions. The Board will be advocating through the Long Term Plan and other such avenues for the retention of greenspace as parks, pocket parks, or gathering spaces for community use, and to advocate that planning changes support that flood mitigation is considered in new developments to ensure existing networks are not overwhelmed and can remain effective in significant rain events. The Board wishes to especially ensure three waters infrastructure is able to appropriately manage and support intensification and development, with flood mitigation projects investigated and implemented where necessary. Finally, the Board suggests that any opportunity for the goals of the Ōtautahi Christchurch Climate Resilience Strategy and the Ōtautahi-Christchurch Urban Forest Plan to be reflected here is seized.	
John Reily/ #364.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
John Reily/364.1	Anne Dingwall/ #FS2037.454	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Simon Fitchett/ #370.1		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan	
Simon Fitchett/370.1	Anne Dingwall/ #FS2037.469	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.	Support
Mark Stringer/ #373.1		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan	
Mark Stringer/373.1	Anne Dingwall/ #FS2037.478	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.	Support
Blake Thomas/ #415.4		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan	
Anake Goodall/ #416.1		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Sonia Bell/ #431.5		Seek Amendment	[Concerned with potential for flooding due to provision of trees]	
Jarred Bowden/ #505.1		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Jarred Bowden/505.1	Anne Dingwall/ #FS2037.503	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy	Support

			requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.	
James Carr/ #519.1		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek that the council retains the tree canopy requirement and contributions plan.	
Adam Currie/ #523.1		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Lesley Clouston/ #528.1		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Claire Cox/ #531.1		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Rory Evans Fee/ #639.1		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Daymian Johnson/ #655.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Daymian Johnson/655.1	Anne Dingwall/ #FS2037.1199	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.	Support
Ben Thorpe/ #658.1		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Ben Thorpe/658.1	Anne Dingwall/ #FS2037.1186	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.	Support
Edward Parkes/ #661.1		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Bryce Harwood/ #662.1		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan.	
Ethan Pasco/ #721.1		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan.	
Ethan Pasco/721.1	Anne Dingwall/ #FS2037.584	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.	Support
Fred Coughlan/ #798.7		Oppose	delete the financial contribution provisions, which mayrequire up to 40% landscaping on a site in conflict with the MDRS and the RMA	

Fred Coughlan/798.7	Chapman Tripp/ #FS2063.94	Oppose	<p>delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA</p> <ul style="list-style-type: none"> - will add another layer of complexity to the development process and is considered to 'double up' on the charges already levied by council as part of Development Contributions. - proposed requirement goes beyond the mandate of the NPS-UD and MDRS requiring a minimum landscaped area of 20% of a development site. - Wolfbrook developments in Christchurch consistently provide for more than 20% landscaping across an application site and seeks to incorporate native grasses, shrubs and trees where suitable. There have also been recent instances where council has required Wolfbrook to remove trees and replace these with shrubs in order to avoid effects on utilities which run through privately owned sites. - The use of financial contributions through PC14 as a means to promote urban tree canopy cover in Christchurch is a blunt instrument and represents a one-size-fits-all approach which does not account for the varying site characteristics 	Support
Fred Coughlan/798.7	Chapman Tripp/ #FS2064.91	Oppose	<p>delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA</p> <ul style="list-style-type: none"> - will add another layer of complexity to the development process and is considered to 'double up' on the charges already levied by council as part of Development Contributions. - proposed requirement goes beyond the mandate of the NPS-UD and MDRS requiring a minimum landscaped area of 20% of a development site. - Wolfbrook developments in Christchurch consistently provide for more than 20% landscaping across an application site and seeks to incorporate native grasses, shrubs and trees where suitable. There have also been recent instances where council has required Wolfbrook to remove trees and replace these with shrubs in order to avoid effects on utilities which run through privately owned sites. - The use of financial contributions through PC14 as a means to promote urban tree canopy cover in Christchurch is a blunt instrument and represents a one-size-fits-all approach which does not account for the varying site characteristics 	Support
Fred Coughlan/798.7	Kāinga Ora/ #FS2082.578	Oppose	<p>delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA</p> <ul style="list-style-type: none"> - will add another layer of complexity to the development process and is considered to 'double up' on the charges already levied by council as part of Development Contributions. - proposed requirement goes beyond the mandate of the NPS-UD and MDRS requiring a minimum landscaped area of 20% of a development site. - Wolfbrook developments in Christchurch consistently provide for more than 20% landscaping across an application site and seeks to incorporate native grasses, shrubs and trees where suitable. There have also been recent instances where council has required Wolfbrook to remove trees and replace these with shrubs in order to avoid effects on utilities which run through privately owned sites. - The use of financial contributions through PC14 as a means to promote urban tree canopy cover in Christchurch is a blunt instrument and represents a one-size-fits-all approach which does not account for the varying site characteristics 	Support
Waihoru Spreydon-Cashmere-Heathcote Community Board / #804.10		Support	[S]upports the inclusion of financial contributions for the replacement or new planting of trees, and would like to see the planting happen in the local areas where the intensification development is taking place.	
Carter Group Limited/ #814.57		Oppose	Oppose the rules in 6.10A.4. Seek that these be deleted.	
Carter Group Limited/814.57	Chapman Tripp/ #FS2063.117	Oppose	Oppose the rules in 6.10A.4. Seek that these be deleted. The rules are opposed in their entirety for the reasons expressed above.	Support
Carter Group Limited/814.57	Chapman Tripp/ #FS2064.112	Oppose	Oppose the rules in 6.10A.4. Seek that these be deleted. The rules are opposed in their entirety for the reasons expressed above.	Support
Carter Group Limited/814.57	Red Spur Ltd/ #FS2068.24	Oppose	Oppose the rules in 6.10A.4. Seek that these be deleted. The rules are opposed in their entirety for the reasons expressed above.	Support
Carter Group Limited/814.57	Kāinga Ora/ #FS2082.887	Oppose	Oppose the rules in 6.10A.4. Seek that these be deleted. The rules are opposed in their entirety for the reasons expressed above.	Seek Amendment
Carter Group Limited/ #814.58		Oppose	Oppose 6.10A.4(a). Seek that it be deleted.	

Carter Group Limited/814.58	Chapman Tripp/ #FS2063.118	Oppose	Oppose 6.10A.4(a). Seek that it be deleted. The explanatory note setting out the application of the rules is arbitrary, unclear and open to interpretation. Among other concerns, it requires a judgement of whether subdivision or development is 'able to contain a ground floor residential unit' irrespective of whether that is proposed, commercially viable, or otherwise.	Support
Carter Group Limited/814.58	Chapman Tripp/ #FS2064.113	Oppose	Oppose 6.10A.4(a). Seek that it be deleted. The explanatory note setting out the application of the rules is arbitrary, unclear and open to interpretation. Among other concerns, it requires a judgement of whether subdivision or development is 'able to contain a ground floor residential unit' irrespective of whether that is proposed, commercially viable, or otherwise.	Support
Carter Group Limited/814.58	Red Spur Ltd/ #FS2068.25	Oppose	Oppose 6.10A.4(a). Seek that it be deleted. The explanatory note setting out the application of the rules is arbitrary, unclear and open to interpretation. Among other concerns, it requires a judgement of whether subdivision or development is 'able to contain a ground floor residential unit' irrespective of whether that is proposed, commercially viable, or otherwise.	Support
Carter Group Limited/814.58	Kāinga Ora/ #FS2082.888	Oppose	Oppose 6.10A.4(a). Seek that it be deleted. The explanatory note setting out the application of the rules is arbitrary, unclear and open to interpretation. Among other concerns, it requires a judgement of whether subdivision or development is 'able to contain a ground floor residential unit' irrespective of whether that is proposed, commercially viable, or otherwise.	Seek Amendment
The Catholic Diocese of Christchurch / #823.50		Oppose	Delete all of the financial contributions draft provisions in their entirety.	
The Catholic Diocese of Christchurch /823.50	Anne Dingwall/ #FS2037.1282	Oppose	Delete all of the financial contributions draft provisions in their entirety. The rules are opposed in their entirety for the reasons expressed above.	Oppose
The Catholic Diocese of Christchurch /823.50	Carter Group Limited/ #FS2045.223	Oppose	Delete all of the financial contributions draft provisions in their entirety. The rules are opposed in their entirety for the reasons expressed above.	Support
The Catholic Diocese of Christchurch /823.50	Vaughan Smith/ #FS2090.19	Oppose	Delete all of the financial contributions draft provisions in their entirety. The rules are opposed in their entirety for the reasons expressed above.	Support
The Catholic Diocese of Christchurch / #823.51		Support	6.10A.4(a) - Delete all of the financial contributions draft provisions in their entirety.	
The Catholic Diocese of Christchurch /823.51	Anne Dingwall/ #FS2037.1283	Support	6.10A.4(a) - Delete all of the financial contributions draft provisions in their entirety. The explanatory note setting out the application of the rules is arbitrary, unclear and open to interpretation. Among other concerns, it requires a judgement of whether subdivision or development is 'able to contain a ground floor residential unit' irrespective of whether that is proposed, commercially viable, or otherwise.	Oppose
The Catholic Diocese of Christchurch /823.51	Carter Group Limited/ #FS2045.224	Support	6.10A.4(a) - Delete all of the financial contributions draft provisions in their entirety. The explanatory note setting out the application of the rules is arbitrary, unclear and open to interpretation. Among other concerns, it requires a judgement of whether subdivision or development is 'able to contain a ground floor residential unit' irrespective of whether that is proposed, commercially viable, or otherwise.	Support
The Catholic Diocese of Christchurch /823.51	Vaughan Smith/ #FS2090.20	Support	6.10A.4(a) - Delete all of the financial contributions draft provisions in their entirety. The explanatory note setting out the application of the rules is arbitrary, unclear and open to interpretation. Among other concerns, it requires a judgement of whether subdivision or development is 'able to contain a ground floor residential unit' irrespective of whether that is proposed, commercially viable, or otherwise.	Support

Historic Places Canterbury/ #835.8		Support	The submitter supports the proposal to require financial contributions to allow mitigating planting on council owned land where the required tree-canopy cover, through either retention of existing trees or new planting, has not been met.	
Historic Places Canterbury/835.8	Anne Dingwall/ #FS2037.595	Support	<p>The submitter supports the proposal to require financial contributions to allow mitigating planting on council owned land where the required tree-canopy cover, through either retention of existing trees or new planting, has not been met.</p> <p>Offsetting trees removed for intensification by planting on Council land will never fully compensate for the loss of tree cover and consequent loss of amenity in the areas affected by intensification. Even where sufficient trees are planted to meet the canopy rules, it will be years before a young tree can provide the environmental benefits and the amenity for people that mature trees provide. In fact,</p> <p>The submitter has some concerns that the financial contribution provision may prove to be a bit of a double-edged sword. It would be unfortunate if a well-meaning provision was used to provide an easy out for developers to pay up rather than seek to protect existing trees through clever design. Removal of mature trees needs to be seen as a last resort. There is a need for the Council to work much more closely with developers to overcome the clean-slate mindset which seems to prevail at present and the financial contribution need to be set at a level sufficient to discourage this clean-slate approach.</p>	Support
Historic Places Canterbury/835.8	Anne Dingwall/ #FS2037.693	Support	<p>The submitter supports the proposal to require financial contributions to allow mitigating planting on council owned land where the required tree-canopy cover, through either retention of existing trees or new planting, has not been met.</p> <p>Offsetting trees removed for intensification by planting on Council land will never fully compensate for the loss of tree cover and consequent loss of amenity in the areas affected by intensification. Even where sufficient trees are planted to meet the canopy rules, it will be years before a young tree can provide the environmental benefits and the amenity for people that mature trees provide. In fact,</p> <p>The submitter has some concerns that the financial contribution provision may prove to be a bit of a double-edged sword. It would be unfortunate if a well-meaning provision was used to provide an easy out for developers to pay up rather than seek to protect existing trees through clever design. Removal of mature trees needs to be seen as a last resort. There is a need for the Council to work much more closely with developers to overcome the clean-slate mindset which seems to prevail at present and the financial contribution need to be set at a level sufficient to discourage this clean-slate approach.</p>	Support
Daresbury Ltd/ #874.26		Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.	
Daresbury Ltd/874.26	Anne Dingwall/ #FS2037.638	Oppose	<p>[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.</p> <p>The explanatory note setting out the application of the rules is arbitrary, unclear and open to interpretation. Among other concerns, it requires a judgement of whether subdivision or development is 'able to contain a ground floor residential unit' irrespective of whether that is proposed, commercially viable, or otherwise.</p>	Oppose
Daresbury Ltd/874.26	Vaughan Smith/ #FS2090.56	Oppose	<p>[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.</p> <p>The explanatory note setting out the application of the rules is arbitrary, unclear and open to interpretation. Among other concerns, it requires a judgement of whether subdivision or development is 'able to contain a ground floor residential unit' irrespective of whether that is proposed, commercially viable, or otherwise.</p>	Support
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.11		Support	[Retain the proposed requirement for] financial contributions being paid where the developer is unwilling or unable to plant trees. [Retain] the aim of 20% minimum tree coverage.	
Waipuna Halswell-Hornby-Riccarton Community Board/902.11	Kāinga Ora/ #FS2082.1273	Support	<p>[Retain the proposed requirement for] financial contributions being paid where the developer is unwilling or unable to plant trees. [Retain] the aim of 20% minimum tree coverage.</p> <p>The Board does not have sufficient expertise to comment on the level of the financial contribution although it does support financial contributions being paid where the developer is unwilling or unable to plant trees.</p> <p>The Board suggests the aim of 20% minimum tree coverage is positive, but unlikely to be achieved. The Board envisages medium or high-density developments will find it difficult to meet the 20% minimum cover. It is likely a financial contribution will need to be paid instead.</p>	Oppose

General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10A.4.1 Activity status tables

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Jade McFarlane/ #790.4		Seek Amendment	Implement a minimum tree canopy cover of 15% for new builds, while retaining 20% as an overall percentage. Incentivising alternatives such as green roofs and bioswales to make up the remaining 5%.	
Carter Group Limited/ #814.59		Oppose	Oppose 6.10A.4.1. Seek that these rules be deleted.	
Carter Group Limited/ 814.59	Chapman Tripp/ #FS2063.119	Oppose	Oppose 6.10A.4.1. Seek that these rules be deleted. The rules are opposed in their entirety for the reasons expressed above and noting they are arbitrary, unclear and open to interpretation. Among other concerns, the rules apply to 'any residential development except for extensions or accessory buildings...', which might capture non-built improvements (as residential development), such as hard or soft landscaping works, internal alterations, first floor additions, etc.	Support
Carter Group Limited/ 814.59	Chapman Tripp/ #FS2064.114	Oppose	Oppose 6.10A.4.1. Seek that these rules be deleted. The rules are opposed in their entirety for the reasons expressed above and noting they are arbitrary, unclear and open to interpretation. Among other concerns, the rules apply to 'any residential development except for extensions or accessory buildings...', which might capture non-built improvements (as residential development), such as hard or soft landscaping works, internal alterations, first floor additions, etc.	Support
Carter Group Limited/ 814.59	Red Spur Ltd/ #FS2068.26	Oppose	Oppose 6.10A.4.1. Seek that these rules be deleted. The rules are opposed in their entirety for the reasons expressed above and noting they are arbitrary, unclear and open to interpretation. Among other concerns, the rules apply to 'any residential development except for extensions or accessory buildings...', which might capture non-built improvements (as residential development), such as hard or soft landscaping works, internal alterations, first floor additions, etc.	Support
Carter Group Limited/ 814.59	Kāinga Ora/ #FS2082.889	Oppose	Oppose 6.10A.4.1. Seek that these rules be deleted. The rules are opposed in their entirety for the reasons expressed above and noting they are arbitrary, unclear and open to interpretation. Among other concerns, the rules apply to 'any residential development except for extensions or accessory buildings...', which might capture non-built improvements (as residential development), such as hard or soft landscaping works, internal alterations, first floor additions, etc.	Seek Amendment
Daresbury Ltd/ #874.27		Oppose	[Seeks to] delete all of the financial contributions draft provisions in their entirety.	
Daresbury Ltd/ 874.27	Anne Dingwall/ #FS2037.639	Oppose	[Seeks to] delete all of the financial contributions draft provisions in their entirety. The rules are opposed in their entirety for the reasons expressed above and noting they are arbitrary, unclear and open to interpretation. Among other concerns, the rules apply to 'any residential development except for extensions or accessory buildings...', which might capture non-built improvements (as residential development), such as hard or soft landscaping works, internal alterations, first floor additions, etc.	Oppose
Daresbury Ltd/ 874.27	Vaughan Smith/ #FS2090.57	Oppose	[Seeks to] delete all of the financial contributions draft provisions in their entirety. The rules are opposed in their entirety for the reasons expressed above and noting they are arbitrary, unclear and open to interpretation. Among other concerns, the rules apply to 'any residential development except for extensions or accessory buildings...', which might capture non-built improvements (as residential development), such as hard or soft landscaping works, internal alterations, first floor additions, etc.	Support

General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10A.4.1 Activity status tables > 6.10A.4.1.1 Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Doug Latham/ #30.2		Seek Amendment	Amend Rule 6.10A.4.1.1 Tree canopy cover so that the 20% minimum threshold for canopy cover is reduced to 10%.	
Doug Latham/ 30.2	Anne Dingwall/ #FS2037.58	Seek Amendment		Oppose

			Amend Rule 6.10A.4.1.1 Tree canopy cover so that the 20% minimum threshold for canopy cover is reduced to 10%. My submission is that a 20% minimum threshold for canopy cover is too high, should be 10%.	
Doug Latham/ #30.3		Seek Amendment	Amend Rule 6.10A.4.1.1 Tree canopy cover to avoid applying the rule to single dwellings, it should only apply to multi-unit [developments].	
Joanne Knudsen/ #33.1		Seek Amendment	Amend Rule 6.10A.4.1.1 so that at least 25% tree canopy is provided for new developments.	
Joanne Knudsen/33.1	Anne Dingwall/ #FS2037.59	Seek Amendment	Amend Rule 6.10A.4.1.1 so that at least 25% tree canopy is provided for new developments. I agree and was surprised that until now there was nothing in the District Plan retaining our tree canopy. We are known all around the world as the Garden City and we don't want to be losing anymore canopy.	Support
Victoria Neighbourhood Association (VNA) / #61.19		Seek Amendment	Retain the tree canopy requirement and contributions plan but increase the minimum tree canopy cover from 20% to 25% (6.10A.4.1.1).	
Victoria Neighbourhood Association (VNA) /61.19	Anne Dingwall/ #FS2037.105	Seek Amendment	Retain the tree canopy requirement and contributions plan but increase the minimum tree canopy cover from 20% to 25% (6.10A.4.1.1). The VNA supports the provisions for retaining, increasing and maintaining the health of Christchurch's tree canopy cover, set out in 6.10A and supported by the Section 32 Evaluation report (Part 7). In particular, we support, as written Policies 6.10A.2.1.2 and 2.1.3 Standard 6.10A.4.2.2 (Financial Contributions). We submit that in many cases the provisions need to be strengthened, a message consistent with VNA's submission on the Urban Forest Plan.	Support
Victoria Neighbourhood Association (VNA) /61.19	Cambridge 137 Limited/ #FS2042.16	Seek Amendment	Retain the tree canopy requirement and contributions plan but increase the minimum tree canopy cover from 20% to 25% (6.10A.4.1.1). The VNA supports the provisions for retaining, increasing and maintaining the health of Christchurch's tree canopy cover, set out in 6.10A and supported by the Section 32 Evaluation report (Part 7). In particular, we support, as written Policies 6.10A.2.1.2 and 2.1.3 Standard 6.10A.4.2.2 (Financial Contributions). We submit that in many cases the provisions need to be strengthened, a message consistent with VNA's submission on the Urban Forest Plan.	Oppose
Victoria Neighbourhood Association (VNA) /61.19	Chapman Tripp/ #FS2063.4	Seek Amendment	Retain the tree canopy requirement and contributions plan but increase the minimum tree canopy cover from 20% to 25% (6.10A.4.1.1). The VNA supports the provisions for retaining, increasing and maintaining the health of Christchurch's tree canopy cover, set out in 6.10A and supported by the Section 32 Evaluation report (Part 7). In particular, we support, as written Policies 6.10A.2.1.2 and 2.1.3 Standard 6.10A.4.2.2 (Financial Contributions). We submit that in many cases the provisions need to be strengthened, a message consistent with VNA's submission on the Urban Forest Plan.	Oppose
Victoria Neighbourhood Association (VNA) /61.19	Chapman Tripp/ #FS2064.4	Seek Amendment	Retain the tree canopy requirement and contributions plan but increase the minimum tree canopy cover from 20% to 25% (6.10A.4.1.1). The VNA supports the provisions for retaining, increasing and maintaining the health of Christchurch's tree canopy cover, set out in 6.10A and supported by the Section 32 Evaluation report (Part 7). In particular, we support, as written Policies 6.10A.2.1.2 and 2.1.3 Standard 6.10A.4.2.2 (Financial Contributions). We submit that in many cases the provisions need to be strengthened, a message consistent with VNA's submission on the Urban Forest Plan.	Oppose
Victoria Neighbourhood Association (VNA) / #61.33		Seek Amendment	Amend 6.10A.4.1.1 by increasing the minimum tree canopy cover from 20% to 25%.	
Victoria Neighbourhood Association (VNA) /61.33	Cambridge 137 Limited/ #FS2042.21	Seek Amendment	Amend 6.10A.4.1.1 by increasing the minimum tree canopy cover from 20% to 25%. The VNA supports the provisions for retaining, increasing and maintaining the health of Christchurch's tree canopy cover, set out in 6.10A and supported by the Section 32 Evaluation report (Part 7). In particular, we support, as written Policies 6.10A.2.1.2 and 2.1.3 Standard 6.10A.4.2.2 (Financial Contributions). We submit that in many cases the provisions need to be strengthened, a message consistent with VNA's submission on the Urban Forest Plan, including: - Commercial/industrial sites in Strategic Objective 3.3.10 (a) (ii) E, - Objective 6.10A.2.1, Policy 6.10A.2.1.1 and Standard 6.10A.4.1.1; Increase the minimum cover from 20% to 25% (6.10A.4.1.1);	Oppose

			<ul style="list-style-type: none"> - Discourage the use of impervious/impermeable surfaces; - Increase the Financial Contribution per tree significantly as a disincentive to removing or not replacing trees on the development site; - Rewrite the Matters of Discretion to make it less likely that trees will be removed or not replaced on site. 	
Victoria Neighbourhood Association (VNA) / #61.67		Seek Amendment	Include commercial/industrial sites in Standard 6.10A.4.1.1	
Addington Neighbourhood Association / #205.25		Support	That developers are prevented from clearing every tree on a site before they apply for a building consent.	
Addington Neighbourhood Association /205.25	Chapman Tripp/ #FS2063.35	Support	That developers are prevented from clearing every tree on a site before they apply for a building consent. Often, the established trees removed by the developer are not replaced with trees that will eventually grow to the same size.	Oppose
Addington Neighbourhood Association /205.25	Chapman Tripp/ #FS2064.34	Support	That developers are prevented from clearing every tree on a site before they apply for a building consent. Often, the established trees removed by the developer are not replaced with trees that will eventually grow to the same size.	Oppose
Addington Neighbourhood Association /205.25	Kāinga Ora/ #FS2082.145	Support	That developers are prevented from clearing every tree on a site before they apply for a building consent. Often, the established trees removed by the developer are not replaced with trees that will eventually grow to the same size.	Oppose
Marjorie Manthei/ #237.54		Seek Amendment	[For P1 and P2], Clarify that provisions apply everywhere in Christchurch, including the Central City and Hight Density ResidentialZones/Precincts	
Sutherlands Estates Limited / #728.9		Seek Amendment	Rule 6.10A.4.1.1 P2 Amend the rule so that only the 15% street tree canopy requirement is applicable to a vacant lot greenfield subdivision. Delete Activity specific standards – Tree canopy cover clause (a) and (b), and amend clause (d) to only refer to the 15% road corridor cover	
Benrogan Estates Ltd/ #819.6		Seek Amendment	Amend the rule so that only the 15% street tree canopy requirement is applicable to a vacant lot greenfield subdivision. Delete Activity specific standards – Tree canopy cover clause (a) and (b), an amend clause (d) to only refer to the 15% road corridor cover.	
Knights Stream Estates Ltd/ #820.9		Seek Amendment	Amend the rule so that only the 15% streettree canopy requirement is applicable to avacant lot greenfield subdivision.Delete Activity specific standards – Treecanopy cover clause (a) and (b), an amendclause (d) to only refer to the 15% roadcorridor cover.	
The Catholic Diocese of Christchurch / #823.52		Oppose	Delete all of the financial contributions draft provisions in their entirety.	
The Catholic Diocese of Christchurch /823.52	Anne Dingwall/ #FS2037.1284	Oppose	Delete all of the financial contributions draft provisions in their entirety. The rules are opposed in their entirety for the reasons expressed above and noting they are arbitrary, unclear and open to interpretation. Among other concerns, the rules apply to ‘any residential development except for extensions or accessory buildings...’, which might capture non-built improvements (as residential development), such as hard or soft landscaping works, internal alterations, first floor additions, etc.	Oppose
The Catholic Diocese of Christchurch /823.52	Carter Group Limited/ #FS2045.225	Oppose	Delete all of the financial contributions draft provisions in their entirety. The rules are opposed in their entirety for the reasons expressed above and noting they are arbitrary, unclear and open to interpretation. Among other concerns, the rules apply to ‘any residential development except for extensions or accessory buildings...’, which might capture non-built improvements (as residential development), such as hard or soft landscaping works, internal alterations, first floor additions, etc.	Support
The Catholic Diocese of Christchurch /823.52	Vaughan Smith/ #FS2090.21	Oppose	Delete all of the financial contributions draft provisions in their entirety. The rules are opposed in their entirety for the reasons expressed above and noting they are arbitrary, unclear	Support

			and open to interpretation. Among other concerns, the rules apply to 'any residential development except for extensions or accessory buildings...', which might capture non-built improvements (as residential development), such as hard or soft landscaping works, internal alterations, first floor additions, etc.	
Transpower New Zealand Limited / #878.8		Seek Amendment	Amend 6.10A.4.1.1 P1 and P2 to include an advice note as follows: "Advice Note: Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003."	
Transpower New Zealand Limited /878.8	Orion New Zealand Limited/ #FS2056.8	Seek Amendment	Amend 6.10A.4.1.1 P1 and P2 to include an advice note as follows: "Advice Note: Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003." Seeks amendment to 6.10A.4.1.1 P1 and P2 to include an advice note that references the Electricity (Hazards from Trees) Regulations 2003 in order to give effect to Policy 10 of the NPSET and ensure that future compliance with the Regulations is achieved. The wording, as an advice note, mirrors the advice note included in the operative provisions in Chapter 14 of the District Plan.	Support
Danne Mora Limited/ #903.1		Seek Amendment	Require the tree canopy rule applies to all new development in the city (Rule 6.10A.4.1.1 P1 and P2).	
Danne Mora Limited/903.1	Anne Dingwall/ #FS2037.679	Seek Amendment	Require the tree canopy rule applies to all new development in the city (Rule 6.10A.4.1.1 P1 and P2). It is unclear why the tree canopy rule requirements only apply to residential developments. Given the Council has signalled to reduce carbon emissions, reduce stormwater runoff, mitigate heat island effects and improve the city's biodiversity and amenity, it is unclear why residential development needs to solely overcome these matters. There has been no consideration for environmental or site specific constraints as to whether trees that are required to be planted will survive. Constraints such as high groundwater have proven difficult for residential developments to plant and retain the trees within the road corridor. We are continuously having issues with the street tree team at CCC for approving trees within the road corridor which is costly and causing undue delays to those developing the land. The tree canopy requirement for individual lots has not been thought through well. It is most likely that the canopy will be provided near or within outdoor living space areas. Having a large tree canopy in these areas will be at the detriment of sunlight and solar gain into the dwellings themselves. The very thing CCC are trying to prevent through the inclusion of a different recession plane rule framework.	Support
Danne Mora Limited/903.1	Red Spur Ltd/ #FS2068.49	Seek Amendment	Require the tree canopy rule applies to all new development in the city (Rule 6.10A.4.1.1 P1 and P2). It is unclear why the tree canopy rule requirements only apply to residential developments. Given the Council has signalled to reduce carbon emissions, reduce stormwater runoff, mitigate heat island effects and improve the city's biodiversity and amenity, it is unclear why residential development needs to solely overcome these matters. There has been no consideration for environmental or site specific constraints as to whether trees that are required to be planted will survive. Constraints such as high groundwater have proven difficult for residential developments to plant and retain the trees within the road corridor.	Oppose

			<p>We are continuously having issues with the street tree team at CCC for approving trees within the road corridor which is costly and causing undue delays to those developing the land.</p> <p>The tree canopy requirement for individual lots has not been thought through well. It is most likely that the canopy will be provided near or within outdoor living space areas. Having a large tree canopy in these areas will be at the detriment of sunlight and solar gain into the dwellings themselves. The very thing CCC are trying to prevent through the inclusion of a different recession plane rule framework.</p>	
Danne Mora Limited/903.1	Robert Broughton/ #FS2083.3	Seek Amendment	<p>Require the tree canopy rule applies to all new development in the city (Rule 6.10A.4.1.1 P1 and P2).</p> <p>It is unclear why the tree canopy rule requirements only apply to residential developments. Given the Council has signalled to reduce carbon emissions, reduce stormwater runoff, mitigate heat island effects and improve the city's biodiversity and amenity, it is unclear why residential development needs to solely overcome these matters.</p> <p>There has been no consideration for environmental or site specific constraints as to whether trees that are required to be planted will survive. Constraints such as high groundwater have proven difficult for residential developments to plant and retain the trees within the road corridor.</p> <p>We are continuously having issues with the street tree team at CCC for approving trees within the road corridor which is costly and causing undue delays to those developing the land.</p> <p>The tree canopy requirement for individual lots has not been thought through well. It is most likely that the canopy will be provided near or within outdoor living space areas. Having a large tree canopy in these areas will be at the detriment of sunlight and solar gain into the dwellings themselves. The very thing CCC are trying to prevent through the inclusion of a different recession plane rule framework.</p>	Support
Danne Mora Limited/ #903.2		Seek Amendment	<p>Amend the rule so that only the 15% street tree canopy requirement is applicable to a vacant lot greenfield subdivision. Delete Activity specific standards – Tree canopy cover clause (a) and (b), an amend [amend] clause (d) to only refer to the 15% road corridor cover.</p>	
Danne Mora Limited/903.2	Red Spur Ltd/ #FS2068.50	Seek Amendment	<p>Amend the rule so that only the 15% street tree canopy requirement is applicable to a vacant lot greenfield subdivision. Delete Activity specific standards – Tree canopy cover clause (a) and (b), an amend [amend] clause (d) to only refer to the 15% road corridor cover. It is appropriate for a greenfield subdivision to either provide street trees or pay a financial contribution for it. What is not considered appropriate is for a greenfield subdivision which is creating vacant lots for further development to have to also provide or pay for the tree canopy cover for the residential units at the time of subdivision. The definition of development site as applied to a subdivision would encompass all the land contained within the subdivision, including roads and reserves. That would mean that the area of land within the roads would be counted twice – once for the 20% development site cover under point (a) and again for the 15% road corridor cover under point (c). These means that 20% cover calculated at the time of the subdivision would be much larger than for the individual residential allotments created. On seeking clarification from Council staff. It was suggested that a consent notice would be placed on the residential lots to require the 20% cover, as per point (a) of this rule. It's unclear whether this 20% would be the calculation of the overall development site as noted above, or for each lot. If it is for each lot, then requiring 20% cover under P2 is not necessary, as the development of each individual is covered by P1.</p>	Support
Danne Mora Limited/903.2	Kāinga Ora/ #FS2082.826	Seek Amendment	<p>Amend the rule so that only the 15% street tree canopy requirement is applicable to a vacant lot greenfield subdivision. Delete Activity specific standards – Tree canopy cover clause (a) and (b), an amend [amend] clause (d) to only refer to the 15% road corridor cover. It is appropriate for a greenfield subdivision to either provide street trees or pay a financial contribution for it. What is not considered appropriate is for a greenfield subdivision which is creating vacant lots for further development to have to also provide or pay for the tree canopy cover for the residential units at the time of subdivision. The definition of development site as applied to a subdivision would encompass all the land contained within the subdivision, including roads and reserves. That would mean that the area of land within the roads would be counted twice – once for the 20% development site cover under point (a) and again for the 15% road corridor cover under point (c). These means that 20% cover calculated at the time of the subdivision would be much larger than for the individual residential allotments created. On seeking clarification from Council staff. It was suggested that a consent notice would be placed on the residential lots to require the 20% cover, as per point (a) of this rule. It's unclear whether this 20% would be the calculation of the overall development site as noted above, or for each lot. If it is for each lot, then requiring 20% cover under P2 is not necessary, as the development of each individual is covered by P1.</p>	Oppose
Davie Lovell-Smith Ltd / #914.6		Seek Amendment	<p>Require P2 to also apply to new commercial and industrial greenfield subdivision in relation to the tree canopy of the road corridor area.</p>	
Davie Lovell-Smith Ltd / #914.7		Seek Amendment	<p>Amend the rule 6.10A.4.4.1 P2 so that only the 15% street tree canopy requirement is applicable to a vacant lot greenfield subdivision.</p> <p>Delete Activity specific standards – Tree canopy cover clause (a) and (b), an amend clause (d) to only refer to the 15% road corridor cover.</p>	
Milns Park Limited / #916.4		Seek Amendment	<p>Amend '6.10A.4.1.1 P2 so that only the 15% street tree canopy requirement is applicable to a vacant lot greenfield subdivision. Delete Activity specific standards – Tree canopy cover clause (a) and (b), an amend clause (d) to only refer to the 15% road corridor cover.</p>	

General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10A.4.1 Activity status tables > 6.10A.4.1.2 Controlled activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
The Catholic Diocese of Christchurch / #823.53		Oppose	Delete all of the financial contributions draft provisions in their entirety.	
The Catholic Diocese of Christchurch /823.53	Anne Dingwall/ #FS2037.1285	Oppose	Delete all of the financial contributions draft provisions in their entirety. The rules are opposed in their entirety for the reasons expressed above and noting they are arbitrary, unclear and open to interpretation and debate. Aside from the monetary costs imposed by the rule, the administration of the rule imposes significant costs insofar as it requires an independent registered valuation. The rules are clearly in conflict with strategic objective 3.3.2.	Oppose
The Catholic Diocese of Christchurch /823.53	Carter Group Limited/ #FS2045.226	Oppose	Delete all of the financial contributions draft provisions in their entirety. The rules are opposed in their entirety for the reasons expressed above and noting they are arbitrary, unclear and open to interpretation and debate. Aside from the monetary costs imposed by the rule, the administration of the rule imposes significant costs insofar as it requires an independent registered valuation. The rules are clearly in conflict with strategic objective 3.3.2.	Support
The Catholic Diocese of Christchurch /823.53	Vaughan Smith/ #FS2090.22	Oppose	Delete all of the financial contributions draft provisions in their entirety. The rules are opposed in their entirety for the reasons expressed above and noting they are arbitrary, unclear and open to interpretation and debate. Aside from the monetary costs imposed by the rule, the administration of the rule imposes significant costs insofar as it requires an independent registered valuation. The rules are clearly in conflict with strategic objective 3.3.2.	Support

General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10A.4.1 Activity status tables > 6.10A.4.1.3 Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Sutherlands Estates Limited / #728.3		Seek Amendment	Amend to rule to make it clear that reserves that are vested to Council with enhancements can offset the tree canopy rules for the development.	
Benrogan Estates Ltd/ #819.7		Seek Amendment	Amend to rule to make it clear that reserves that are vested to Council with enhancements can offset the tree canopy rules for the development.	

Knights Stream Estates Ltd/ #820.10		Seek Amendment	Amend to rule to make it clear that reserves that are vested to Council with enhancements can offset the tree canopy rules for the development.	
Danne Mora Limited/ #903.3		Seek Amendment	Amend to rule to make it clear that reserves that are vested to Council with enhancements can offset the tree canopy rules for the development.	
Danne Mora Limited/903.3	Red Spur Ltd/ #FS2068.51	Seek Amendment	Amend to rule to make it clear that reserves that are vested to Council with enhancements can offset the tree canopy rules for the development. In greenfield subdivisions there are a number of situations where reserves are vested to Council with enhancements. For example, enhancing waterways. In these situations, reserve contributions are not attributed to these reserves. We therefore support the approach by Council that these reserves can offset the tree canopy rule requirements. However, we consider that this needs to be more explicit in the rules to ensure this happens.	Support
Davie Lovell-Smith Ltd / #914.8		Seek Amendment	Amend 6.10A.4.1.3 RD2 to make it clear that reserves that are vested to Council with enhancements can offset the tree canopy rules for the development.	
Milns Park Limited / #916.5		Seek Amendment	Amend 6.10A.4.1.3 RD2 to make it clear that reserves that are vested to Council with enhancements can offset the tree canopy rules for the development.	

General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10A.4.2 Tree canopy cover and financial contributions standards

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Robert J Manthei/ #200.8		Seek Amendment	<ol style="list-style-type: none"> 1. Increase the financial contribution and adopt a 'hard' tree cover target of 25% 2. Require mature vegetation and trees to be kept on new building sites. 3. Require developers to design 'around' a site's unique features, including retaining mature trees and vegetation. 	
Robert J Manthei/200.8	Anne Dingwall/ #FS2037.288	Seek Amendment	<ol style="list-style-type: none"> 1. Increase the financial contribution and adopt a 'hard' tree cover target of 25% 2. Require mature vegetation and trees to be kept on new building sites. 3. Require developers to design 'around' a site's unique features, including retaining mature trees and vegetation. <p>It is indisputable that tree canopy contributes greatly to urgently needed climate mitigation goals, and yet multi-unit regs are such that they compromise the effective implementation of a financial contribution levied on developers. PC14 should be more aggressive on what is required (i.e., a larger contribution and a tree cover target of 25%, not 20% of the MDRS provision for landscaping per site. Anything less is merely empty 'aspirational' talk that will result in little change and a further reduction of tree canopy cover city-wide.</p> <p>It is important to keep as much cover (mature vegetation, especially trees) on the site being developed as possible. Thus, building sites should not be allowed to be scraped clean of all vegetation prior to commencing construction. Nevertheless, this often happens and the financial contribution is then used to "plant trees [elsewhere] on Council-owned land." The result is a growing area of the City that is denuded and pockets of new 'forest' being planted far from the busy areas of the City—precisely the places where such cover is needed. This is a 'never win' policy for the City and should be immediately reversed.</p>	Support
Robert J Manthei/200.8	Kāinga Ora/ #FS2082.115	Seek Amendment	<ol style="list-style-type: none"> 1. Increase the financial contribution and adopt a 'hard' tree cover target of 25% 2. Require mature vegetation and trees to be kept on new building sites. 3. Require developers to design 'around' a site's unique features, including retaining mature trees and vegetation. <p>It is indisputable that tree canopy contributes greatly to urgently needed climate mitigation goals, and yet multi-unit regs are such that they compromise the effective implementation of a financial contribution levied on developers. PC14 should be more aggressive on what is required (i.e., a larger contribution and a tree cover target of 25%, not 20% of the MDRS provision for landscaping per site. Anything less is merely empty 'aspirational' talk that will result in little change and a further reduction of tree canopy cover city-wide.</p>	Oppose

			It is important to keep as much cover (mature vegetation, especially trees) on the site being developed as possible. Thus, building sites should not be allowed to be scraped clean of all vegetation prior to commencing construction. Nevertheless, this often happens and the financial contribution is then used to “plant trees [elsewhere] on Council-owned land.” The result is a growing area of the City that is denuded and pockets of new ‘forest’ being planted far from the busy areas of the City—precisely the places where such cover is needed. This is a ‘never win’ policy for the City and should be immediately reversed.	
Robert J Manthei/200.8	Kāinga Ora/ #FS2082.193	Seek Amendment	<ol style="list-style-type: none"> 1. Increase the financial contribution and adopt a ‘hard’ tree cover target of 25% 2. Require mature vegetation and trees to be kept on new building sites. 3. Require developers to design ‘around’ a site’s unique features, including retaining mature trees and vegetation. <p>It is indisputable that tree canopy contributes greatly to urgently needed climate mitigation goals, and yet multi-unit regs are such that they compromise the effective implementation of a financial contribution levied on developers. PC14 should be more aggressive on what is required (i.e., a larger contribution and a tree cover target of 25%, not 20% of the MDRS provision for landscaping per site. Anything less is merely empty ‘aspirational’ talk that will result in little change and a further reduction of tree canopy cover city-wide.</p> <p>It is important to keep as much cover (mature vegetation, especially trees) on the site being developed as possible. Thus, building sites should not be allowed to be scraped clean of all vegetation prior to commencing construction. Nevertheless, this often happens and the financial contribution is then used to “plant trees [elsewhere] on Council-owned land.” The result is a growing area of the City that is denuded and pockets of new ‘forest’ being planted far from the busy areas of the City—precisely the places where such cover is needed. This is a ‘never win’ policy for the City and should be immediately reversed.</p>	Oppose
Pamela-Jayne Cooper/ #625.2		Seek Amendment	Amend 6.10A.4.2.1 (b) for more provision to locate tree canopy to individual residences wherever feasible.	
Pamela-Jayne Cooper/625.2	Anne Dingwall/ #FS2037.538	Seek Amendment	<p>Amend 6.10A.4.2.1 (b) for more provision to locate tree canopy to individual residences wherever feasible.</p> <p>While I very much support financial enforcement on developers, it does not go far enough. Any progressive developer will not be put off by additional tree expenses. Indeed they will welcome them, as they will only serve to enhance their investment by providing safe, healthy and resilient havens for buyers and residents. Developers whom oppose tree retention/and or new plantings citing them as being unviable financial hurdles should be scrutinised the more. In this global climate, all developments should align themselves to resilience, adoptability and public wellness. Not matter the initial costs. This cost will prove to be the lesser over time. And there are masses of respected climate models out there, that foretell the economical disaster, if we fail to do enough.</p> <p>I support the concept of a financial contribution (present figure increased), but only in cases where retaining or replanting trees on the site cannot be accomplished. I request that the Standards and Matters of Discretion are rewritten to make this clear. I also request that the financial contribution is increased to ensure it is a disincentive to remove mature trees that could be incorporated into the building design.</p>	Support
Pamela-Jayne Cooper/625.2	Anne Dingwall/ #FS2037.1202	Seek Amendment	<p>Amend 6.10A.4.2.1 (b) for more provision to locate tree canopy to individual residences wherever feasible.</p> <p>While I very much support financial enforcement on developers, it does not go far enough. Any progressive developer will not be put off by additional tree expenses. Indeed they will welcome them, as they will only serve to enhance their investment by providing safe, healthy and resilient havens for buyers and residents. Developers whom oppose tree retention/and or new plantings citing them as being unviable financial hurdles should be scrutinised the more. In this global climate, all developments should align themselves to resilience, adoptability and public wellness. Not matter the initial costs. This cost will prove to be the lesser over time. And there are masses of respected climate models out there, that foretell the economical disaster, if we fail to do enough.</p> <p>I support the concept of a financial contribution (present figure increased), but only in cases where retaining or replanting trees on the site cannot be accomplished. I request that the Standards and Matters of Discretion are rewritten to make this clear. I also request that the financial contribution is increased to ensure it is a disincentive to remove mature trees that could be incorporated into the building design.</p>	Support
Carter Group Limited/ #814.60		Oppose	Oppose 6.10A.4.2. Seek that this be deleted.	
Carter Group Limited/814.60	Chapman Tripp/ #FS2063.120	Oppose	Oppose 6.10A.4.2. Seek that this be deleted. The rules are opposed in their entirety for the reasons expressed above and noting they are arbitrary, unclear and open to interpretation and debate. Aside from the monetary costs imposed by the rule, the administration of the rule imposes significant costs insofar as it requires an independent registered valuation. The rules are clearly in conflict with strategic objective 3.3.2.	Support
Carter Group Limited/814.60	Chapman Tripp/ #FS2064.115	Oppose	Oppose 6.10A.4.2. Seek that this be deleted. The rules are opposed in their entirety for the reasons expressed above and noting they are arbitrary, unclear and open to interpretation and debate. Aside from the monetary costs imposed by the rule, the administration of the rule imposes significant costs insofar as it requires an independent registered valuation. The rules are clearly in conflict with strategic objective 3.3.2.	Support

Carter Group Limited/814.60	Red Spur Ltd/ #FS2068.27	Oppose	Oppose 6.10A.4.2. Seek that this be deleted. The rules are opposed in their entirety for the reasons expressed above and noting they are arbitrary, unclear and open to interpretation and debate. Aside from the monetary costs imposed by the rule, the administration of the rule imposes significant costs insofar as it requires an independent registered valuation. The rules are clearly in conflict with strategic objective 3.3.2.	Support
Carter Group Limited/814.60	Kāinga Ora/ #FS2082.890	Oppose	Oppose 6.10A.4.2. Seek that this be deleted. The rules are opposed in their entirety for the reasons expressed above and noting they are arbitrary, unclear and open to interpretation and debate. Aside from the monetary costs imposed by the rule, the administration of the rule imposes significant costs insofar as it requires an independent registered valuation. The rules are clearly in conflict with strategic objective 3.3.2.	Seek Amendment
Daresbury Ltd/ #874.28		Oppose	[Seeks to] delete all of the financial contributions draft provisions in their entirety.	
Daresbury Ltd/874.28	Anne Dingwall/ #FS2037.640	Oppose	[Seeks to] delete all of the financial contributions draft provisions in their entirety. The rules are opposed in their entirety for the reasons expressed above and noting they are arbitrary, unclear and open to interpretation. Among other concerns, the rules apply to 'any residential development except for extensions or accessory buildings...', which might capture non-built improvements (as residential development), such as hard or soft landscaping works, internal alterations, first floor additions, etc.	Oppose
Daresbury Ltd/874.28	Vaughan Smith/ #FS2090.58	Oppose	[Seeks to] delete all of the financial contributions draft provisions in their entirety. The rules are opposed in their entirety for the reasons expressed above and noting they are arbitrary, unclear and open to interpretation. Among other concerns, the rules apply to 'any residential development except for extensions or accessory buildings...', which might capture non-built improvements (as residential development), such as hard or soft landscaping works, internal alterations, first floor additions, etc.	Support

General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10A.4.2 Tree canopy cover and financial contributions standards > 6.10A.4.2.1 Tree canopy cover standards and calculations

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Victoria Neighbourhood Association (VNA) / #61.20		Seek Amendment	Discourage the use of impervious/impermeable surfaces around the tree roots.	
Victoria Neighbourhood Association (VNA) /61.20	Anne Dingwall/ #FS2037.106	Seek Amendment	Discourage the use of impervious/impermeable surfaces around the tree roots. We do not consider that impervious surfaces below tree canopies should be included within minimum required landscape areas. Landscaping at ground level performs a function of allowing excess stormwater to percolate into the soils to help mitigate excess stormwater load to infrastructure, and should therefore not be reduced below the minimum designated percentage.	Support
Marjorie Manthei/ #237.55		Seek Amendment	Re (vii) : Consider how to address [the longevity of the trees] Decrease the maximum percentage in (viii) as much as possible	
Marjorie Manthei/237.55	Anne Dingwall/ #FS2037.338	Seek Amendment	Re (vii) : Consider how to address [the longevity of the trees] Decrease the maximum percentage in (viii) as much as possible I support 6.10A.4.2.1 (a) and (b) Tree canopy cover standards and calculations, with the following reservation about (a) (vii) - There is nothing about how long retained or planted trees must stay in the ground, or whether "neglect" will be an acceptable excuse for removing them at a later time or how Council will monitor whether in fact the	Support

trees do remain. I have seen examples in my own neighbourhood of the few shrubs or small trees planted on new developments to meet requirements being ripped out or left to die, without any apparent consequences.

Re (viii): Given that impact of intensification on water runoff, impervious (or even semi-impermeable surfaces such as artificial grass) should be discouraged.

Peter Earl/ #399.2

Oppose

Oppose the minimum 20% tree canopy cover standards

Christchurch City Council/ #751.19

Seek Amendment

Amend Rule 6.10A.4.2.1, Table 1 by adding a column with minimum soil area widths for various tree size classes as shown in red below:

Table 1 - Tree size classes with their corresponding height and projected canopy size:

<u>Tree size classes</u>	<u>Tree height (m)</u>	<u>Projected tree canopy cover at maturity (m²)</u>	<u>Land area (m²) and soil volume (m³) required*</u>	<u>Minimum dimension of planting area/ berm</u>
Small	0-5	10	3.8 *	1.5m
Medium	6-12	67	25.5 *	2m
Large	13-20	186	70.8 *	2.5m
Very Large	20+	250	95.4 *	3m
Average tree size	-	130	50.0 *	n/a

** Soil volume required for a tree/tree roots (m³) equals the land area (m²) x 1m depth.*

Christchurch City Council/751.19

Anne Dingwall/ #FS2037.841

Seek Amendment

Amend Rule 6.10A.4.2.1, Table 1 by adding a column with minimum soil area widths for various tree size classes as shown in red below:

Table 1 - Tree size classes with their corresponding height and projected canopy size:

<u>Tree size classes</u>	<u>Tree height (m)</u>	<u>Projected tree canopy cover at maturity (m²)</u>	<u>Land area (m²) and soil volume (m³) required*</u>	<u>Minimum dimension of planting area/ berm</u>
Small	0-5	10	3.8 *	1.5m
Medium	6-12	67	25.5 *	2m
Large	13-20	186	70.8 *	2.5m
Very Large	20+	250	95.4 *	3m
Average tree size	-	130	50.0 *	n/a

** Soil volume required for a tree/tree roots (m³) equals the land area (m²) x 1m depth.*

Table 1 in Rule 6.10A.4.2.1 provides the requirements for minimum land/soil area and volume for each tree size class. However, to provide trees with adequate room to grow and allow access to sufficient water and nutrients, while avoiding damage to any infrastructure, the loose soil area provided for tree roots needs to have sufficient

Support

			width that suits the tree size. The right tree for the right place, and conversely, the right place for the right tree will ensure the trees planted can reach their full potential and maximise the benefits they provide for the site and the community. It is therefore proposed to add the minimum dimension requirement to the land/soil area.																															
Christchurch City Council/751.19	Kāinga Ora/ #FS2082.502	Seek Amendment	<p>Amend Rule 6.10A.4.2.1, Table 1 by adding a column with minimum soil area widths for various tree size classes as shown in red below:</p> <p>Table 1 - Tree size classes with their corresponding height and projected canopy size:</p> <table border="1"> <thead> <tr> <th>Tree size classes</th> <th>Tree height (m)</th> <th>Projected tree canopy cover at maturity (m²)</th> <th>Land area (m²) and soil volume (m³) required*</th> <th>Minimum dimension of planting area/ berm</th> </tr> </thead> <tbody> <tr> <td>Small</td> <td>0-5</td> <td>10</td> <td>3.8 *</td> <td>1.5m</td> </tr> <tr> <td>Medium</td> <td>6-12</td> <td>67</td> <td>25.5 *</td> <td>2m</td> </tr> <tr> <td>Large</td> <td>13-20</td> <td>186</td> <td>70.8 *</td> <td>2.5m</td> </tr> <tr> <td>Very Large</td> <td>20+</td> <td>250</td> <td>95.4 *</td> <td>3m</td> </tr> <tr> <td>Average tree size</td> <td>-</td> <td>130</td> <td>50.0 *</td> <td>n/a</td> </tr> </tbody> </table> <p><i>* Soil volume required for a tree/tree roots (m³) equals the land area (m²) x 1m depth.</i></p> <p>Table 1 in Rule 6.10A.4.2.1 provides the requirements for minimum land/soil area and volume for each tree size class. However, to provide trees with adequate room to grow and allow access to sufficient water and nutrients, while avoiding damage to any infrastructure, the loose soil area provided for tree roots needs to have sufficient width that suits the tree size. The right tree for the right place, and conversely, the right place for the right tree will ensure the trees planted can reach their full potential and maximise the benefits they provide for the site and the community. It is therefore proposed to add the minimum dimension requirement to the land/soil area.</p>	Tree size classes	Tree height (m)	Projected tree canopy cover at maturity (m ²)	Land area (m ²) and soil volume (m ³) required*	Minimum dimension of planting area/ berm	Small	0-5	10	3.8 *	1.5m	Medium	6-12	67	25.5 *	2m	Large	13-20	186	70.8 *	2.5m	Very Large	20+	250	95.4 *	3m	Average tree size	-	130	50.0 *	n/a	Support
Tree size classes	Tree height (m)	Projected tree canopy cover at maturity (m ²)	Land area (m ²) and soil volume (m ³) required*	Minimum dimension of planting area/ berm																														
Small	0-5	10	3.8 *	1.5m																														
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Very Large	20+	250	95.4 *	3m																														
Average tree size	-	130	50.0 *	n/a																														

General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10A.4.2 Tree canopy cover and financial contributions standards > 6.10A.4.2.2 Financial contribution standards and calculations

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Doug Latham/ #30.4		Seek Amendment	Amend Rule 6.10A.4.2.2 financial contributions to add an option to use rateable land value in lieu of valuation.	
Victoria Neighbourhood Association (VNA) / #61.22		Seek Amendment	Increase the Financial Contribution per tree significantly as a disincentive to removing or not replacing trees on the development site.	
Victoria Neighbourhood Association (VNA) /61.22	Anne Dingwall/ #FS2037.108	Seek Amendment	Increase the Financial Contribution per tree significantly as a disincentive to removing or not replacing trees on the development site. We submit that in many cases the provisions need to be strengthened, a message consistent with VNA's submission on the Urban Forest Plan.	Support
Victoria Neighbourhood Association (VNA) /61.22	Cambridge 137 Limited/ #FS2042.18	Seek Amendment	Increase the Financial Contribution per tree significantly as a disincentive to removing or not replacing trees on the development site. We submit that in many cases the provisions need to be strengthened, a message consistent with VNA's submission on the Urban Forest Plan.	Oppose
Victoria Neighbourhood Association (VNA) /61.22	Chapman Tripp/ #FS2063.6	Seek Amendment	Increase the Financial Contribution per tree significantly as a disincentive to removing or not replacing trees on the development site. We submit that in many cases the provisions need to be strengthened, a message consistent with VNA's submission on the Urban Forest Plan.	Oppose

Victoria Neighbourhood Association (VNA) /61.22	Chapman Tripp/ #FS2064.6	Seek Amendment	Increase the Financial Contribution per tree significantly as a disincentive to removing or not replacing trees on the development site. We submit that in many cases the provisions need to be strengthened, a message consistent with VNA's submission on the Urban Forest Plan.	Oppose
Victoria Neighbourhood Association (VNA) / #61.31		Support	Supports financial contribution standards as set out in 6.10A.2.1.2.	
Victoria Neighbourhood Association (VNA) /61.31	Anne Dingwall/ #FS2037.112	Support	<p>Supports financial contribution standards as set out in 6.10A.2.1.2.</p> <p>The VNA supports the provisions for retaining, increasing and maintaining the health of Christchurch's tree canopy cover, set out in 6.10A and supported by the Section 32 Evaluation report (Part 7). In particular, we support, as written Policies 6.10A.2.1.2 and 2.1.3 Standard 6.10A.4.2.2 (Financial Contributions).</p> <p>We submit that in many cases the provisions need to be strengthened, a message consistent with VNA's submission on the Urban Forest Plan, including:</p> <ul style="list-style-type: none"> - Commercial/industrial sites in Strategic Objective 3.3.10 (a) (ii) E, - Objective 6.10A.2.1, Policy 6.10A.2.1.1 and Standard 6.10A.4.1.1; Increase the minimum cover from 20% to 25% (6.10A.4.1.1); - Discourage the use of impervious/impermeable surfaces; - Increase the Financial Contribution per tree significantly as a disincentive to removing or not replacing trees on the development site; - Rewrite the Matters of Discretion to make it less likely that trees will be removed or not replaced on site. 	Support
Victoria Neighbourhood Association (VNA) / #61.35		Seek Amendment	Amend 6.10A.4.2.2 by increasing the financial contribution per tree significantly.	
Victoria Neighbourhood Association (VNA) /61.35	Anne Dingwall/ #FS2037.115	Seek Amendment	<p>Amend 6.10A.4.2.2 by increasing the financial contribution per tree significantly.</p> <p>The VNA supports the provisions for retaining, increasing and maintaining the health of Christchurch's tree canopy cover, set out in 6.10A and supported by the Section 32 Evaluation report (Part 7). In particular, we support, as written Policies 6.10A.2.1.2 and 2.1.3 Standard 6.10A.4.2.2 (Financial Contributions).</p> <p>We submit that in many cases the provisions need to be strengthened, a message consistent with VNA's submission on the Urban Forest Plan, including:</p> <ul style="list-style-type: none"> - Commercial/industrial sites in Strategic Objective 3.3.10 (a) (ii) E, - Objective 6.10A.2.1, Policy 6.10A.2.1.1 and Standard 6.10A.4.1.1; Increase the minimum cover from 20% to 25% (6.10A.4.1.1); - Discourage the use of impervious/impermeable surfaces; - Increase the Financial Contribution per tree significantly as a disincentive to removing or not replacing trees on the development site; - Rewrite the Matters of Discretion to make it less likely that trees will be removed or not replaced on site. 	Support
Victoria Neighbourhood Association (VNA) /61.35	Cambridge 137 Limited/ #FS2042.22	Seek Amendment	<p>Amend 6.10A.4.2.2 by increasing the financial contribution per tree significantly.</p> <p>The VNA supports the provisions for retaining, increasing and maintaining the health of Christchurch's tree canopy cover, set out in 6.10A and supported by the Section 32 Evaluation report (Part 7). In particular, we support, as written Policies 6.10A.2.1.2 and 2.1.3 Standard 6.10A.4.2.2 (Financial Contributions).</p> <p>We submit that in many cases the provisions need to be strengthened, a message consistent with VNA's submission on the Urban Forest Plan, including:</p> <ul style="list-style-type: none"> - Commercial/industrial sites in Strategic Objective 3.3.10 (a) (ii) E, - Objective 6.10A.2.1, Policy 6.10A.2.1.1 and Standard 6.10A.4.1.1; Increase the minimum cover from 20% to 25% (6.10A.4.1.1); - Discourage the use of impervious/impermeable surfaces; 	Oppose

			- Increase the Financial Contribution per tree significantly as a disincentive to removing or not replacing trees on the development site; - Rewrite the Matters of Discretion to make it less likely that trees will be removed or not replaced on site.	
Nikki Smetham/ #112.5		Seek Amendment	Seek a guarantee that the financial contributions collected by CCC will indeed be used for offsite replacement tree planting, and not for general revenue gathering (i.e. reallocated for maintenance or roading infrastructure).	
Nikki Smetham/112.5	Anne Dingwall/ #FS2037.187	Seek Amendment	Seek a guarantee that the financial contributions collected by CCC will indeed be used for offsite replacement tree planting, and not for general revenue gathering (i.e. reallocated for maintenance or roading infrastructure).	Support
Marjorie Manthei/ #237.57		Seek Amendment	Rewrite 6.10A.4.2.2 (a) to read “..If the tree canopy cover requirements... cannot be met [rather than “are not met”] to make it clearer that maintaining or planting on the same site is the first priority and (ii) increase the amount per tree from \$2037.00 to at least \$4074.	
John Bennett/ #367.7		Seek Amendment	Ensure the financial contribution required for not meeting the landscaping requirements is high enough that meeting the requirement will be financially beneficial to the developer.	
John Bennett/367.7	Anne Dingwall/ #FS2037.468	Seek Amendment	Ensure the financial contribution required for not meeting the landscaping requirements is high enough that meeting the requirement will be financially beneficial to the developer. The introduction of a minimum 20% coverage for tree canopy is to be commended. But the financial contribution for not meeting this requirement needs to be punitive to actively encourage that provision and not provide a loophole out.	Support
Sutherlands Estates Limited / #728.4		Seek Amendment	Make clearer in the plan how the costs have been attributed and whether it is GST inclusive	
Jade McFarlane/ #790.1		Seek Amendment	Reduce the cost of financial contributions for not providing 15% tree canopy to \$1000 per tree; refuse rate rebate if the remaining 5% tree canopy is not provided; provide an agreed rate rebate to the landowner for the next 2 years as an incentive for providing the additional 5% tree canopy; and /or increase the standard building site coverage of 5% if the additional 5% tree canopy is planted.	
Benrogan Estates Ltd/ #819.8		Seek Amendment	Make clearer in the plan how the costs [of \$2,037.00 per tree] have been attributed and whether it is GST inclusive.	
Knights Stream Estates Ltd/ #820.7		Oppose	Make clearer in the plan how the costs have been attributed and whether it is GST inclusive.	
Danne Mora Limited/ #903.4		Seek Amendment	Make clearer in the plan how the costs have been attributed and whether it is GST inclusive.	
Danne Mora Limited/903.4	Red Spur Ltd/ #FS2068.52	Seek Amendment	Make clearer in the plan how the costs have been attributed and whether it is GST inclusive. There is no reasoning given in any of the Section 32 documentation for how the financial contribution of \$2,037.00 per tree has been calculated. Furthermore, it is unclear whether this is GST inclusive or not. The figure does not appear to relate to the Minimum Acceptable Rates provided for bonding under the IDS or for the maintenance period of 2 years. The CCC bond schedule for street trees allows for: For street trees that is \$500 per tree (includes the tree pit), and \$40 per tree per month for maintenance. Total per tree for 2 year bond period of \$1,460.00 all excl GST. With GST included that is only \$1,679.00. Assuming \$2,037 is excluding GST this is 1 tree plus 38.4 months maintenance. If Inc GST its 31.7 months of maintenance.	Support
Davie Lovell-Smith Ltd / #914.9		Seek Amendment	Amend 6.10A.4.2.2 Make clearer in the plan how the costs have been attributed and whether it is GST inclusive.	
Milns Park Limited / #916.6		Seek Amendment	6.10A.4.2.2 Make clearer in the plan how the costs have been attributed and whether it is GST inclusive	

General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10A.4.2 Tree canopy cover and financial contributions standards > 6.10A.4.2.3 Consent notice

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Doug Latham/ #30.5		Seek Amendment	Remove requirement from Rule 6.10A.4.2.3 Tree canopy for a Consent notice	
Nikki Smetham/ #112.6		Seek Amendment	[Require] monitoring of trees required as part of a development where they are relied on for mitigation of higher density development	
Nikki Smetham/112.6	Anne Dingwall/ #FS2037.188	Seek Amendment	[Require] monitoring of trees required as part of a development where they are relied on for mitigation of higher density development Will CCC periodically check that the trees planted to achieve minimum canopy coverage have been retained and are growing well.	Support
Sutherlands Estates Limited / #728.5		Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network. How will compliance be measured? Will Council report on the compliance of the tree canopy rules and what projects the financial contributions go towards?	
Carter Group Limited/ #814.61		Oppose	Oppose 6.10A.4.2.3. Seek that this be deleted.	
Carter Group Limited/814.61	Chapman Tripp/ #FS2063.121	Oppose	Oppose 6.10A.4.2.3. Seek that this be deleted. Consent notices in respect of tree planting are an unreasonable and onerous requirement, and are considered impracticable for enforcing residential landscaping which is commonly and regularly altered to reflect changing needs and preferences over time. Consent notices are likely to be overlooked or ignored, or impose costly and inefficient regulatory processes to retrospectively address landscaping works in breach of consent notices.	Support
Carter Group Limited/814.61	Chapman Tripp/ #FS2064.116	Oppose	Oppose 6.10A.4.2.3. Seek that this be deleted. Consent notices in respect of tree planting are an unreasonable and onerous requirement, and are considered impracticable for enforcing residential landscaping which is commonly and regularly altered to reflect changing needs and preferences over time. Consent notices are likely to be overlooked or ignored, or impose costly and inefficient regulatory processes to retrospectively address landscaping works in breach of consent notices.	Support
Carter Group Limited/814.61	Red Spur Ltd/ #FS2068.28	Oppose	Oppose 6.10A.4.2.3. Seek that this be deleted. Consent notices in respect of tree planting are an unreasonable and onerous requirement, and are considered impracticable for enforcing residential landscaping which is commonly and regularly altered to reflect changing needs and preferences over time. Consent notices are likely to be overlooked or ignored, or impose costly and inefficient regulatory processes to retrospectively address landscaping works in breach of consent notices.	Support
Carter Group Limited/814.61	Kāinga Ora/ #FS2082.891	Oppose	Oppose 6.10A.4.2.3. Seek that this be deleted. Consent notices in respect of tree planting are an unreasonable and onerous requirement, and are considered impracticable for enforcing residential landscaping which is commonly and regularly altered to reflect changing needs and preferences over time. Consent notices are likely to be overlooked or ignored, or impose costly and inefficient regulatory processes to retrospectively address landscaping works in breach of consent notices.	Seek Amendment
Benrogan Estates Ltd/ #819.9		Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.	
Knights Stream Estates Ltd/ #820.8		Oppose	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.	
Knights Stream Estates Ltd/820.8	Anne Dingwall/ #FS2037.716	Oppose	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network. How will compliance be measured? Furthermore, will Council report on the compliance of the tree canopy rules and what projects the financial contributions go towards? Issues could arise where the species planted may be appropriate at the time but due to unforeseen circumstances, the vegetation may die and need to be replaced. Based on previous experiences, when Council needs to cut budgets the first departments this is impacted on are the reserves and maintenance teams and the monitoring and enforcement teams.	Support
The Catholic Diocese of Christchurch / #823.54		Oppose	Delete all of the financial contributions draft provisions in their entirety.	
The Catholic Diocese of Christchurch /823.54	Anne Dingwall/ #FS2037.1286	Oppose	Delete all of the financial contributions draft provisions in their entirety. Consent notices in respect of tree planting are an unreasonable and onerous requirement, and are considered impracticable for enforcing residential landscaping which is commonly and regularly altered to reflect changing needs and preferences over time. Consent notices are likely to be overlooked or ignored,	Oppose

			or impose costly and inefficient regulatory processes to retrospectively address landscaping works in breach of consent notices.	
The Catholic Diocese of Christchurch /823.54	Carter Group Limited/ #FS2045.227	Oppose	Delete all of the financial contributions draft provisions in their entirety. Consent notices in respect of tree planting are an unreasonable and onerous requirement, and are considered impracticable for enforcing residential landscaping which is commonly and regularly altered to reflect changing needs and preferences over time. Consent notices are likely to be overlooked or ignored, or impose costly and inefficient regulatory processes to retrospectively address landscaping works in breach of consent notices.	Support
The Catholic Diocese of Christchurch /823.54	Vaughan Smith/ #FS2090.23	Oppose	Delete all of the financial contributions draft provisions in their entirety. Consent notices in respect of tree planting are an unreasonable and onerous requirement, and are considered impracticable for enforcing residential landscaping which is commonly and regularly altered to reflect changing needs and preferences over time. Consent notices are likely to be overlooked or ignored, or impose costly and inefficient regulatory processes to retrospectively address landscaping works in breach of consent notices.	Support
Daresbury Ltd/ #874.29		Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety.	
Daresbury Ltd/874.29	Anne Dingwall/ #FS2037.641	Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety. Consent notices in respect of tree planting arean unreasonable and onerous requirement, andare considered impracticable for enforcingresidential landscaping which is commonly andregularly altered to reflect changing needs and preferences over time. Consent notices arelikely to be overlooked or ignored, or imposecostly and inefficient regulatory processes toretrospectively address landscaping works inbreach of consent notices.	Oppose
Daresbury Ltd/874.29	Vaughan Smith/ #FS2090.59	Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety. Consent notices in respect of tree planting arean unreasonable and onerous requirement, andare considered impracticable for enforcingresidential landscaping which is commonly andregularly altered to reflect changing needs and preferences over time. Consent notices arelikely to be overlooked or ignored, or imposecostly and inefficient regulatory processes toretrospectively address landscaping works inbreach of consent notices.	Support
Danne Mora Limited/ #903.5		Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.	
Danne Mora Limited/903.5	Red Spur Ltd/ #FS2068.53	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network. How willcompliance be measured? Furthermore, will Council report on thecompliance of the tree canopy rules and what projects the financialcontributions go towards?Issues could arise where the species planted may be appropriate at thetime but due to unforeseen circumstances, the vegetation may die andneed to be replaced.Based on previous experiences, when Council needs to cut budgets thefirst departments this is impacted on are the reserves and maintenanceteams and the monitoring and enforcement teams.	Support
Davie Lovell-Smith Ltd / #914.10		Seek Amendment	Amend 6.10A.4.2.3 to provide clarification on who the tree canopy rules will be monitored andenforced, and how Council will utilise themoney paid to them and how that will bereported to the public.	
Milns Park Limited / #916.7		Seek Amendment	6.10A.4.2.3 to be made clearer	

General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.5 Matters of discretion

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Victoria Neighbourhood Association (VNA) / #61.36		Seek Amendment	Amend 6.10A.5 to to make it less likely that trees will be removed or not replaced on site.	
Victoria Neighbourhood Association (VNA) /61.36	Anne Dingwall/ #FS2037.116	Seek Amendment	<p>Amend 6.10A.5 to to make it less likely that trees will be removed or not replaced on site.</p> <p>The VNA supports the provisions for retaining, increasing and maintaining the health of Christchurch’s tree canopy cover, set out in 6.10A and supported by the Section 32 Evaluation report (Part 7). In particular, we support, as written Policies 6.10A.2.1.2 and 2.1.3 Standard 6.10A.4.2.2 (Financial Contributions).</p> <p>We submit that in many cases the provisions need to be strengthened, a message consistent with VNA’s submission on the Urban Forest Plan, including:</p> <ul style="list-style-type: none"> - Commercial/industrial sites in Strategic Objective 3.3.10 (a) (ii) E, - Objective 6.10A.2.1, Policy 6.10A.2.1.1 and Standard 6.10A.4.1.1; Increase the minimum cover from 20% to 25% (6.10A.4.1.1); - Discourage the use of impervious/impermeable surfaces; - Increase the Financial Contribution per tree significantly as a disincentive to removing or not replacing trees on the development site; - Rewrite the Matters of Discretion to make it less likely that trees will be removed or not replaced on site. 	Support

General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.5 Matters of discretion > 6.10A.5.1 Tree canopy cover and financial contributions

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Victoria Neighbourhood Association (VNA) / #61.21		Seek Amendment	[T]hat the council retains the tree canopy requirement and contributions plan but we submit that in many cases the provisions need to be strengthened. Rewrite the Matters of Discretion to make it less likely that trees will be removed or not replaced on site.	
Victoria Neighbourhood Association (VNA) /61.21	Anne Dingwall/ #FS2037.107	Seek Amendment	[T]hat the council retains the tree canopy requirement and contributions plan but we submit that in many cases the provisions need to be strengthened. Rewrite the Matters of Discretion to make it less likely that trees will be removed or not replaced on site. Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan but strengthen provisions..	Support
Victoria Neighbourhood Association (VNA) /61.21	Cambridge 137 Limited/ #FS2042.17	Seek Amendment	[T]hat the council retains the tree canopy requirement and contributions plan but we submit that in many cases the provisions need to be strengthened. Rewrite the Matters of Discretion to make it less likely that trees will be removed or not replaced on site. Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan but strengthen provisions..	Oppose
Victoria Neighbourhood Association (VNA) /61.21	Chapman Tripp/ #FS2063.5	Seek Amendment	[T]hat the council retains the tree canopy requirement and contributions plan but we submit that in many cases the provisions need to be strengthened. Rewrite the Matters of Discretion to make it less likely that trees will be removed or not replaced on site. Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan but strengthen provisions..	Oppose
Victoria Neighbourhood Association (VNA) /61.21	Chapman Tripp/ #FS2064.5	Seek Amendment	[T]hat the council retains the tree canopy requirement and contributions plan but we submit that in many cases the provisions need to be strengthened. Rewrite the Matters of Discretion to make it less likely that trees will be removed or not replaced on site. Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the	Oppose

			other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan but strengthen provisions..	
Marjorie Manthei/ #237.58		Seek Amendment	Consider how to make the intention of the Matters of Discretion more explicit.	

General Rules and Procedures > Appendices > Appendix - Landscaping and Tree Planting - Rules and Guidance

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Dorothy Lovell-Smith/ #1076.3		Support	Support the CCC plan to include the preservation of trees as heritage. More existign trees need tobe preserved from development.	
Dorothy Lovell-Smith/1076.3	Anne Dingwall/ #FS2037.667	Support	Support the CCC plan to include the preservation of trees as heritage. More existign trees need tobe preserved from development. Existing trees have been destroyed and the dwellings built with no regardto sunshine and privacy. The plan allows for high density and medium density building to takeplace on the same street. This will look very strange. Slum building. The people of Hornby deservebetter.	Support

General Rules and Procedures > Radiocommunication Pathway Protection Corridors

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.20		Seek Amendment	Replace [all] references to Appendices 6.12.17.1 to6.12.17.3 with reference to Planning maps forRadiocommunication pathways. [References are present in 6.12.1, 6.12.2, 6.12.4.1.1, 6.12.4.1.5 and 6.12.4.2].	
Christchurch City Council/751.20	Ministry of Justice/ #FS2012.1	Seek Amendment	<p>Replace [all] references to Appendices 6.12.17.1 to6.12.17.3 with reference to Planning maps forRadiocommunication pathways. [References are present in 6.12.1, 6.12.2, 6.12.4.1.1, 6.12.4.1.5 and 6.12.4.2].</p> <p>Provisions under 6.12.1(Introduction), 6.12.2 (Objectivesand Policies), 6.12.4.1.1 (PermittedActivities), 6.12.4.1.5 (Noncomplying Activities), and 6.12.4.2(Radiocommunication pathwayprotection corridors) all makereference to diagrams in Appendices6.12.17.1 to 6.12.17.3, howeverthese diagrams have be omittedfrom the plan change material. Thisis an error that results in rules beinginoperable.</p> <p>It is proposed that the reference tothe appendices is replaced withreference to the planning maps.Upon the online interactive PlanningMaps being updated to reflectdecisions, users will have the abilityto zoom in and see how the pathwayaffects their property.</p>	Support
Christchurch City Council/751.20	Ministry of Justice/ #FS2012.7	Seek Amendment	<p>Replace [all] references to Appendices 6.12.17.1 to6.12.17.3 with reference to Planning maps forRadiocommunication pathways. [References are present in 6.12.1, 6.12.2, 6.12.4.1.1, 6.12.4.1.5 and 6.12.4.2].</p> <p>Provisions under 6.12.1(Introduction), 6.12.2 (Objectivesand Policies), 6.12.4.1.1 (PermittedActivities), 6.12.4.1.5 (Noncomplying Activities), and 6.12.4.2(Radiocommunication pathwayprotection corridors) all makereference to diagrams in Appendices6.12.17.1 to 6.12.17.3, howeverthese diagrams have be omittedfrom the plan change material. Thisis an error that results in rules beinginoperable.</p> <p>It is proposed that the reference tothe appendices is replaced withreference to the planning maps.Upon the online interactive PlanningMaps being updated to reflectdecisions, users will have the abilityto zoom in and see how the pathwayaffects their property.</p>	Support
Christchurch City Council/751.20	Anne Dingwall/ #FS2037.842	Seek Amendment	Replace [all] references to Appendices 6.12.17.1 to6.12.17.3 with reference to Planning maps forRadiocommunication pathways. [References are present in 6.12.1, 6.12.2, 6.12.4.1.1, 6.12.4.1.5 and 6.12.4.2].	Support

			Provisions under 6.12.1(Introduction), 6.12.2 (Objectives and Policies), 6.12.4.1.1 (Permitted Activities), 6.12.4.1.5 (Noncomplying Activities), and 6.12.4.2(Radiocommunication pathway protection corridors) all make reference to diagrams in Appendices 6.12.17.1 to 6.12.17.3, however these diagrams have been omitted from the plan change material. This is an error that results in rules being inoperable. It is proposed that the reference to the appendices is replaced with reference to the planning maps. Upon the online interactive Planning Maps being updated to reflect decisions, users will have the ability to zoom in and see how the pathway affects their property.	
Kāinga Ora – Homes and Communities / #834.72		Support		
Kāinga Ora – Homes and Communities /834.72	Christchurch International Airport Limited/ #FS2052.16	Support	Kāinga Ora recognise the need to maintain radiocommunication for emergency services, and does not provide any further feedback.	Oppose

General Rules and Procedures > Radiocommunication Pathway Protection Corridors > Introduction

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Fire and Emergency/ #842.2		Seek Amendment	Delete references to Appendices, otherwise retain as notified	
St John/ #909.2		Seek Amendment	[Regarding 6.12.1 Introduction] Delete references to Appendices, otherwise retain as notified.	
Ministry of Justice/ #910.2		Seek Amendment	[Regarding 6.12.1] Delete references to Appendices, otherwise retain as notified.	
Department of Corrections/ #911.2		Seek Amendment	[Regarding 6.12.1] Delete references to Appendices, otherwise retain as notified.	
Canterbury Civil Defence and Emergency Management Group/ #912.2		Seek Amendment	[Regarding 6.12.1] Delete references to Appendices, otherwise retain as notified.	
New Zealand Police/ #2005.3		Seek Amendment	Delete references to Appendices, otherwise retain as notified.	

General Rules and Procedures > Radiocommunication Pathway Protection Corridors > Objective and policies > Objective — Protection of radiocommunication pathway corridors

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.9		Support	[Retain Objective as notified]	
Environment Canterbury / Canterbury Regional Council/689.9	Ministry of Justice/ #FS2012.2	Support	[Retain Objective as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Environment Canterbury / Canterbury Regional Council/689.9	Ministry of Justice/ #FS2012.5	Support	[Retain Objective as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Environment Canterbury / Canterbury Regional Council/689.9	Anne Dingwall/ #FS2037.1031	Support	[Retain Objective as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Fire and Emergency/ #842.3		Support	Retain as notified.	
St John/ #909.3		Support	[Regarding 6.12.2.1] Retain as notified.	
Ministry of Justice/ #910.3		Support	[Regarding 6.12.2.1] Retain as notified.	
Department of Corrections/ #911.3		Support	[Regarding 6.12.2.1] Retain as notified.	
Canterbury Civil Defence and Emergency Management Group/ #912.3		Support	[Regarding 6.12.2.1] Retain as notified.	
New Zealand Police/ #2005.4		Support	Retain as notified	

General Rules and Procedures > Radiocommunication Pathway Protection Corridors > Objective and policies > Objective — Protection of radiocommunication pathway corridors > Policy - Avoidance of physical obstructions - Cashmere/Victoria Park, Sugarloaf and Mt Pleasant

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.10		Support	[Retain Policy as notified]	

Environment Canterbury / Canterbury Regional Council/689.10	Anne Dingwall/ #FS2037.1032	Support	[RetainPolicy as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
Fire and Emergency/ #842.4		Seek Amendment	Delete references to Appendices, otherwisretain as notified.	
St John/ #909.4		Seek Amendment	[Regarding 6.12.2.1.1] Delete references to Appendices, otherwise retain as notified.	
Ministry of Justice/ #910.4		Seek Amendment	[Regarding 6.12.2.1.1] Delete references to Appendices, otherwise retain as notified.	
Department of Corrections/ #911.4		Seek Amendment	[Regarding 6.12.2.1.1] Delete references to Appendices, otherwise retain as notified	
Canterbury Civil Defence and Emergency Management Group/ #912.4		Seek Amendment	[Regarding 6.12.2.1.1] Delete references to Appendices, otherwise retain as notified.	
New Zealand Police/ #2005.5		Seek Amendment	Delete references to Appendices, otherwisretain as notified.	

General Rules and Procedures > Radiocommunication Pathway Protection Corridors > Rules - Radiocommunication Pathway Protection Corridors > Activity status tables - Radiocommunication Pathway Protection Corridors > Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Fire and Emergency/ #842.5		Seek Amendment	Delete references to Appendices, otherwisretain as notified.	
St John/ #909.5		Seek Amendment	[Regarding 6.12.4.1.1] Delete references to Appendices, otherwise retain as notified.	
Ministry of Justice/ #910.5		Seek Amendment	[Regarding 6.12.4.1.1] Delete references to Appendices, otherwise retain as notified.	
Department of Corrections/ #911.5		Seek Amendment	[Regarding 6.12.4.1.1] Delete references to Appendices, otherwise retain as notified.	
Canterbury Civil Defence and Emergency Management Group/ #912.5		Seek Amendment	[Regarding 6.12.4.1.1] Delete references to Appendices, otherwise retain as notified.	
New Zealand Police/ #2005.6		Seek Amendment	Delete references to Appendices, otherwisretain as notified.	

General Rules and Procedures > Radiocommunication Pathway Protection Corridors > Rules - Radiocommunication Pathway Protection Corridors > Activity status tables - Radiocommunication Pathway Protection Corridors > Non-complying activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Fire and Emergency/ #842.6		Seek Amendment	Delete references to Appendices, otherwisretain as notified.	
St John/ #909.6		Seek Amendment	[Regarding 6.12.4.1.5] Delete references to Appendices, otherwise retain as notified.	
Ministry of Justice/ #910.6		Seek Amendment	[Regarding 6.12.4.1.5] Delete references to Appendices, otherwise retain as notified.	
Department of Corrections/ #911.6		Seek Amendment	[Regarding 6.12.4.1.5] Delete references to Appendices, otherwise retain as notified.	
Canterbury Civil Defence and Emergency Management Group/ #912.6		Seek Amendment	[Regarding 6.12.4.1.5] Delete references to Appendices, otherwise retain as notified.	
New Zealand Police/ #2005.7		Seek Amendment	Delete references to Appendices, otherwisretain as notified	

General Rules and Procedures > Radiocommunication Pathway Protection Corridors > Rules - Radiocommunication Pathway Protection Corridors > Radiocommunication pathway protection corridors

Submission Number	Further Submission No	Position	Decision Requested	FS Position
St John/ #909.7		Seek Amendment	[Regarding 6.12.4.2] Delete references to Appendices, otherwise retain as notified.	
Ministry of Justice/ #910.7		Seek Amendment	[Regarding 6.12.4.2] Delete references to Appendices, otherwise retain as notified.	
Department of Corrections/ #911.7		Seek Amendment	[Regarding 6.12.4.2] Delete references to Appendices, otherwise retain as notified.	
Canterbury Civil Defence and Emergency Management Group/ #912.7		Seek Amendment	[Regarding 6.12.4.2] Delete references to Appendices, otherwise retain as notified.	
New Zealand Police/ #2005.8		Seek Amendment	Delete references to Appendices, otherwisretain as notified.	

General Rules and Procedures > Radiocommunication Pathway Protection Corridors > Rules - Radiocommunication Pathway Protection Corridors > Radiocommunication pathway protection corridors > Cashmere/Victoria Park

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Fire and Emergency/ #842.7		Seek Amendment	Delete references to Appendices, otherwise retain as notified.	

General Rules and Procedures > Radiocommunication Pathway Protection Corridors > Rules - Radiocommunication Pathway Protection Corridors > Radiocommunication pathway protection corridors > Sugarloaf

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Fire and Emergency/ #842.8		Seek Amendment	Delete references to Appendices, otherwise retain as notified.	

General Rules and Procedures > Radiocommunication Pathway Protection Corridors > Rules - Radiocommunication Pathway Protection Corridors > Radiocommunication pathway protection corridors > Mt Pleasant

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Fire and Emergency/ #842.9		Seek Amendment	Delete references to Appendices, otherwise retain as notified.	

Transport

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Anthony William Norbert-Munns/ #144.1		Oppose	Consider making Allister Avenue a one way street running east to west. Leaving present parking as is. Stop all right hand turns from Leinster Road, Allister Avenue and Heaton Street.	
Te Mana Ora/Community and Public Health/ #145.11		Seek Amendment	Te Mana Ora recommends that the Council uses the Healthy Streets Approach to consider how to make walking and cycling more attractive and challenge car dominance.	
Te Mana Ora/Community and Public Health/145.11	Chapman Tripp/ #FS2063.15	Seek Amendment	Te Mana Ora recommends that the Council uses the Healthy Streets Approach to consider how to make walking and cycling more attractive and challenge car dominance. Introducing higher density housing has the potential to put greater pressure on roads and car parking. As noted in the Consultation Document, planning decisions have been based on the 'walkable catchments' of commercial centres so enhancing the walkability of Ōtautahi Christchurch should be prioritised.	Oppose



Figure 2: The Healthy Streets Indicators

Te Mana Ora/Community and Public Health/145.11

Chapman Tripp/
#FS2064.15

Seek Amendment

Te Mana Ora recommends that the Council uses the Healthy Streets Approach to consider how to make walking and cycling more attractive and challenge car dominance.

Introducing higher density housing has the potential to put greater pressure on roads and car parking. As noted in the Consultation Document, planning decisions have been based on the 'walkable catchments' of commercial centres so enhancing the walkability of Ōtautahi Christchurch should be prioritised.

Seek Amendment



Figure 2: The Healthy Streets Indicators

Denis Morgan/ #315.1		Seek Amendment	Given that PC14 emphasises high density within walking distance to key transport routes, HDZ streets (particularly the narrow Merivale streets) should be restricted from all parking to encourage biking and walking, to improve spatial separation around high density residential units, to improve pedestrian and cyclist safety, and reduce emissions to meet the PC14 Objective + Policies. Common sense dictates a proper transport analysis contemporaneously with PC14/MDRS.	
Denis Morgan/315.1	Anne Dingwall/ #FS2037.420	Seek Amendment	Given that PC14 emphasises high density within walking distance to key transport routes, HDZ streets (particularly the narrow Merivale streets) should be restricted from all parking to encourage biking and walking, to improve spatial separation around high density residential units, to improve pedestrian and cyclist safety, and reduce emissions to meet the PC14 Objective + Policies. Common sense dictates a proper transport analysis contemporaneously with PC14/MDRS.	Support

			Chapter 7 Transport. I support the following. Objective 7.2.1 (iv) iv. that reduces dependency on private motor vehicles and promotes the use of public and active transport; Policy 7.2.1.1 (iv) iv. reflecting neighbourhood identity and amenity values. Policy 7.2.1.6 (iii) iii. encouraging the use of travel demand management options that help facilitate the use of public transport, cycling, walking and options to minimise the need to travel. o On-site parking will not be required for residential developments. o Currently in the Merivale/St Albans area parking is chaotic and space at a premium. o My requests to the local councillor and community board for comment on reduced residential amenity values caused by parking remain unanswered. o CCC does not police the restricted parking zones now and an increase in housing density will add to the chaos. o The problem has been caused by the granting of consents for businesses, rest homes, and hospitals without proper traffic management and controls. (A request has been made to CCC for information as to traffic mitigation proposals for a new facility in Mansfield Avenue by Nurse Maud on an existing carpark. So where do the existing cars now park and where do staff and users of the new facility park? Council have not replied). o The increase in hospitals and retirement facilities has increased the size and frequency of service vehicles (increased heavy traffic). o Air B+B operate in the area adding to parking demand. o Currently CCC is investigating speed reduction/safety options within Merivale. Speed is very much an issue in the narrow(ed) streets with parking on both roadsides. o Rules are pointless without enforcement. o CCC has confirmed 37 infringement notices have been issued in Murray Place in the 6 months October 2022 to March 2023. 19 were for parking over the time restriction Allowing a generous 6 weeks for Christmas and other statutory holidays that leaves 20 weeks x 5 days = 100 days to collect 19 infringement notices. That is woeful and reflects Councils control performance. My testimony will be that cars are parked in the restricted zones all day every weekday. The other infringement notices are likely to be for parking too close or over a residential driveway and in these cases the resident must complain first! There is no effective control outside of the Central City for parking management.	
Denis Morgan/ #315.6		Seek Amendment	Given that PC 14 emphasises high density within walking distance to key transport routes, HDZ streets (particularly the narrow Merivale streets) should be restricted from all parking to encourage biking and walking, to improve spatial separation around high density residential units, to improve pedestrian and cyclist safety, and reduce emissions to meet the PC14 Objective + Policies. Common sense dictates a proper transport analysis contemporaneously with PC14/MDRS.	
Denis Morgan/ #315.13		Support	Supports Objective 7.2.1(iv),	
Denis Morgan/ #315.14		Support		
Denis Morgan/ #315.15		Support	Supports Policy 7.2.1.6 (iiii) Supports Policy 7.2.1.6 (iiii)	
Craig Gilmore/ #396.1		Seek Amendment	We are keen to work with the council to provide and get feedback on what can be done to improve the bike parking in order to make it more secure in the central city and promote useage of bikes in the city by medium density city dwellers and others	
John Glennie/ #472.2		Seek Amendment	That the impact of increased traffic on a shared long driveway be added to the list of Qualifying Matters and that the owners of existing houses on the driveway be able to object to the effects.	
Rob Seddon-Smith/ #476.7		Seek Amendment	Consideration should be given to prohibiting on-street parking for residents of larger developments.	
Anne Ott/ #673.1		Seek Amendment	Add a new qualifying matter "traffic impact" - to enable assessment of additional traffic and cars parking on roads due to new developments around the small feeder streets (Cox St, Stirling St, Akela St, Office Rd (especiallyby the Mall), Rugby St (especially off Papanui Rd), Winchester St (by StMargarets), Andover St, Tonbridge St, Rastrick St, Shrewsbury St and MerivaleLane) in Merivale.	
Anne Ott/673.1	Kāinga Ora/ #FS2082.340	Seek Amendment	Add a new qualifying matter "traffic impact" - to enable assessment of additional traffic and cars parking on roads due to new developments around the small feeder streets (Cox St, Stirling St, Akela St, Office Rd (especiallyby the Mall), Rugby St (especially off Papanui Rd), Winchester St (by StMargarets), Andover St, Tonbridge St, Rastrick St, Shrewsbury St and MerivaleLane) in Merivale. "...There is no requirement for parking spaces on site [for new multi-unit housing]. Recent experience with multi unit housing shows these cars will be semi permanently parked on the roads... around Merivale Village... [that are] are much narrower than is normal for Christchurch... These streets do not allow traffic to pass by with cars parked on either side. Some would struggle to allow 1 car to pass with cars parked on both sides. It is no use allowing significant intensification here when the narrow roading infrastructure simply will not support it."	Oppose
David Ott/ #674.10		Seek Amendment	Add a new qualifying matter "traffic impact"- to enable assessment of additional traffic and cars parking on roads due tonew developments around the small feeder streets (Cox St, Stirling St, Akela St, Office Rd (especially by the Mall), RugbySt (especially off Papanui Rd), Winchester St (by St Margarets), Andover St,Tonbridge St, Rastrick St, Shrewsbury St and Merivale Lane) in Merivale.	
Carter Group Limited/ #814.62		Oppose	Opposes all of the PC14 changes to the Transport chapter.	
Carter Group Limited/814.62	Kāinga Ora/ #FS2082.892	Oppose	Opposes all of the PC14 changes to the Transport chapter. The proposed provisions in their entiretyconcerning transport are onerous and unnecessary and are not necessary for thepurposes of implementing the NPS-UD orthe Resource Management (EnablingHousing Supply and Other Matters)Amendment Act 2021. Opposes all of the PC14 changes to the Transport chapter. The proposed provisions in their entiretyconcerning transport are onerous and unnecessary and are not necessary for thepurposes of implementing the NPS-UD orthe Resource Management (EnablingHousing Supply and Other Matters)Amendment Act 2021.	Seek Amendment
The Catholic Diocese of Christchurch / #823.55		Oppose	Delete the proposed provisions to the Transport Chapter in their entirety.	
The Catholic Diocese of Christchurch /823.55	Anne Dingwall/ #FS2037.1287	Oppose		Oppose

			Delete the proposed provisions to the Transport Chapter in their entirety. The proposed provisions in their entirety concerning transport are onerous and unnecessary and are not necessary for the purposes of implementing the NPS-UD or the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. Delete the proposed provisions to the Transport Chapter in their entirety. The proposed provisions in their entirety concerning transport are onerous and unnecessary and are not necessary for the purposes of implementing the NPS-UD or the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.	
The Catholic Diocese of Christchurch /823.55	Carter Group Limited/ #FS2045.228	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety. The proposed provisions in their entirety concerning transport are onerous and unnecessary and are not necessary for the purposes of implementing the NPS-UD or the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. Delete the proposed provisions to the Transport Chapter in their entirety. The proposed provisions in their entirety concerning transport are onerous and unnecessary and are not necessary for the purposes of implementing the NPS-UD or the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.	Support
The Catholic Diocese of Christchurch /823.55	Kāinga Ora/ #FS2082.1123	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety. The proposed provisions in their entirety concerning transport are onerous and unnecessary and are not necessary for the purposes of implementing the NPS-UD or the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. Delete the proposed provisions to the Transport Chapter in their entirety. The proposed provisions in their entirety concerning transport are onerous and unnecessary and are not necessary for the purposes of implementing the NPS-UD or the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.	Seek Amendment
Lendlease Limited/ #855.2		Support	Retain Chapter 7 as notified.	

Transport > Objectives and policies > Objective - Integrated transport system for Christchurch District

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Waipapa Papanui-Innes-Central Community Board/ #288.5		Seek Amendment	The Board recommends a residents parking permit system for high density residential development areas.	
Waipapa Papanui-Innes-Central Community Board/288.5	Anne Dingwall/ #FS2037.405	Seek Amendment	The Board recommends a residents parking permit system for high density residential development areas. A parking permit system is recommended for high density residential development areas.	Support
Waipapa Papanui-Innes-Central Community Board/288.5	Cambridge 137 Limited/ #FS2042.38	Seek Amendment	The Board recommends a residents parking permit system for high density residential development areas. A parking permit system is recommended for high density residential development areas.	Oppose
Waipapa Papanui-Innes-Central Community Board/288.5	Kāinga Ora/ #FS2082.234	Seek Amendment	The Board recommends a residents parking permit system for high density residential development areas. A parking permit system is recommended for high density residential development areas.	Oppose
Waipapa Papanui-Innes-Central Community Board/288.5	Kainga Ora - Homes and Communities/ #FS2099.3	Seek Amendment	The Board recommends a residents parking permit system for high density residential development areas. A parking permit system is recommended for high density residential development areas.	Support
Pamela-Jayne Cooper/ #625.3		Seek Amendment	Amend Objective 7.2.1 (a)(i) and (ii) as they are too vague.	
Pamela-Jayne Cooper/625.3	Anne Dingwall/ #FS2037.1203	Seek Amendment	Amend Objective 7.2.1 (a)(i) and (ii) as they are too vague. 1. that is safe and efficient for all transport modes; NB: Are humans considered forms of transport?	Support

			<ol style="list-style-type: none"> 1. that is safe and efficient for all transport modes; 2. that is responsive to the current recovery needs, future needs, and enables economic development, in particular an able to accommodate projected population growth; <p>Vague. I wish clarification on all the above.</p>	
Richard Abey-Nesbit/ #1009.3		Support	The submitter supports limitation of heritage areas to promote better public transport options.	

Transport > Objectives and policies > Objective - Integrated transport system for Christchurch District > Policy - High trip generating activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Tom King/ #425.10		Seek Amendment	Consideration needs to be given and requirements increased for developers, as to the impact that high density housing and increased height will have on [...] road congestion.	
Pamela-Jayne Cooper/ #625.5		Oppose	Oppose car centric objective.	
Pamela-Jayne Cooper/625.5	Anne Dingwall/ #FS2037.1205	Oppose	Oppose car centric objective. Present transport system in Christchurch is car centric. It does not allow for safe, efficient and effective use for those, myself included, that purposely relocated into the city to live without a car. I want to see more clean, frequent buses, trains, shuttles, trams become our transport system. That's worth supporting.	Support
Environment Canterbury / Canterbury Regional Council/ #689.11		Support	[RetainPolicy as notified]	
Environment Canterbury / Canterbury Regional Council/689.11	Anne Dingwall/ #FS2037.1033	Support	[RetainPolicy as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
David Murison/ #692.5		Seek Amendment	[Regarding policies 7.2.1.2 and 7.2.1.5] Ata general level, the removal of the requirements for new residential housingdevelopments to provide for any on-site parking, will have a significant anddisproportionate impact on a number of vulnerable groups in our community.	
David Murison/692.5	Kāinga Ora/ #FS2082.438	Seek Amendment	<p>[Regarding policies 7.2.1.2 and 7.2.1.5] Ata general level, the removal of the requirements for new residential housingdevelopments to provide for any on-site parking, will have a significant anddisproportionate impact on a number of vulnerable groups in our community.</p> <p>Relevant PC14 clause references and extracts are given in RED itallics following</p> <p><i>Section 7.2.1.2 Policy – High trip generating activities</i></p> <p><i>ix provide for the transport needs of people whose mobilityis restricted</i></p> <p><i>Section 7.2.1.5 Policy – Design of Carparking areas andloading areas</i></p> <p><i>iii be accessible for people whose mobility is restricted</i></p> <p>At a general level, the removal of the requirements for newresidential housing developments to provide for any on-site parking, will havea significant and disproportionate impact on a number of vulnerable groups inour community. These groups include</p> <ul style="list-style-type: none"> · people with disabilities; · elderly residents; and · families with children. <p>This impact will be significant onboth</p>	Oppose

			<ul style="list-style-type: none"> · existing residents and · residents living in new developments <p>as increasingly they and their visitors will not be able to expect and/or rely on their ability to park close to their place of residence. This will be exacerbated significantly in the Strowan area where the current on-street carparking supply does not meet demand and this is a further reason why the proposed HRZ must not be implemented. I have been unable to find any specific references in PC14 as to how the transitional change (clearly over many years) will impact on the needs of these vulnerable groups in our community and how it will be mitigated. If this is the case it is very concerning that PC14 is so lacking in provision.</p> <p>[Please refer to attachment for full submission]</p>	
Henri Murison/ #693.5		Seek Amendment	[Regarding policies 7.2.1.2 and 7.2.1.5] At a general level, the removal of the requirements for new residential housing developments to provide for any on-site parking, will have a significant and disproportionate impact on a number of vulnerable groups in our community.	
Henri Murison/693.5	Kāinga Ora/ #FS2082.448	Seek Amendment	<p>[Regarding policies 7.2.1.2 and 7.2.1.5] At a general level, the removal of the requirements for new residential housing developments to provide for any on-site parking, will have a significant and disproportionate impact on a number of vulnerable groups in our community.</p> <p>Relevant PC14 clause references and extracts are given in RED italics following</p> <p><i>Section 7.2.1.2 Policy – High trip generating activities</i></p> <p><i>ix provide for the transport needs of people whose mobility is restricted</i></p> <p><i>Section 7.2.1.5 Policy – Design of Carparking areas and loading areas</i></p> <p><i>iii be accessible for people whose mobility is restricted</i></p> <p>At a general level, the removal of the requirements for new residential housing developments to provide for any on-site parking, will have a significant and disproportionate impact on a number of vulnerable groups in our community. These groups include</p> <ul style="list-style-type: none"> · people with disabilities; · elderly residents; and · families with children. <p>This impact will be significant on both</p> <ul style="list-style-type: none"> · existing residents and · residents living in new developments <p>as increasingly they and their visitors will not be able to expect and/or rely on their ability to park close to their place of residence. This will be exacerbated significantly in the Strowan area where the current on-street carparking supply does not meet demand and this is a further reason why the proposed HRZ must not be implemented. I have been unable to find any specific references in PC14 as to how the transitional change (clearly over many years) will impact on the needs of these vulnerable groups in our community and how it will be mitigated. If this is the case it is very concerning that PC14 is so lacking in provision.</p> <p>[Please refer to attachment for full submission]</p>	Oppose
Foodstuffs/ #705.12		Seek Amendment	Delete, or amend to: a.xi incorporate encourage measures to reduce greenhouse gas emissions from vehicular trips associated with the activity.	
Foodstuffs/705.12	Chapman Tripp/ #FS2063.80	Seek Amendment	Delete, or amend to: a.xi incorporate encourage measures to reduce greenhouse gas emissions from vehicular trips associated with the activity. Benefits do not outweigh the cost of site-specific assessments. Unclear as to what is caught by these provisions.	Support

Foodstuffs/705.12	Chapman Tripp/ #FS2064.77	Seek Amendment	Delete, or amend to: a. xi incorporate encourage measures to reduce greenhouse gas emissions from vehicular trips associated with the activity. Benefits do not outweigh the cost of site-specific assessments. Unclear as to what is caught by these provisions.	Support
Waka Kotahi (NZ Transport Agency) / #805.33		Seek Amendment	Amend the policy as follows: xi. incorporate measures to promote opportunities for safe and efficient travel other than by private vehicles.	
Waka Kotahi (NZ Transport Agency) /805.33	Chapman Tripp/ #FS2063.106	Seek Amendment	Amend the policy as follows: xi. incorporate measures to promote opportunities for safe and efficient travel other than by private vehicles. Waka Kotahi supports the intent of this policy as it is seeking that activities that trigger the high trip generating activities thresholds shall incorporate measures to reduce vehicular trips and associated greenhouse gas emissions. However, the s32 assessment supporting the policy is seeking that these high trip generating activities should incorporate measures to provide for alternative modes of transport, which has the potential reduce reliance on private vehicle use, rather than greenhouse gas emissions specifically. The current proposed policy could result in potential assessment of greenhouse gases, which is not the intended outcomes as per the s32 assessment. It is recommended that the policy be amended to reflect provision for alternate modes transport and to delete reference to greenhouse gas emissions.	Support
Waka Kotahi (NZ Transport Agency) /805.33	Chapman Tripp/ #FS2064.102	Seek Amendment	Amend the policy as follows: xi. incorporate measures to promote opportunities for safe and efficient travel other than by private vehicles. Waka Kotahi supports the intent of this policy as it is seeking that activities that trigger the high trip generating activities thresholds shall incorporate measures to reduce vehicular trips and associated greenhouse gas emissions. However, the s32 assessment supporting the policy is seeking that these high trip generating activities should incorporate measures to provide for alternative modes of transport, which has the potential reduce reliance on private vehicle use, rather than greenhouse gas emissions specifically. The current proposed policy could result in potential assessment of greenhouse gases, which is not the intended outcomes as per the s32 assessment. It is recommended that the policy be amended to reflect provision for alternate modes transport and to delete reference to greenhouse gas emissions.	Seek Amendment
Carter Group Limited/ #814.63		Oppose	Oppose 7.2.1.2(xi). Seek that this is deleted.	
Carter Group Limited/814.63	Chapman Tripp/ #FS2063.122	Oppose	Oppose 7.2.1.2(xi). Seek that this is deleted. Requiring the reduction of greenhouse gas emissions from vehicular trips associated with all high trip generating activities is not necessary, practicable or appropriate. Requirements for cycle parking and end of trip facilities, removal of minimum parking requirements, and non-statutory measures such as improved walking/cycling/PT facilities otherwise adequately reduce greenhouse gas emissions from vehicular trips.	Seek Amendment
Carter Group Limited/814.63	Chapman Tripp/ #FS2064.117	Oppose	Oppose 7.2.1.2(xi). Seek that this is deleted. Requiring the reduction of greenhouse gas emissions from vehicular trips associated with all high trip generating activities is not necessary, practicable or appropriate. Requirements for cycle parking and end of trip facilities, removal of minimum parking requirements, and non-statutory measures such as improved walking/cycling/PT facilities otherwise adequately reduce greenhouse gas emissions from vehicular trips.	Seek Amendment
Carter Group Limited/814.63	Kāinga Ora/ #FS2082.893	Oppose	Oppose 7.2.1.2(xi). Seek that this is deleted. Requiring the reduction of greenhouse gas emissions from vehicular trips associated with all high trip generating activities is not necessary, practicable or appropriate. Requirements for cycle parking and end of trip facilities, removal of minimum parking requirements, and non-statutory measures such as improved walking/cycling/PT facilities otherwise adequately reduce greenhouse gas emissions from vehicular trips.	Seek Amendment
The Catholic Diocese of Christchurch / #823.56		Oppose	Delete the proposed provisions to the Transport Chapter in their entirety.	
The Catholic Diocese of Christchurch /823.56	Anne Dingwall/ #FS2037.1288	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety. Requiring the reduction of greenhouse gas emissions from vehicular trips associated with all high trip generating activities is not necessary, practicable or appropriate. Requirements for cycle parking and end of trip facilities, removal of minimum parking requirements, and non-statutory measures such as improved walking/cycling/PT facilities otherwise adequately reduce greenhouse gas emissions from vehicular trips.	Oppose

The Catholic Diocese of Christchurch /823.56	Carter Group Limited/ #FS2045.229	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety. Requiring the reduction of greenhouse gas emissions from vehicular trips associated with all high trip generating activities is not necessary, practicable or appropriate. Requirements for cycle parking and end of trip facilities, removal of minimum parking requirements, and non-statutory measures such as improved walking/cycling/PT facilities otherwise adequately reduce greenhouse gas emissions from vehicular trips.	Support
The Catholic Diocese of Christchurch /823.56	Kāinga Ora/ #FS2082.1124	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety. Requiring the reduction of greenhouse gas emissions from vehicular trips associated with all high trip generating activities is not necessary, practicable or appropriate. Requirements for cycle parking and end of trip facilities, removal of minimum parking requirements, and non-statutory measures such as improved walking/cycling/PT facilities otherwise adequately reduce greenhouse gas emissions from vehicular trips.	Seek Amendment

Transport > Objectives and policies > Objective - Integrated transport system for Christchurch District > Policy - Requirements for car parking and loading

Submission Number	Further Submission No	Position	Decision Requested	FS Position
John Lieswyn/ #170.1		Seek Amendment	Amend by removing provision point 7.2.1.4 b. ii. A, which states that car parking should support the recovery of the Central City. Additionally, amend provision point 7.2.1.4 b. ii. F by clearly defining significantly adversely affect the demand for public transport'	
Claire Williams/ #385.1		Seek Amendment	If further intensification is permitted there must be provision made for adequate parking.	

Transport > Objectives and policies > Objective - Integrated transport system for Christchurch District > Policy - Design of car parking areas and loading areas

Submission Number	Further Submission No	Position	Decision Requested	FS Position
David Murison/ #692.6		Seek Amendment	[Regarding policies 7.2.1.2 and 7.2.1.5] At a general level, the removal of the requirements for new residential housing developments to provide for any on-site parking, will have a significant and disproportionate impact on a number of vulnerable groups in our community.	
David Murison/692.6	Kāinga Ora/ #FS2082.439	Seek Amendment	<p>[Regarding policies 7.2.1.2 and 7.2.1.5] At a general level, the removal of the requirements for new residential housing developments to provide for any on-site parking, will have a significant and disproportionate impact on a number of vulnerable groups in our community.</p> <p>Relevant PC14 clause references and extracts are given in RED italics following</p> <p><i>Section 7.2.1.2 Policy – High trip generating activities</i></p> <p><i>ix provide for the transport needs of people whose mobility is restricted</i></p> <p><i>Section 7.2.1.5 Policy – Design of Carparking areas and loading areas</i></p> <p><i>iii be accessible for people whose mobility is restricted</i></p> <p>At a general level, the removal of the requirements for new residential housing developments to provide for any on-site parking, will have a significant and disproportionate impact on a number of vulnerable groups in our community. These groups include</p> <ul style="list-style-type: none"> · people with disabilities; · elderly residents; and 	Oppose

			<ul style="list-style-type: none"> · families with children. <p>This impact will be significant on both</p> <ul style="list-style-type: none"> · existing residents and · residents living in new developments <p>as increasingly they and their visitors will not be able to expect and/or rely on their ability to park close to their place of residence. This will be exacerbated significantly in the Strowan area where the current on-street carparking supply does not meet demand and this is a further reason why the proposed HRZ must not be implemented. I have been unable to find any specific references in PC14 as to how the transitional change (clearly over many years) will impact on the needs of these vulnerable groups in our community and how it will be mitigated. If this is the case it is very concerning that PC14 is so lacking in provision.</p> <p>[Please refer to attachment for full submission]</p>	
Henri Murison/ #693.6		Seek Amendment	[Regarding policies 7.2.1.2 and 7.2.1.5] At a general level, the removal of the requirements for new residential housing developments to provide for any on-site parking, will have a significant and disproportionate impact on a number of vulnerable groups in our community.	
Henri Murison/693.6	Kāinga Ora/ #FS2082.449	Seek Amendment	<p>[Regarding policies 7.2.1.2 and 7.2.1.5] At a general level, the removal of the requirements for new residential housing developments to provide for any on-site parking, will have a significant and disproportionate impact on a number of vulnerable groups in our community.</p> <p>Relevant PC14 clause references and extracts are given in RED italics following</p> <p><i>Section 7.2.1.2 Policy – High trip generating activities</i></p> <p><i>ix provide for the transport needs of people whose mobility is restricted</i></p> <p><i>Section 7.2.1.5 Policy – Design of Carparking areas and loading areas</i></p> <p><i>iii be accessible for people whose mobility is restricted</i></p> <p>At a general level, the removal of the requirements for new residential housing developments to provide for any on-site parking, will have a significant and disproportionate impact on a number of vulnerable groups in our community. These groups include</p> <ul style="list-style-type: none"> • people with disabilities; • elderly residents; and • families with children. <p>This impact will be significant on both</p> <ul style="list-style-type: none"> • existing residents and • residents living in new developments <p>as increasingly they and their visitors will not be able to expect and/or rely on their ability to park close to their place of residence. This will be exacerbated significantly in the Strowan area where the current on-street carparking supply does not meet demand and this is a further reason why the proposed HRZ must not be implemented. I have been unable to find any specific references in PC14 as to how the transitional change (clearly over many years) will impact on the needs of these vulnerable groups in our community and how it will be mitigated. If this is the case it is very concerning that PC14 is so lacking in provision.</p> <p>[Please refer to attachment for full submission]</p>	Oppose

Transport > Objectives and policies > Objective - Integrated transport system for Christchurch District > Policy - Promote public transport and active transport

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Richard Abey-Nesbit/ #3.1		Seek Amendment	Seeks that the Council invests more in the public transport system, beyond what the proposed changes allow for.	
Richard Abey-Nesbit/3.1	Anne Dingwall/ #FS2037.36	Seek Amendment	Seeks that the Council invests more in the public transport system, beyond what the proposed changes allow for. The council needs to move transport infrastructure in a direction that reduces (and eventually eliminates) forced car dependency. All people living in the urban and suburban environment should have the option to not depend on a private car for transport if they so choose.	Support
John Lieswyn/ #170.2		Seek Amendment	That provision point 7.2.1.6 ii. be amended by including that convenient cycle parking encompasses being provided indoors and excludes the provision of hanging bike racks	
Graham Townsend/ #314.2		Support	[Continue to add to the] growing network of cycle/walking tracks across the city and plan for better public transport options.	
Graham Townsend/314.2	Anne Dingwall/ #FS2037.419	Support	[Continue to add to the] growing network of cycle/walking tracks across the city and plan for better public transport options. Communal green space and greater tree cover will both be vital as our climate heats. I strongly applaud the growing network of cycle/walking tracks across the city and especially in the new subdivisions in the wider Halswell area. Planning for better public transport options is a must - we have to get out of our cars	Support
Craig Gilmore/ #396.2		Seek Amendment	We are keen to work with the council to provide and get feedback on what can be done to improve the bike parking in order to make it more secure in the central city and promote useage of bikes in the city by medium density city dwellers and others.	
Rob Seddon-Smith/ #476.3		Not Stated	That Council should guarantee quality public transport options with direct bus routes to all major destinations.	
Christchurch City Council/ #751.23		Seek Amendment	[Amend text to insert "District" with strikethrough]: "requiring new District Town Centres to provide ..."	
Christchurch City Council/751.23	Anne Dingwall/ #FS2037.845	Seek Amendment	[Amend text to insert "District" with strikethrough]: "requiring new District Town Centres to provide ..." The defined term "District Centres" is proposed to be deleted and replaced by "Town Centres" but the word "District" was inadvertently deleted instead of strikethrough.	Support
Christchurch City Council/751.23	Christchurch International Airport Limited/ #FS2052.26	Seek Amendment	[Amend text to insert "District" with strikethrough]: "requiring new District Town Centres to provide ..." The defined term "District Centres" is proposed to be deleted and replaced by "Town Centres" but the word "District" was inadvertently deleted instead of strikethrough.	Support

Transport > Objectives and policies > Objective - Integrated transport system for Christchurch District > Policy - Pedestrian access

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.12		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.12	Anne Dingwall/ #FS2037.1034	Support	[Retain Policy as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Beca/ #806.10		Support	Support Policy 7.2.1.9 as notified.	
Carter Group Limited/ #814.64		Oppose	Oppose Policy 7.2.1.9. Seek that it is deleted.	
Carter Group Limited/814.64	Kāinga Ora/ #FS2082.894	Oppose	Oppose Policy 7.2.1.9. Seek that it is deleted. The requirements of the policy are onerous, subjective and otherwise unnecessary accounting for the existing provisions in the plan concerning pedestrian access and urban design matters. The submitter is also concerned that requiring all pedestrian access to be of a width and grade suitable for all users, may not be appropriate or practicable in all cases.	Seek Amendment
The Catholic Diocese of Christchurch / #823.57		Oppose	Delete the proposed provisions to the Transport Chapter in their entirety.	

The Catholic Diocese of Christchurch /823.57	Anne Dingwall/ #FS2037.1289	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety. The requirements of the policy are onerous, subjective and otherwise unnecessary accounting for the existing provisions in the plan concerning pedestrian access and urban design matters. The submitter is also concerned that requiring all pedestrian access to be of a width and grade suitable for all users, may not be appropriate or practicable in all cases.	Oppose
The Catholic Diocese of Christchurch /823.57	Carter Group Limited/ #FS2045.230	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety. The requirements of the policy are onerous, subjective and otherwise unnecessary accounting for the existing provisions in the plan concerning pedestrian access and urban design matters. The submitter is also concerned that requiring all pedestrian access to be of a width and grade suitable for all users, may not be appropriate or practicable in all cases.	Support
The Catholic Diocese of Christchurch /823.57	Kāinga Ora/ #FS2082.1125	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety. The requirements of the policy are onerous, subjective and otherwise unnecessary accounting for the existing provisions in the plan concerning pedestrian access and urban design matters. The submitter is also concerned that requiring all pedestrian access to be of a width and grade suitable for all users, may not be appropriate or practicable in all cases.	Seek Amendment
Fire and Emergency/ #842.13		Seek Amendment	Amend as follows:7.2.1.9 Policy – Pedestrian Access a. Pedestrian access is designed to: i. Be sufficient width and grade that thepedestrian access meets the accessrequirements of all users, includingpersons with a disability of withlimited mobility and emergencyservices.ii. ...	

Transport > Rules - Transport

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Canterbury / Westland Branch of Architectural Designers NZ/ #685.31		Seek Amendment	[Clarify requirements for garages] - If a garage is provided, it should be of a size that allows for an 85th percentile car to be parked in it.	
Canterbury / Westland Branch of Architectural Designers NZ/685.31	Anne Dingwall/ #FS2037.1135	Seek Amendment	[Clarify requirements for garages] - If a garage is provided, it should be of a size that allows for an 85th percentile car to be parked in it.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.31	Kāinga Ora/ #FS2082.375	Seek Amendment	[Clarify requirements for garages] - If a garage is provided, it should be of a size that allows for an 85th percentile car to be parked in it.	Oppose
Mark Darbyshire/ #768.2		Seek Amendment	Increase the number of secure bike parks required for new apartment buildings and new or existing office buildings. Increase security requirements. Ensure the bike parks are suitable for electric bikes (eg horizontal rather than hanging).Require apartment, commercial, and car parking buildings to have EV charging infrastructure.	

Transport > Rules - Transport > Activity status tables - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.24		Seek Amendment	[Amend P18]: Disregard the proposed "Greenfield Precinct" text and instead replace the reference to RNN [with a reference] to FUZ.	
Christchurch City Council/751.24	Anne Dingwall/ #FS2037.846	Seek Amendment	[Amend P18]: Disregard the proposed "Greenfield Precinct" text and instead replace the reference to RNN [with a reference] to FUZ. The RNN zoning that has been proposed to be removed as part of the plan change has been struck out, however the proposed replacement "Greenfield Precinct" is not part of the proposal. The underlying zoning in the area referenced i[s] FUZ, with the rule standard linking to the Outline Development Plan relevant to this area.	Support

Transport > Rules - Transport > Activity status tables - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
John Buckler/ #485.6		Seek Amendment	Change parking on St. Albans Street to residents only parking.	

Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone)

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Nikki Smetham/ #112.15		Seek Amendment	[Require] Provision for common electric car charging stations on development sites	
Nikki Smetham/112.15	Anne Dingwall/ #FS2037.192	Seek Amendment	[Require] Provision for common electric car charging stations on development sites	Support
David Hood/ #356.3		Seek Amendment	[Require the provision of facilities to charge e-vehicles]	
John Bennett/ #367.6		Seek Amendment	Introduce the requirement to provide secure storage and parking on site for e-transport (bicycles, cars, scooters etc) and the charging of them.	
John Bennett/367.6	Anne Dingwall/ #FS2037.467	Seek Amendment	Introduce the requirement to provide secure storage and parking on site for e-transport (bicycles, cars, scooters etc) and the charging of them. Given that Government and Council are trying to encourage more environmentally sustainable transport, the new rules do not encourage or require provision of secure storage within each housing unit (for bicycles etc) nor to provide off street car parking or garaging so that one can charge their e car, e bike, e scooter or whatever transport mode is developed in the coming years. Given the increasing crime and theft in our city if we want to encourage an uptake of cycling then adequate secure storage for bikes (or other sporting/hobby/gardening equipment) needs to be provided in all housing units.	Support
Lloyd Barclay/ #862.3		Seek Amendment	Seeks that minimum car parking requirements are included for new developments.	

Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Minimum and maximum number and dimensions of car parking spaces required

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Mary-Anne Thomson/ #9.2		Seek Amendment	Require onsite carparking.	
Mary-Anne Thomson/9.2	Anne Dingwall/ #FS2037.39	Seek Amendment	<p>Require onsite carparking.</p> <p>I bought this property for the location due to my age and having neighbour's close by and am appalled that a 12m high building could be built next door. This would impede our sunlight, privacy and parking would be a nightmare! I absolutely disagree with this plan and feel for everyone this will effect in the future. It is obvious you are trying to get us all out of our cars - cannot see this ever happening so work around it! How you can give consents to these new townhouses with no garages or parking space is a crime for the City! Work for the people of the City, not yourselves and your pockets!!!!</p>	Support
Alastair Grigg/ #28.3		Seek Amendment	[Consider the provision of adequate car parking for residents of high density developments]	
Kelvin Lynn/ #45.1		Seek Amendment	Provide sufficient car parking in the High Density Residential Zone.	
Kelvin Lynn/45.1	Anne Dingwall/ #FS2037.73	Seek Amendment	<p>Provide sufficient car parking in the High Density Residential Zone.</p> <p>How will the proposal to have no parking on major arterial routes such as Papanui Road together work with most high-rise buildings in HDR areas likely to not have garages?</p> <p>Not everyone is going to want to give up their vehicle just because they are on a transport route.</p>	Support
Stephen Walsh/ #58.2		Seek Amendment	[Require more carparking provision]	
Ali McGregor/ #65.1		Seek Amendment	Require off-street parking for residential developments.	
Ali McGregor/65.1	Anne Dingwall/ #FS2037.130	Seek Amendment	Require off-street parking for residential developments. Parking becomes impossible. I live in Bishop Street and the increase in the number of dwellings even now means that there is no parking for visitors in the street. The new townhouses may have one garage only and no off street parking. This has resulted in a most attractive tree-lined street now being choked with cars so that the street has essentially become one way. The solution to this is definitely NOT to remove the trees and get rid of the grassed berm.	Support
Blair McCarthy/ #90.2		Seek Amendment	[That residential developments be required to provide on-site carparking]	
Blair McCarthy/90.2	Anne Dingwall/ #FS2037.164	Seek Amendment	<p>[That residential developments be required to provide on-site carparking]</p> <p>In particular, the proposed change for High Density Residential Zone (HRZ) in a continuous strip parallel to Papanui Road through Strowan, without any requirement for new developments to provide any on-site parking, will place significant additional pressure on basic transport infrastructure such as on-street carparking.</p> <p>Increasingly residents and their visitors will not be able to expect and/or rely on their ability to park close to their place of residence --- [subsequent traffic congestion].</p>	Support
Sally Wihone/ #113.2		Seek Amendment	Provide for accessible parking spaces and wheelchair access along footpaths in residential suburban areas.	
Paul Cary/ #130.2		Seek Amendment	Ensure onsite carparks are required for all new High Density Residential Zone and Medium Density Residential Zone developments.	
Paul Cary/130.2	Anne Dingwall/ #FS2037.202	Seek Amendment	<p>Ensure onsite carparks are required for all new High Density Residential Zone and Medium Density Residential Zone developments.</p> <p>Both Medium Density Residential Zones and High Density Residential Zones do not have a requirement for on-site parking for residents. This will add to the problematic street parking. which is already significant due to the increasing students, teachers, visitors and construction workers associated with the expanding St. Andrews College. The facilities offered by St. Andrews College are all used beyond the 8:30-3:30 school hours.</p>	Support

			Both Medium Density Residential Zones and High Density Residential Zones will contribute to greater traffic congestion, already problematic at the intersections at both ends of Normans Road. Both MRZ and HRZ will bring increased pressure on the local infrastructure and increased stormwater runoff, adding to the flooding which occurs at the north end of College Ave in heavy rain.	
Addington Neighbourhood Association / #205.3		Seek Amendment	Subdivisions should have at least one compulsory car park on each development for deliveries, tradesmen and emergency services .	
Addington Neighbourhood Association /205.3	Anne Dingwall/ #FS2037.295	Seek Amendment	Subdivisions should have at least one compulsory car park on each development for deliveries, tradesmen and emergency services . Subdivisions should have at least one compulsory car park on each development for deliveries, tradesmen and emergency services .	Support
Addington Neighbourhood Association /205.3	Kāinga Ora/ #FS2082.123	Seek Amendment	Subdivisions should have at least one compulsory car park on each development for deliveries, tradesmen and emergency services . Subdivisions should have at least one compulsory car park on each development for deliveries, tradesmen and emergency services .	Oppose
Pauline McEwen/ #211.3		Seek Amendment	[Provide adequate carparking for residential developments]	
Andrea Floyd/ #239.1		Seek Amendment	[Require on-site carparking for residential units]	
Phil Ainsworth/ #252.2		Seek Amendment	[Require off-street carparking for residential units]	
Chessa Crow/ #294.4		Seek Amendment	Seek to require on-site carparking for residential developments	
Joyce Fraser/ #312.1		Seek Amendment	[Require] off-street parking as a design requirement for new developments.	
Joyce Fraser/312.1	Anne Dingwall/ #FS2037.415	Seek Amendment	[Require] off-street parking as a design requirement for new developments. The submitter would like to see some requirement for developers to provide off-street parking. The people of Ōtautahi are still heavily invested in personal car use and while we might like to dream of an electric vehicle/public transport idyll, this could take some considerable time to achieve. To prevent street parking congestion some practical provision needs to be made in the design requirements.	Support
Joyce Fraser/312.1	Kāinga Ora/ #FS2082.262	Seek Amendment	[Require] off-street parking as a design requirement for new developments. The submitter would like to see some requirement for developers to provide off-street parking. The people of Ōtautahi are still heavily invested in personal car use and while we might like to dream of an electric vehicle/public transport idyll, this could take some considerable time to achieve. To prevent street parking congestion some practical provision needs to be made in the design requirements.	Oppose
Joyce Fraser/ #312.3		Seek Amendment	[Require provision for] EV charging stations as a design requirement for new developments.	
Joyce Fraser/312.3	Anne Dingwall/ #FS2037.417	Seek Amendment	[Require provision for] EV charging stations as a design requirement for new developments. The submitter would like to see some requirement for developers to provide charging stations for EV. The people of Ōtautahi are still heavily invested in personal car use and while we might like to dream of an electric vehicle/public transport idyll, this could take some considerable time to achieve. To prevent street parking congestion some practical provision needs to be made in the design requirements.	Support
Joyce Fraser/312.3	Kāinga Ora/ #FS2082.264	Seek Amendment	[Require provision for] EV charging stations as a design requirement for new developments. The submitter would like to see some requirement for developers to provide charging stations for EV. The people of Ōtautahi are still heavily invested in personal car use and while we might like to dream of an electric vehicle/public transport idyll, this could take some considerable time to achieve. To prevent street parking congestion some practical provision needs to be made in the design requirements.	Oppose
Michael Tyuryutikov/ #334.2		Oppose	Retain existing parking space rules for residential properties.	
Tom King/ #425.8		Oppose	Oppose constructing dwellings without garages to be permitted activities.	
Alex Lowings/ #447.2		Support	That all new properties have a requirement for a minimum of two off-road parking spaces per property.	
David Fisher/ #468.4		Seek Amendment	Oppose increasing building height and density... amend rule to increase parking etc this will potentially attract more families back to these areas.	
Rob Seddon-Smith/ #476.6		Seek Amendment	Consideration should be given to prohibiting on-street parking for residents of larger developments.	
Sydney John Kennedy/ #497.1		Seek Amendment	[Require] All Papanui apartment building sites to have at least 1 car park per apartment on site.	
Sydney John Kennedy/497.1	Anne Dingwall/ #FS2037.498	Seek Amendment	[Require] All Papanui apartment building sites to have at least 1 car park per apartment on site. Council has invested heavily in new Papanui road works which	Support

			have wide footpaths and narrow carriage way. Sometimes the narrow carriage way does not permit 2 way traffic when there is car parking on each side of the carriageway. Encouraging more car parking off site will make local transport more difficult in the narrow carriageway streets.	
Nick Brown/ #585.3		Seek Amendment	[That on-site parking is required to be provided] for new residential housing developments	
Wendy Fergusson/ #654.1		Seek Amendment	Please ensure there is off street parking for every residential building/block	
Keri Murison/ #668.3		Seek Amendment	Require new residential housing development to provide on-site carparking.	
Fire and Emergency/ #842.25		Support	[S]upports the consideration of parking made through the PC14 amendments made to the matter of control 14.15.1 Residential Design Principles.	

Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Minimum number of cycle parking facilities required

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Rosemary Neave/ #72.5		Seek Amendment	Update regulations to support Council's commitment to mode shift in regard to carbon budgets and encourage people to cycle, specifically to ensure developers provide usable, sensible and accessible bicycle parking in intensive developments. Including by: <ul style="list-style-type: none"> specifying cycle parking facilities that lack adequate security and weather proofing; that hanging bike racks are insufficient as they cannot be used by e-bikes or cargo bikes, or anyone who has difficulty lifting a bike; and cycle parking must be in a location which does not require the cyclist to carry the bike up stairs and/ or through a residential unit. 	
George Booty/ #219.1		Seek Amendment	That bike parking be required to be enclosed and weatherproof, and lockable to prevent theft.	
Joyce Fraser/ #312.2		Support	[Retain] cycle storage as a design requirement for new developments.	
Joyce Fraser/312.2	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.25	Support	[Retain] cycle storage as a design requirement for new developments. The submitter would also like to see some requirement for developers to provide cycle storage for residents. The people of Ōtautahi are still heavily invested in personal car use and while we might like to dream of an electric vehicle/public transport idyll, this could take some considerable time to achieve. To prevent street parking congestion some practical provision needs to be made in the design requirements.	Support
Joyce Fraser/312.2	Anne Dingwall/ #FS2037.416	Support	[Retain] cycle storage as a design requirement for new developments. The submitter would also like to see some requirement for developers to provide cycle storage for residents. The people of Ōtautahi are still heavily invested in personal car use and while we might like to dream of an electric vehicle/public transport idyll, this could take some considerable time to achieve. To prevent street parking congestion some practical provision needs to be made in the design requirements.	Support
Joyce Fraser/312.2	Kāinga Ora/ #FS2082.263	Support	[Retain] cycle storage as a design requirement for new developments. The submitter would also like to see some requirement for developers to provide cycle storage for residents. The people of Ōtautahi are still heavily invested in personal car use and while we might like to dream of an electric vehicle/public transport idyll, this could take some considerable time to achieve. To prevent street parking congestion some practical provision needs to be made in the design requirements.	Oppose
Cynthia Roberts/ #362.11		Seek Amendment	That developers must also provide suitable secure storage for electric bikes.	
Craig Gilmore/ #396.3		Seek Amendment	We are keen to work with the council to provide and get feedback on what can be done to improve the bike parking in order to make it more secure in the central city and promote usage of bikes in the city by medium density city dwellers and others.	
New Zealand Institute of Architects Canterbury Branch/ #762.41		Seek Amendment	[Seeks that] adequate secure storage needs to be provided / allowed for in all housing units / developments.	
New Zealand Institute of Architects Canterbury Branch/762.41	Anne Dingwall/ #FS2037.806	Seek Amendment	[Seeks that] adequate secure storage needs to be provided / allowed for in all housing units / developments. Given that Government and Council are trying to encourage more environmentally sustainable transport, the new rules do not appear to encourage or require provision of secure bicycle storage within each housing unit nor to provide off street car parking or garaging so that one can charge their e car,	Support

			e bike, e scooter or whatever transport mode is developed in the coming years. If the council want to encourage an uptake of cycling then adequate secure storage needs to be provided / allowed for in all housing units / developments.	
New Zealand Institute of Architects Canterbury Branch/762.41	Kāinga Ora/ #FS2082.566	Seek Amendment	[Seeks that] adequate secure storage needs to be provided / allowed for in all housing units / developments. Given that Government and Council are trying to encourage more environmentally sustainable transport, the new rules do not appear to encourage or require provision of secure bicycle storage within each housing unit nor to provide off street car parking or garaging so that one can charge their e car, e bike, e scooter or whatever transport mode is developed in the coming years. If the council want to encourage an uptake of cycling then adequate secure storage needs to be provided / allowed for in all housing units / developments.	Oppose
Anne Scott/ #764.1		Seek Amendment	[That] [t]he council should require accessible, weatherproof and secure storage be provided for bikes and other forms of active transport, including space suitable for e-bikes, cargo and accessibility trikes.	
Anne Scott/764.1	Anne Dingwall/ #FS2037.765	Seek Amendment	[That] [t]he council should require accessible, weatherproof and secure storage be provided for bikes and other forms of active transport, including space suitable for e-bikes, cargo and accessibility trikes. The CCC and the government have a long-standing commitment to invest in and support active transport including cycling. New residential builds no longer provide for car parking particularly in the inner city. Although the District Plan does have bike parking requirements, the current rules mean they are lacking in terms of actually requiring useable, practical and secure bike storage. For example, they allow hanging bike racks, where you have to hoist your bike up on its back tire and hang the front wheel of a high hook. Some cyclists are not physically capable of lifting their bike onto these hooks and it does not work for heavier bikes, regular bikes with a basket, cargo bikes, children's bikes or e-bikes. The current rules don't require bike parking to be indoors and secure, just 'covered' so sometimes developers install a 70cm deep piece of roofing iron jutting out from a wall of the house and call that 'bike parking' even though it's totally visible, inviting theft, and not adequately protecting the bike from weather. Nor do they typically have space for multiple bikes to be locked up, or allow for a diverse range of bikes. The council should require accessible, weatherproof and secure storage be provided for bikes and other forms of active transport, including space suitable for e-bikes, cargo and accessibility trikes. The ability to safely plug in an e-bike should also be provided as some now have in-frame batteries. (NZTA has a document on best practice for bike storage https://www.nzta.govt.nz/resources/cycle-parking-planning-and-design/ although it does have some unsuitable examples such as wall hooks) Residential storage should not require someone to carry the bike through the living areas of the house to access.	Support
Mark Darbyshire/ #768.1		Seek Amendment	Increase the number of resident bike parks required for apartment buildings. Require resident bike parks to be in a secure, indoor location that isn't visible from outside. Require resident bike parks to be suitable for heavy electric bikes (eg horizontal rather than hanging). Monitor apartment developers and inspect apartment buildings upon completion to ensure these requirements are met in newly built complexes. Require all apartment buildings with resident car parks to include EV charging infrastructure that all resident car parks can hook into.	

Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Minimum number of loading spaces required

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Marjorie Manthei/ #237.43		Seek Amendment	Add a rule requiring at least one service bay for multi-unit developments of three or more units	
Waipapa Papanui-Innes-Central Community Board/ #288.4		Seek Amendment	The Board recognises that onsite parking is not a provision for residential development, however the Board wants to have compulsory provision introduced for loading bays and accessible parking. The Board believes there is a need to review options whereby residents could request resident-only parking through a permit system	
Waipapa Papanui-Innes-Central Community Board/288.4	Cambridge 137 Limited/ #FS2042.37	Seek Amendment	The Board recognises that onsite parking is not a provision for residential development, however the Board wants to have compulsory provision introduced for loading bays and accessible parking. The Board believes there is a need to review options whereby residents could request resident-only parking through a permit system Loading bays and accessible car parks are sought for high density residential development.	Oppose
Waipapa Papanui-Innes-Central Community Board/288.4	Kāinga Ora/ #FS2082.233	Seek Amendment	The Board recognises that onsite parking is not a provision for residential development, however the Board wants to have compulsory provision introduced	Oppose

			forloading bays and accessible parking.The Board believes there is a need to review options whereby residentscould request resident-only parking through a permit system Loading bays and accessible car parks are sought for high density residential development.	
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Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Design of parking and loading areas

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Marjorie Manthei/ #237.56		Seek Amendment	add a Rule to allrelevant sections of the District Plan encouraging the use of permeable surfaces for drives, parkinglots, residential and commercial sites.	
Marjorie Manthei/237.56	Anne Dingwall/ #FS2037.339	Seek Amendment	add a Rule to allrelevant sections of the District Plan encouraging the use of permeable surfaces for drives, parkinglots, residential and commercial sites. I could not find a Rule restricting the use of impervious / impermeable surfaces on residentialor commercial sites. Almost the new multi-unit developments in my neighbourhood havecovered what little outdoor space there is with either concrete or artificial grass. There arealternatives available, and it's time to recognise the environmental impact and act!	Support
Bron Durdin / #303.1		Seek Amendment	[Require access and parking areas to use permeable materials] Enforce storm water planning with porous materials in driveway developments.	
Bron Durdin /303.1	Kāinga Ora/ #FS2082.239	Seek Amendment	[Require access and parking areas to use permeable materials] Enforce storm water planning with porous materials in driveway developments. I am not sure that the plan changes take enough consideration of current storm water / run off infrastructure and the effects that mass urbanisation will have on these current aging, broken and failing systems.	Oppose

Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Access design

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Sally Wihone/ #113.3		Seek Amendment	Provide for accessible parking spaces, accesses and crossing points on public roads that accommodate older persons and wheelchairs where density is increased in residential zones and results in increased car parking on roads. [Provision 7.4.3.7 is concerned with providing pedestrian access in accordance with Appendix 7.5.7, which sets requirements to pathway width and access to buildings]	
Steve Burns/ #276.32		Seek Amendment	That provisions are made for widening main transport routes to enable access.	
Retirement Villages Association of New Zealand Inc/ #811.12		Seek Amendment	[S]eek[s] an amendment to Standard 7.4.3.7(b) to exclude retirement units from this standard.	
Retirement Villages Association of New Zealand Inc/811.12	Summerset Group Holdings Limited/ #FS2097.8	Seek Amendment	[S]eek[s] an amendment to Standard 7.4.3.7(b) to exclude retirement units from this standard. The RVA opposes this standard in part as retirement village proposals have different design and access needs to typical residential units, and it may not be appropriate to enable pedestrian access.	Support
Carter Group Limited/ #814.65		Oppose	Oppose 7.4.3.7(b). Seek that it is deleted.	
Carter Group Limited/814.65	Kāinga Ora/ #FS2082.895	Oppose	Oppose 7.4.3.7(b). Seek that it is deleted. For the reasons expressed in regards policy7.2.1.9, the requirements for pedestrianaccess in this rule are opposed.	Seek Amendment
Carter Group Limited/ #814.66		Oppose	Oppose 7.4.3.7(d). Seek that it is deleted.	
Carter Group Limited/814.66	Kāinga Ora/ #FS2082.896	Oppose	Oppose 7.4.3.7(d). Seek that it is deleted. The requirement for either an audio andvisual warning device or visibility splay forall sites on the	Seek Amendment

			same side of the road as a major cycle route in all zones, irrespective of the nature of the activity or its vehicle generation is unnecessary and onerous.	
The Catholic Diocese of Christchurch / #823.58		Oppose	Rule 7.4.3.7(b). Delete the proposed provisions to the Transport Chapter in their entirety.	
The Catholic Diocese of Christchurch /823.58	Anne Dingwall/ #FS2037.1290	Oppose	Rule 7.4.3.7(b). Delete the proposed provisions to the Transport Chapter in their entirety. For the reasons expressed in regards policy 7.2.1.9, the requirements for pedestrian access in this rule are opposed.	Oppose
The Catholic Diocese of Christchurch /823.58	Carter Group Limited/ #FS2045.231	Oppose	Rule 7.4.3.7(b). Delete the proposed provisions to the Transport Chapter in their entirety. For the reasons expressed in regards policy 7.2.1.9, the requirements for pedestrian access in this rule are opposed.	Support
The Catholic Diocese of Christchurch /823.58	Kāinga Ora/ #FS2082.1126	Oppose	Rule 7.4.3.7(b). Delete the proposed provisions to the Transport Chapter in their entirety. For the reasons expressed in regards policy 7.2.1.9, the requirements for pedestrian access in this rule are opposed.	Seek Amendment
The Catholic Diocese of Christchurch / #823.59		Oppose	Rule 7.4.3.7(d). Delete the proposed provisions to the Transport Chapter in their entirety.	
The Catholic Diocese of Christchurch /823.59	Anne Dingwall/ #FS2037.1291	Oppose	Rule 7.4.3.7(d). Delete the proposed provisions to the Transport Chapter in their entirety. The requirement for either an audio and visual warning device or visibility splay for all sites on the same side of the road as a major cycle route in all zones, irrespective of the nature of the activity or its vehicle generation is unnecessary and onerous.	Oppose
The Catholic Diocese of Christchurch /823.59	Carter Group Limited/ #FS2045.232	Oppose	Rule 7.4.3.7(d). Delete the proposed provisions to the Transport Chapter in their entirety. The requirement for either an audio and visual warning device or visibility splay for all sites on the same side of the road as a major cycle route in all zones, irrespective of the nature of the activity or its vehicle generation is unnecessary and onerous.	Support
The Catholic Diocese of Christchurch /823.59	Kāinga Ora/ #FS2082.1127	Oppose	Rule 7.4.3.7(d). Delete the proposed provisions to the Transport Chapter in their entirety. The requirement for either an audio and visual warning device or visibility splay for all sites on the same side of the road as a major cycle route in all zones, irrespective of the nature of the activity or its vehicle generation is unnecessary and onerous.	Seek Amendment

Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Vehicle crossings

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Retirement Villages Association of New Zealand Inc/ #811.13		Seek Amendment	[S]eek[s] an amendment to Standards 7.4.3.8(h) and 7.4.3.13 that excludes retirement villages from these standards.	

Retirement Villages Association of New Zealand Inc/811.13	Summerset Group Holdings Limited/ #FS2097.9	Seek Amendment	[S]eek[s] an amendment to Standards 7.4.3.8(h) and 7.4.3.13 that excludes retirement villages from these standards. The RVA oppose this standard in part as retirement village proposals have different design and vehicle crossing needs to typical urban development.	Support
Carter Group Limited/ #814.67		Oppose	Oppose 7.4.3.8. Seek that it is deleted.	
Carter Group Limited/814.67	Kāinga Ora/ #FS2082.897	Oppose	Oppose 7.4.3.8. Seek that it is deleted. The requirements in 7.4.3.13 (as referred to in rule 7.4.3.8) are unnecessary, onerous and impractical. Among other concerns, the submitter notes that the rule creates a 'first in first served' situation for vehicle crossings which in greenfield residential areas may be problematic where adjoining sites are designed and / or obtain building consent, resource consents and / or vehicle crossing permits at a similar time with no knowledge of adjacent crossing positions.	Seek Amendment
The Catholic Diocese of Christchurch / #823.60		Oppose	Delete the proposed provisions to the Transport Chapter in their entirety.	
The Catholic Diocese of Christchurch /823.60	Anne Dingwall/ #FS2037.1292	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety. The requirements in 7.4.3.13 (as referred to in rule 7.4.3.8) are unnecessary, onerous and impractical. Among other concerns, the submitter notes that the rule creates a 'first in first served' situation for vehicle crossings which in greenfield residential areas may be problematic where adjoining sites are designed and / or obtain building consent, resource consents and / or vehicle crossing permits at a similar time with no knowledge of adjacent crossing positions.	Oppose
The Catholic Diocese of Christchurch /823.60	Carter Group Limited/ #FS2045.233	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety. The requirements in 7.4.3.13 (as referred to in rule 7.4.3.8) are unnecessary, onerous and impractical. Among other concerns, the submitter notes that the rule creates a 'first in first served' situation for vehicle crossings which in greenfield residential areas may be problematic where adjoining sites are designed and / or obtain building consent, resource consents and / or vehicle crossing permits at a similar time with no knowledge of adjacent crossing positions.	Support
The Catholic Diocese of Christchurch /823.60	Kāinga Ora/ #FS2082.1128	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety. The requirements in 7.4.3.13 (as referred to in rule 7.4.3.8) are unnecessary, onerous and impractical. Among other concerns, the submitter notes that the rule creates a 'first in first served' situation for vehicle crossings which in greenfield residential areas may be problematic where adjoining sites are designed and / or obtain building consent, resource consents and / or vehicle crossing permits at a similar time with no knowledge of adjacent crossing positions.	Seek Amendment

Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Co-location of vehicle crossings

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Retirement Villages Association of New Zealand Inc/ #811.14		Seek Amendment	[S]eek[s] an amendment to Standards 7.4.3.8(h) and 7.4.3.13 that excludes retirement villages from these standards.	
Retirement Villages Association of New Zealand Inc/811.14	Summerset Group Holdings Limited/ #FS2097.10	Seek Amendment	[S]eek[s] an amendment to Standards 7.4.3.8(h) and 7.4.3.13 that excludes retirement villages from these standards. The RVA oppose this standard in part as retirement village proposals have different design and vehicle crossing needs to typical urban development.	Support
Carter Group Limited/ #814.68		Oppose	Oppose 7.4.3.13. seek that it is deleted.	
Carter Group Limited/814.68	Kāinga Ora/ #FS2082.898	Oppose	Oppose 7.4.3.13. seek that it is deleted. The requirements in 7.4.3.13 (as referred to in rule 7.4.3.8) are unnecessary, onerous and impractical. Among other concerns, the submitter notes that the rule creates a 'first in first served' situation for vehicle crossings which in greenfield residential areas may be problematic where adjoining sites are designed and / or obtain building consent, resource consents and / or vehicle crossing permits at a similar time with no knowledge of adjacent crossing positions.	Seek Amendment
The Catholic Diocese of Christchurch / #823.61		Oppose	Delete the proposed provisions to the Transport Chapter in their entirety.	
The Catholic Diocese of Christchurch /823.61	Anne Dingwall/ #FS2037.1293	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety. The requirements in 7.4.3.13 (as referred to in rule 7.4.3.8) are unnecessary, onerous and impractical. Among other concerns, the submitter notes that the rule creates a 'first in first served' situation for vehicle crossings which in greenfield residential areas may be problematic where adjoining sites are designed and / or obtain building consent, resource consents and / or vehicle crossing permits at a similar time with no knowledge of adjacent crossing positions.	Oppose
The Catholic Diocese of Christchurch /823.61	Carter Group Limited/ #FS2045.234	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety. The requirements in 7.4.3.13 (as referred to in rule 7.4.3.8) are unnecessary, onerous and impractical. Among other concerns, the submitter notes that the rule creates a 'first in first served' situation for vehicle crossings which in greenfield residential areas may be problematic where adjoining sites are designed and / or obtain building consent, resource consents and / or vehicle crossing permits at a similar time with no knowledge of adjacent crossing positions.	Support
The Catholic Diocese of Christchurch /823.61	Kāinga Ora/ #FS2082.1129	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety. The requirements in 7.4.3.13 (as referred to in rule 7.4.3.8) are unnecessary, onerous and impractical. Among other concerns, the submitter notes that the rule creates a 'first in first served' situation for vehicle crossings	Seek Amendment

			which in greenfield residential areas may be problematic where adjoining sites are designed and / or obtain building consent, resource consents and / or vehicle crossing permits at a similar time with no knowledge of adjacent crossing positions.	
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Transport > Rules - Transport > Rules - Matters of control and discretion > Minimum number of cycle parking facilities required

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Rosemary Neave/ #72.4		Seek Amendment	Update regulations to support Council's commitment to mode shift in regard to carbon budgets and encourage people to cycle, specifically to ensure developers provide usable, sensible and accessible bicycle parking in intensive developments. Including by: <ul style="list-style-type: none"> specifying cycle parking facilities that lack adequate security and weather proofing; that hanging bike racks are insufficient as they cannot be used by e-bikes or cargo bikes, or anyone who has difficulty lifting a bike; and cycle parking must be in a location which does not require the cyclist to carry the bike up stairs and/ or through a residential unit. 	
Rosemary Neave/72.4	Anne Dingwall/ #FS2037.150	Seek Amendment	Update regulations to support Council's commitment to mode shift in regard to carbon budgets and encourage people to cycle, specifically to ensure developers provide usable, sensible and accessible bicycle parking in intensive developments. Including by: <ul style="list-style-type: none"> specifying cycle parking facilities that lack adequate security and weather proofing; that hanging bike racks are insufficient as they cannot be used by e-bikes or cargo bikes, or anyone who has difficulty lifting a bike; and cycle parking must be in a location which does not require the cyclist to carry the bike up stairs and/ or through a residential unit. <p>The Council must update regulations in regard to developers providing usable, sensible and accessible bicycle parking in every intensive development:</p> <ul style="list-style-type: none"> Specifying cycle parking facilities that lack adequate security and weather proofing. Hanging bike racks are insufficient as they cannot be used by e-bikes or cargo bikes, or anyone who has difficulty lifting a bike. Cycle parking provided must be in a location which does not require the cyclist to carry the bike up stairs and/ or through a residential unit. 	Support
John Lieswyn/ #170.3		Oppose	Remove provision point 7.4.4.3 a. v. from the District Plan	

Transport > Rules - Transport > Rules - Matters of control and discretion > High trip generators

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Foodstuffs/ #705.13		Seek Amendment	Delete, or amend High trip generators a.vii. Greenhouse gas emissions: Whether measures are proposed to be implemented to encourage reduction of the greenhouse gas emissions from vehicle use associated with the activity, and the ability for any measures to reduce greenhouse gas emissions to be implemented and maintained over the lifetime of the activity.	
Foodstuffs/705.13	Chapman Tripp/ #FS2063.81	Seek Amendment	Delete, or amend High trip generators a.vii. Greenhouse gas emissions: Whether measures are proposed to be implemented to encourage reduction of the greenhouse gas emissions from vehicle use associated with the activity, and the ability for any measures to reduce greenhouse gas emissions to be implemented and maintained over the lifetime of the activity. Benefits do not outweigh the cost of site-specific assessments. Unclear as to what is caught by these provisions.	Support

Foodstuffs/705.13	Chapman Tripp/ #FS2064.78	Seek Amendment	Delete, or amend High trip generators a.vii. Greenhouse gas emissions: Whether measures are proposed to be implemented to encourage reduction of the greenhouse gas emissions from vehicle use associated with the activity, and the ability for any measures to reduce greenhouse gas emissions to be implemented and maintained over the lifetime of the activity. Benefits do not outweigh the cost of site-specific assessments. Unclear as to what is caught by these provisions.	Support
Foodstuffs/ #705.14		Seek Amendment	Regarding advice note - Delete words "yes" from columns relating to activities that are otherwise permitted in the Zone's Activity Status Table.	
Carter Group Limited/ #814.69		Oppose	Oppose Rule 7.4.4.18(a)(vii) and advice note vii in Table 1. Seek that these be deleted.	
Carter Group Limited/814.69	Kāinga Ora/ #FS2082.899	Oppose	Oppose Rule 7.4.4.18(a)(vii) and advice note vii in Table 1. Seek that these be deleted. For the reasons expressed in regards Policy 7.2.1.2 (xi) above, this assessment matter is opposed. Aside from those reasons, the submitter also considers it impractical from a commercial, monitoring and enforcement perspective to require 'measures to be implemented and maintained over the lifetime of the activity'	Seek Amendment
The Catholic Diocese of Christchurch / #823.62		Oppose	Rule 7.4.4.18(a)(vii) and advice note vii in Table 1. Delete the proposed provisions to the Transport Chapter in their entirety.	
The Catholic Diocese of Christchurch /823.62	Anne Dingwall/ #FS2037.1294	Oppose	Rule 7.4.4.18(a)(vii) and advice note vii in Table 1. Delete the proposed provisions to the Transport Chapter in their entirety. For the reasons expressed in regards Policy 7.2.1.2 (xi) above, this assessment matter is opposed. Aside from those reasons, the submitter also considers it impractical from a commercial, monitoring and enforcement perspective to require 'measures to be implemented and maintained over the lifetime of the activity'.	Oppose
The Catholic Diocese of Christchurch /823.62	Carter Group Limited/ #FS2045.235	Oppose	Rule 7.4.4.18(a)(vii) and advice note vii in Table 1. Delete the proposed provisions to the Transport Chapter in their entirety. For the reasons expressed in regards Policy 7.2.1.2 (xi) above, this assessment matter is opposed. Aside from those reasons, the submitter also considers it impractical from a commercial, monitoring and enforcement perspective to require 'measures to be implemented and maintained over the lifetime of the activity'.	Support
The Catholic Diocese of Christchurch /823.62	Kāinga Ora/ #FS2082.1130	Oppose	Rule 7.4.4.18(a)(vii) and advice note vii in Table 1. Delete the proposed provisions to the Transport Chapter in their entirety. For the reasons expressed in regards Policy 7.2.1.2 (xi) above, this assessment matter is opposed. Aside from those reasons, the submitter also considers it impractical from a commercial, monitoring and enforcement perspective to require 'measures to be implemented and maintained over the lifetime of the activity'.	Seek Amendment

Transport > Rules - Transport > Rules - Matters of control and discretion > Pedestrian access

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Waka Kotahi (NZ Transport Agency) / #805.34		Support	[S]upports the matters of discretion [and seeks to] [r]etain as notified.	
Carter Group Limited/ #814.70		Oppose	Oppose 7.4.4.27. Seek that it is deleted.	
Carter Group Limited/814.70	Kāinga Ora/ #FS2082.900	Oppose	Oppose 7.4.4.27. Seek that it is deleted. For the reasons expressed in regards Policy 7.2.1.9 and Rule 7.4.3.7(b) above, this assessment matter is opposed.	Seek Amendment

The Catholic Diocese of Christchurch / #823.63		Oppose	Delete the proposed provisions to the Transport Chapter in their entirety.	
The Catholic Diocese of Christchurch /823.63	Anne Dingwall/ #FS2037.1295	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety. For the reasons expressed in regards Policy 7.2.1.9 and Rule 7.4.3.7(b) above, this assessment matter is opposed.	Oppose
The Catholic Diocese of Christchurch /823.63	Carter Group Limited/ #FS2045.236	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety. For the reasons expressed in regards Policy 7.2.1.9 and Rule 7.4.3.7(b) above, this assessment matter is opposed.	Support
The Catholic Diocese of Christchurch /823.63	Kāinga Ora/ #FS2082.1131	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety. For the reasons expressed in regards Policy 7.2.1.9 and Rule 7.4.3.7(b) above, this assessment matter is opposed.	Seek Amendment
Fire and Emergency/ #842.14		Seek Amendment	Amend as follows: 7.4.4.27 Pedestrian Access a. The following are matters of discretion for Rule7.4.3.7 b: i. whether the pedestrian access issuitable for use by persons with adisability or with limited mobility; ii. whether any alternative pedestrianaccess is provided and the formationand safety of that alternative; iii. the effects on the safety and securityof people using the pedestrianaccess and those occupyingresidential units on the site; and iv. the functionality of the pedestrianaccess to meet the needs ofoccupants including but not limited tothe transportation of rubbish andrecycling for collection and the abilityfor cyclists to safely access anyprivate and shared cycle storageareas, and v. whether the pedestrian access issuitable for use by emergencyservices	

Transport > Rules - Transport > Rules - Matters of control and discretion > Vehicle crossing co-location layout

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.71		Oppose	Oppose 7.4.4.28. Seek that it is deleted.	
Carter Group Limited/814.71	Kāinga Ora/ #FS2082.901	Oppose	Oppose 7.4.4.28. Seek that it is deleted. For the reasons expressed in regards Rule7.4.3.8 above, this assessment matter isopposed	Seek Amendment
The Catholic Diocese of Christchurch / #823.64		Oppose	Delete the proposed provisions to the Transport Chapter in their entirety.	
The Catholic Diocese of Christchurch /823.64	Anne Dingwall/ #FS2037.1296	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety. For the reasons expressed in regards Rule 7.4.3.8 above, this assessment matter is opposed.	Oppose
The Catholic Diocese of Christchurch /823.64	Carter Group Limited/ #FS2045.237	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety. For the reasons expressed in regards Rule 7.4.3.8 above, this assessment matter is opposed.	Support

The Catholic Diocese of Christchurch /823.64	Kāinga Ora/ #FS2082.1132	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety. For the reasons expressed in regards Rule 7.4.3.8 above, this assessment matter is opposed.	Seek Amendment
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Transport > Appendices > Appendix 7.5.1 Parking space requirements

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Michael Galambos/ #325.1		Seek Amendment	<p>[R]equire:</p> <p>1 - High-Density Residential Zones be required to provide a minimum of one off-street parking space for each unit. These parking spaces should be allocated to a unit and have conduit from the switchboard to the parking space to permit future provision of an EV charger.</p> <p>2 - High-Density Residential Zones be required to provide a lock-up for each unit sufficiently sized to store one e-bike per room. Lock-ups shall have a power supply.</p> <p>3 - Medium-Density Residential Zones be required to provide a single garage for 50% of units.</p> <p>4 - Medium-Density Residential Zones be required to provide a double garage for 25% of units.</p>	
Michael Galambos/325.1	Anne Dingwall/ #FS2037.424	Seek Amendment	<p>[R]equire:</p> <p>1 - High-Density Residential Zones be required to provide a minimum of one off-street parking space for each unit. These parking spaces should be allocated to a unit and have conduit from the switchboard to the parking space to permit future provision of an EV charger.</p> <p>2 - High-Density Residential Zones be required to provide a lock-up for each unit sufficiently sized to store one e-bike per room. Lock-ups shall have a power supply.</p> <p>3 - Medium-Density Residential Zones be required to provide a single garage for 50% of units.</p> <p>4 - Medium-Density Residential Zones be required to provide a double garage for 25% of units.</p> <p>I support the proposed plan change 14. New Zealand is currently experiencing a housing affordability and cost of living crisis. This plan change will facilitate the development of land and provision of additional housing. This aligns with Council's community outcome of "Sufficient supply of, and access to, a range of housing" as stated in the 2021 Long Term Plan. While the plan change aligns with the supply and access to housing I am concerned that we will not get a range of housing. Looking at recent developments in and around the central city, many either 1 - have no provision for off-street parking 2 - have a central car park that is off-street but outdoor with no electrical provision 3 - have a small single garage Unlike large foreign cities Christchurch and New Zealand do not have extensive public transport networks for inter or intra city transport. While peak oil and climate change are likely to change automobile use, many believe that this may be a change to electric vehicles, e-bikes and similar. To support charging of electric vehicles it will be necessary to have off-street parking close enough to residences to permit electrical supply. In addition, given New Zealand's culture of DIY, innovation, sports and the great outdoors, a garage is more than a parking space but can also be a place where people pursue hobbies and store sporting equipment. For these reasons, although I support the plan change, I would like Council to set minimum parking requirements. I suggest that: 1 - High-Density Residential Zones be required to provide a minimum of one off-street parking space for each unit. These parking spaces should be allocated to a unit and have conduit from the switchboard to the parking space to permit future provision of an EV charger. 2 - High-Density Residential Zones be required to provide a lock-up for each unit sufficiently sized to store one e-bike per room. Lock-ups shall have a power supply. 3 - Medium-Density Residential Zones be required to provide a single garage for 50% of units. 4 - Medium-Density Residential Zones be required to provide a double garage for 25% of units.</p>	Support
Michael Galambos/325.1	Kāinga Ora/ #FS2082.275	Seek Amendment	<p>[R]equire:</p> <p>1 - High-Density Residential Zones be required to provide a minimum of one off-street parking space for each unit. These parking spaces should be allocated to a unit and have conduit from the switchboard to the parking space to permit future provision of an EV charger.</p>	Oppose

			<p>2 - High-Density Residential Zones be required to provide a lock-up for each unit sufficiently sized to store one e-bike per room. Lock-ups shall have a power supply.</p> <p>3 - Medium-Density Residential Zones be required to provide a single garage for 50% of units.</p> <p>4 - Medium-Density Residential Zones be required to provide a double garage for 25% of units.</p> <p>I support the proposed plan change 14. New Zealand is currently experiencing a housing affordability and cost of living crisis. This plan change will facilitate the development of land and provision of additional housing. This aligns with Council's community outcome of "Sufficient supply of, and access to, a range of housing" as stated in the 2021 Long Term Plan. While the plan change aligns with the supply and access to housing I am concerned that we will not get a range of housing. Looking at recent developments in and around the central city, many either 1 - have no provision for off-street parking 2 - have a central car park that is off-street but outdoor with no electrical provision 3 - have a small single garage Unlike large foreign cities Christchurch and New Zealand do not have extensive public transport networks for inter or intra city transport. While peak oil and climate change are likely to change automobile use, many believe that this may be a change to electric vehicles, e-bikes and similar. To support charging of electric vehicles it will be necessary to have off-street parking close enough to residences to permit electrical supply. In addition, given New Zealand's culture of DIY, innovation, sports and the great outdoors, a garage is more than a parking space but can also be a place where people pursue hobbies and store sporting equipment. For these reasons, although I support the plan change, I would like Council to set minimum parking requirements. I suggest that: 1 - High-Density Residential Zones be required to provide a minimum of one off-street parking space for each unit. These parking spaces should be allocated to a unit and have conduit from the switchboard to the parking space to permit future provision of an EV charger. 2 - High-Density Residential Zones be required to provide a lock-up for each unit sufficiently sized to store one e-bike per room. Lock-ups shall have a power supply. 3 - Medium-Density Residential Zones be required to provide a single garage for 50% of units. 4 - Medium-Density Residential Zones be required to provide a double garage for 25% of units.</p>	
Mitchell Coll/ #720.8		Seek Amendment	If a garage is provided, it should be of a size that allows for an 85 th percentile car to be parked in it.	

Transport > Appendices > Appendix 7.5.2 Cycle parking facilities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Meg Christie/ #80.1		Seek Amendment	Amend Appendix 7.5.2 Cycle parking facilities to require future housing developments to provide easy to use, practical and secure cycle parking. This requires the cycle parking to: have sufficient space for multiple bikes and/or larger bikes to be locked up, including electric bikes; be provided indoors and secure; be located on the ground level with no steps; and, exclude the provision of hanging bike racks [that provision is not be changed under changes in PC14].	
John Lieswyn/ #170.4		Seek Amendment	Amend provision point 7.5.2 to be more descriptive to ensure that cycle parking is actually safe, weather protected and convenient. Additionally, spacing and other design criteria from the Cycle parking planning and design guide produced by Waka Kotahi should be referred too.	
Jack Gibbons/ #676.3		Seek Amendment	<ul style="list-style-type: none"> require secured bicycle parking areas specify racks that are able to be used by all people and bicycles 	
Christchurch City Council/ #751.26		Seek Amendment	<ul style="list-style-type: none"> Clause b: remove reference to "residents" cycle parking/parks throughout. Introduce a new clause " e. Cycle parking facilities for residential activities shall be provided as follows:", followed by the detailed requirements for residents cycle parking facilities. Introduce a new "Figure 4 – Minimum cycle parking dimensions for resident cycle parks" Amend line x [in Table 7.5.2.1] "Social housing complex" by: deleting " For developments involving 3 or more residential units"; and adding "private" before the word "garage" in the two following provisions. Amend line aa. [in Table 7.5.2.1] by adding "private" before the word "garage" in both provisions. Add an advice note at the end of the Table [7.5.2.1] clarifying the meaning of "private garage". <p>[Refer to ATTACHMENT 47]</p>	
Christchurch City Council/751.26	Andrew Evans/ #FS2016.2	Seek Amendment	<ul style="list-style-type: none"> Clause b: remove reference to "residents" cycle parking/parks throughout. Introduce a new clause " e. Cycle parking facilities for residential activities shall be provided as follows:", followed by the detailed requirements for residents cycle parking facilities. Introduce a new "Figure 4 – Minimum cycle parking dimensions for resident cycle parks" Amend line x [in Table 7.5.2.1] "Social housing complex" by: deleting " For developments involving 3 or more residential units"; and adding "private" before the word "garage" in the two following provisions. Amend line aa. [in Table 7.5.2.1] by adding "private" before the word "garage" in both provisions. 	Seek Amendment

			<ul style="list-style-type: none"> • Add an advice note at the end of the Table [7.5.2.1] clarifying the meaning of “private garage”. <p>[Refer to ATTACHMENT 47]</p> <p>The introduction of the MDRS combined with the effects of the removal of the minimum requirement for car parking by the NPS UD will facilitate more medium and high-density residential development with pedestrian only access and facilities. This trend is already evident in parts of Christchurch. Cycling as a primary or secondary transport mode in Christchurch is growing significantly. The size and variety of different cycles is also changing with electric bikes and different styles of cargo bikes now readily available and growing in popularity. Where residents are less likely to have cars, it is important for alternative transport modes like cycling to be practical and convenient.</p> <p>However, a range of issues is emerging with the cycle parking being provided under the current District Plan provisions. These include: inadequate security and weather proofing; hanging bike racks which cannot be used by e-bikes or cargo bikes; and cycle parking provided in a location which requires the cyclist to carry their bike. This submission seeks to increase the standard of cycle parks provided where residents do not have a private garage for cycle storage. The new standards will ensure cycle parking is weatherproof and secure, is in an easily accessible location, and that the stands provided enable cycle owners to use a secure lock.</p> <p>The submission also seeks to remove a change made in PC14 to the number of cycle parks required for social housing complexes. PC14 introduced a 3-unit threshold before cycle parking is required for social housing residential units. This is inconsistent with the requirements for other residential units, and the Council seeks to remove this threshold.</p>	
Christchurch City Council/751.26	Andrew Evans/ #FS2016.3	Seek Amendment	<ul style="list-style-type: none"> • Clause b: remove reference to “residents” cycle parking/parks throughout. • Introduce a new clause “ e. Cycle parking facilities for residential activities shall be provided as follows:”, followed by the detailed requirements for residents cycle parking facilities. • Introduce a new “Figure 4 – Minimum cycle parking dimensions for resident cycle parks” • Amend line x [in Table 7.5.2.1] “Social housing complex” by: deleting “ For developments involving 3 or more residential units”; and adding “private” before the word “garage” in the two following provisions. • Amend line aa. [in Table 7.5.2.1] by adding “private” before the word “garage” in both provisions. • Add an advice note at the end of the Table [7.5.2.1] clarifying the meaning of “private garage”. <p>[Refer to ATTACHMENT 47]</p> <p>The introduction of the MDRS combined with the effects of the removal of the minimum requirement for car parking by the NPS UD will facilitate more medium and high-density residential development with pedestrian only access and facilities. This trend is already evident in parts of Christchurch. Cycling as a primary or secondary transport mode in Christchurch is growing significantly. The size and variety of different cycles is also changing with electric bikes and different styles of cargo bikes now readily available and growing in popularity. Where residents are less likely to have cars, it is important for alternative transport modes like cycling to be practical and convenient.</p> <p>However, a range of issues is emerging with the cycle parking being provided under the current District Plan provisions. These include: inadequate security and weather proofing; hanging bike racks which cannot be used by e-bikes or cargo bikes; and cycle parking provided in a location which requires the cyclist to carry their bike. This submission seeks to increase the standard of cycle parks provided where residents do not have a private garage for cycle storage. The new standards will ensure cycle parking is weatherproof and secure, is in an easily accessible location, and that the stands provided enable cycle owners to use a secure lock.</p> <p>The submission also seeks to remove a change made in PC14 to the number of cycle parks required for social housing complexes. PC14 introduced a 3-unit threshold before cycle parking is required for social housing residential units. This is inconsistent with the requirements for other residential units, and the Council seeks to remove this threshold.</p>	Seek Amendment
Christchurch City Council/751.26	Anne Dingwall/ #FS2037.848	Seek Amendment	<ul style="list-style-type: none"> • Clause b: remove reference to “residents” cycle parking/parks throughout. • Introduce a new clause “ e. Cycle parking facilities for residential activities shall be provided as follows:”, followed by the detailed requirements for residents cycle parking facilities. • Introduce a new “Figure 4 – Minimum cycle parking dimensions for resident cycle parks” 	Support

			<ul style="list-style-type: none"> Amend line x [in Table 7.5.2.1] "Social housing complex" by: deleting " For developments involving 3 or more residential units"; and adding "private" before the word "garage" in the two following provisions. Amend line aa. [in Table 7.5.2.1] by adding "private" before the word "garage" in both provisions. Add an advice note at the end of the Table [7.5.2.1] clarifying the meaning of "private garage". <p>[Refer to ATTACHMENT 47]</p> <p>The introduction of the MDRS combined with the effects of the removal of the minimum requirement for car parking by the NPS UD will facilitate more medium and high-density residential development with pedestrian only access and facilities. This trend is already evident in parts of Christchurch. Cycling as a primary or secondary transport mode in Christchurch is growing significantly. The size and variety of different cycles is also changing with electric bikes and different styles of cargo bikes now readily available and growing in popularity. Where residents are less likely to have cars, it is important for alternative transport modes like cycling to be practical and convenient.</p> <p>However, a range of issues is emerging with the cycle parking being provided under the current District Plan provisions. These include: inadequate security and weather proofing; hanging bike racks which cannot be used by e-bikes or cargo bikes; and cycle parking provided in a location which requires the cyclist to carry their bike. This submission seeks to increase the standard of cycle parks provided where residents do not have a private garage for cycle storage. The new standards will ensure cycle parking is weatherproof and secure, is in an easily accessible location, and that the stands provided enable cycle owners to use a secure lock.</p> <p>The submission also seeks to remove a change made in PC14 to the number of cycle parks required for social housing complexes. PC14 introduced a 3-unit threshold before cycle parking is required for social housing residential units. This is inconsistent with the requirements for other residential units, and the Council seeks to remove this threshold.</p>	
Christchurch City Council/751.26	Catholic Diocese of Christchurch/ #FS2044.2	Seek Amendment	<ul style="list-style-type: none"> Clause b: remove reference to "residents" cycle parking/parks throughout. Introduce a new clause " e. Cycle parking facilities for residential activities shall be provided as follows:", followed by the detailed requirements for residents cycle parking facilities. Introduce a new "Figure 4 – Minimum cycle parking dimensions for resident cycle parks" Amend line x [in Table 7.5.2.1] "Social housing complex" by: deleting " For developments involving 3 or more residential units"; and adding "private" before the word "garage" in the two following provisions. Amend line aa. [in Table 7.5.2.1] by adding "private" before the word "garage" in both provisions. Add an advice note at the end of the Table [7.5.2.1] clarifying the meaning of "private garage". <p>[Refer to ATTACHMENT 47]</p> <p>The introduction of the MDRS combined with the effects of the removal of the minimum requirement for car parking by the NPS UD will facilitate more medium and high-density residential development with pedestrian only access and facilities. This trend is already evident in parts of Christchurch. Cycling as a primary or secondary transport mode in Christchurch is growing significantly. The size and variety of different cycles is also changing with electric bikes and different styles of cargo bikes now readily available and growing in popularity. Where residents are less likely to have cars, it is important for alternative transport modes like cycling to be practical and convenient.</p> <p>However, a range of issues is emerging with the cycle parking being provided under the current District Plan provisions. These include: inadequate security and weather proofing; hanging bike racks which cannot be used by e-bikes or cargo bikes; and cycle parking provided in a location which requires the cyclist to carry their bike. This submission seeks to increase the standard of cycle parks provided where residents do not have a private garage for cycle storage. The new standards will ensure cycle parking is weatherproof and secure, is in an easily accessible location, and that the stands provided enable cycle owners to use a secure lock.</p> <p>The submission also seeks to remove a change made in PC14 to the number of cycle parks required for social housing complexes. PC14 introduced a 3-unit threshold before cycle parking is required for social housing residential units. This is inconsistent with the requirements for other residential units, and the Council seeks to remove this threshold.</p>	Oppose
Christchurch City Council/751.26	Carter Group Limited/ #FS2045.2	Seek Amendment	<ul style="list-style-type: none"> Clause b: remove reference to "residents" cycle parking/parks throughout. 	Oppose

			<ul style="list-style-type: none"> • Introduce a new clause “ e. Cycle parking facilities for residential activities shall be provided as follows:”, followed by the detailed requirements for residents cycle parking facilities. • Introduce a new “Figure 4 – Minimum cycle parking dimensions for resident cycle parks” • Amend line x [in Table 7.5.2.1] “Social housing complex” by: deleting “ For developments involving 3 or more residential units”; and adding “private” before the word “garage” in the two following provisions. • Amend line aa. [in Table 7.5.2.1] by adding “private” before the word “garage” in both provisions. • Add an advice note at the end of the Table [7.5.2.1] clarifying the meaning of “private garage”. <p>[Refer to ATTACHMENT 47]</p> <p>The introduction of the MDRS combined with the effects of the removal of the minimum requirement for car parking by the NPS UD will facilitate more medium and high-density residential development with pedestrian only access and facilities. This trend is already evident in parts of Christchurch. Cycling as a primary or secondary transport mode in Christchurch is growing significantly. The size and variety of different cycles is also changing with electric bikes and different styles of cargo bikes now readily available and growing in popularity. Where residents are less likely to have cars, it is important for alternative transport modes like cycling to be practical and convenient.</p> <p>However, a range of issues is emerging with the cycle parking being provided under the current District Plan provisions. These include: inadequate security and weather proofing; hanging bike racks which cannot be used by e-bikes or cargo bikes; and cycle parking provided in a location which requires the cyclist to carry their bike. This submission seeks to increase the standard of cycle parks provided where residents do not have a private garage for cycle storage. The new standards will ensure cycle parking is weatherproof and secure, is in an easily accessible location, and that the stands provided enable cycle owners to use a secure lock.</p> <p>The submission also seeks to remove a change made in PC14 to the number of cycle parks required for social housing complexes. PC14 introduced a 3-unit threshold before cycle parking is required for social housing residential units. This is inconsistent with the requirements for other residential units, and the Council seeks to remove this threshold.</p>	
Christchurch City Council/751.26	LMM Investments 2012 Limited/ #FS2049.2	Seek Amendment	<ul style="list-style-type: none"> • Clause b: remove reference to “residents” cycle parking/parks throughout. • Introduce a new clause “ e. Cycle parking facilities for residential activities shall be provided as follows:”, followed by the detailed requirements for residents cycle parking facilities. • Introduce a new “Figure 4 – Minimum cycle parking dimensions for resident cycle parks” • Amend line x [in Table 7.5.2.1] “Social housing complex” by: deleting “ For developments involving 3 or more residential units”; and adding “private” before the word “garage” in the two following provisions. • Amend line aa. [in Table 7.5.2.1] by adding “private” before the word “garage” in both provisions. • Add an advice note at the end of the Table [7.5.2.1] clarifying the meaning of “private garage”. <p>[Refer to ATTACHMENT 47]</p> <p>The introduction of the MDRS combined with the effects of the removal of the minimum requirement for car parking by the NPS UD will facilitate more medium and high-density residential development with pedestrian only access and facilities. This trend is already evident in parts of Christchurch. Cycling as a primary or secondary transport mode in Christchurch is growing significantly. The size and variety of different cycles is also changing with electric bikes and different styles of cargo bikes now readily available and growing in popularity. Where residents are less likely to have cars, it is important for alternative transport modes like cycling to be practical and convenient.</p> <p>However, a range of issues is emerging with the cycle parking being provided under the current District Plan provisions. These include: inadequate security and weather proofing; hanging bike racks which cannot be used by e-bikes or cargo bikes; and cycle parking provided in a location which requires the cyclist to carry their bike. This submission seeks to increase the standard of cycle parks provided where residents do not have a private garage for cycle storage. The new standards will ensure cycle parking is weatherproof and secure, is in an easily accessible location, and that the stands provided enable cycle owners to use a secure lock.</p> <p>The submission also seeks to remove a change made in PC14 to the number of cycle parks required for social housing complexes. PC14 introduced a 3-unit threshold before cycle parking is required for social housing residential units. This is inconsistent with the requirements for other residential units, and the Council seeks to remove this threshold.</p>	Oppose
Christchurch City Council/751.26	Kāinga Ora/ #FS2082.504	Seek Amendment		Oppose

			<ul style="list-style-type: none"> • Clause b: remove reference to “residents” cycle parking/parks throughout. • Introduce a new clause “ e. Cycle parking facilities for residential activities shall be provided as follows:”, followed by the detailed requirements for residents cycle parking facilities. • Introduce a new “Figure 4 – Minimum cycle parking dimensions for resident cycle parks” • Amend line x [in Table 7.5.2.1] “Social housing complex” by: deleting “ For developments involving 3 or more residential units”; and adding “private” before the word “garage” in the two following provisions. • Amend line aa. [in Table 7.5.2.1] by adding “private” before the word “garage” in both provisions. • Add an advice note at the end of the Table [7.5.2.1] clarifying the meaning of “private garage”. <p>[Refer to ATTACHMENT 47]</p> <p>The introduction of the MDRS combined with the effects of the removal of the minimum requirement for car parking by the NPS UD will facilitate more medium and high-density residential development with pedestrian only access and facilities. This trend is already evident in parts of Christchurch. Cycling as a primary or secondary transport mode in Christchurch is growing significantly. The size and variety of different cycles is also changing with electric bikes and different styles of cargo bikes now readily available and growing in popularity. Where residents are less likely to have cars, it is important for alternative transport modes like cycling to be practical and convenient.</p> <p>However, a range of issues is emerging with the cycle parking being provided under the current District Plan provisions. These include: inadequate security and weather proofing; hanging bike racks which cannot be used by e-bikes or cargo bikes; and cycle parking provided in a location which requires the cyclist to carry their bike. This submission seeks to increase the standard of cycle parks provided where residents do not have a private garage for cycle storage. The new standards will ensure cycle parking is weatherproof and secure, is in an easily accessible location, and that the stands provided enable cycle owners to use a secure lock.</p> <p>The submission also seeks to remove a change made in PC14 to the number of cycle parks required for social housing complexes. PC14 introduced a 3-unit threshold before cycle parking is required for social housing residential units. This is inconsistent with the requirements for other residential units, and the Council seeks to remove this threshold.</p>	
Fiona Bennetts/ #793.2		Seek Amendment	[That buildings are required] to provide secure facilities to store micro-mobility devices	
Fiona Bennetts/793.2	Anne Dingwall/ #FS2037.733	Seek Amendment	[That buildings are required] to provide secure facilities to store micro-mobility devices Buildings need to provide secure facilities to store micro-mobility devices out of the weather (water is not a friend), and away from thieves.	Support
Carter Group Limited/ #814.72		Oppose	Oppose Table 7.5.2.1. Seek that it is deleted.	
Carter Group Limited/814.72	Kāinga Ora/ #FS2082.902	Oppose	Oppose Table 7.5.2.1. Seek that it is deleted. Increased requirements for cycle parking for social housing and residential units are opposed on the basis that the requirements are prescriptive and inflexible, and any additional cycle parking needs are best determined by the developer accounting for the needs of future residents, or informally provided as required. The proposed amendments will add unnecessary development costs, or onerous consenting requirements and will likely reduce development capacity.	Seek Amendment
The Catholic Diocese of Christchurch / #823.65		Oppose	Table 7.5.2.1 - Minimum numbers of cycle parks required - Delete the proposed provisions to the Transport Chapter in their entirety.	
The Catholic Diocese of Christchurch /823.65	Anne Dingwall/ #FS2037.1297	Oppose	Table 7.5.2.1 - Minimum numbers of cycle parks required - Delete the proposed provisions to the Transport Chapter in their entirety. Increased requirements for cycle parking for social housing and residential units are opposed on the basis that the requirements are prescriptive and inflexible, and any additional cycle parking needs are best determined by the developer accounting for the needs of future residents, or informally provided as required. The proposed amendments will add unnecessary development costs, or onerous consenting requirements and will likely reduce development capacity.	Oppose

The Catholic Diocese of Christchurch /823.65	Carter Group Limited/ #FS2045.238	Oppose	Table 7.5.2.1 - Minimum numbers of cycle parks required - Delete the proposed provisions to the Transport Chapter in their entirety. Increased requirements for cycle parking for social housing and residential units are opposed on the basis that the requirements are prescriptive and inflexible, and any additional cycle parking needs are best determined by the developer accounting for the needs of future residents, or informally provided as required. The proposed amendments will add unnecessary development costs, or onerous consenting requirements and will likely reduce development capacity.	Support
The Catholic Diocese of Christchurch /823.65	Kāinga Ora/ #FS2082.1133	Oppose	Table 7.5.2.1 - Minimum numbers of cycle parks required - Delete the proposed provisions to the Transport Chapter in their entirety. Increased requirements for cycle parking for social housing and residential units are opposed on the basis that the requirements are prescriptive and inflexible, and any additional cycle parking needs are best determined by the developer accounting for the needs of future residents, or informally provided as required. The proposed amendments will add unnecessary development costs, or onerous consenting requirements and will likely reduce development capacity.	Seek Amendment

Transport > Appendices > Appendix 7.5.3 Loading areas

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.73		Oppose	Oppose Table 7.5.3.1. Seek that it is deleted.	
Carter Group Limited/814.73	Kāinga Ora/ #FS2082.903	Oppose	Oppose Table 7.5.3.1. Seek that it is deleted. Requirements for on-site loading for residential activities are opposed on the basis that the requirements are prescriptive and inflexible, and any loading needs are best determined by the developer accounting for the needs of future residents, or informally provided as required (including through on-street loading facilities). Requiring on-site loading (where car parking is not otherwise required and loading is not presently required) will reduce development capacity and/or significantly increase the costs of development, accounting for the corresponding requirements for on-site access (and other requirements, such as on-site turning, vehicle crossing constraints, etc) to facilitate on-site loading. Informal loading, or temporary or permanent loading on-street is more effective, efficient and appropriate. The proposed amendments will otherwise add unnecessary development costs, or onerous consenting requirements	Seek Amendment
The Catholic Diocese of Christchurch / #823.66		Oppose	Table 7.5.3.1 – Minimum numbers of loading spaces required. Delete the proposed provisions to the Transport Chapter in their entirety.	
The Catholic Diocese of Christchurch /823.66	Anne Dingwall/ #FS2037.1298	Oppose	Table 7.5.3.1 – Minimum numbers of loading spaces required. Delete the proposed provisions to the Transport Chapter in their entirety. Requirements for on-site loading for residential activities are opposed on the basis that the requirements are prescriptive and inflexible, and any loading needs are best determined by the developer accounting for the needs of future residents, or informally provided as required (including through on-street loading facilities). Requiring on-site loading (where car parking is not otherwise required and loading is not presently required) will reduce development capacity and/or significantly increase the costs of development, accounting for the corresponding requirements for on-site access (and other requirements, such as on-site turning, vehicle crossing constraints, etc) to facilitate on-site loading. Informal loading, or temporary or permanent loading on-street is more effective, efficient and appropriate.	Oppose

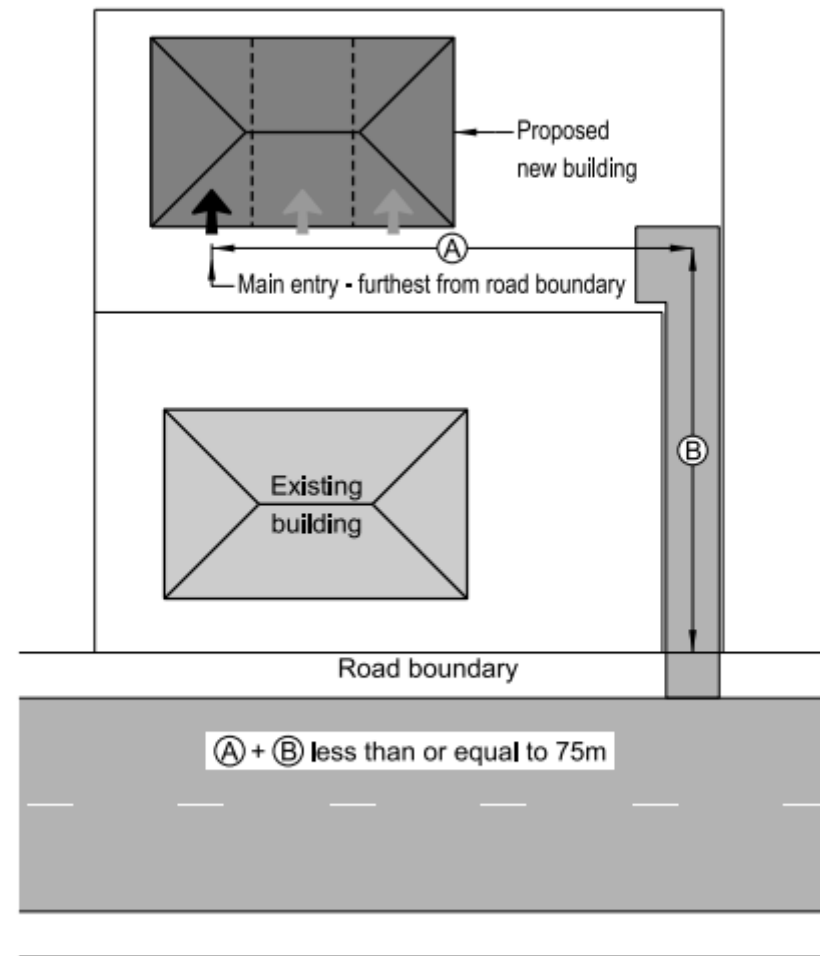
			The proposed amendments will otherwise add unnecessary development costs, or onerous consenting requirements.	
The Catholic Diocese of Christchurch /823.66	Carter Group Limited/ #FS2045.239	Oppose	<p>Table 7.5.3.1 – Minimum numbers of loading spaces required. Delete the proposed provisions to the Transport Chapter in their entirety.</p> <p>Requirements for on-site loading for residential activities are opposed on the basis that the requirements are prescriptive and inflexible, and any loading needs are best determined by the developer accounting for the needs of future residents, or informally provided as required (including through on-street loading facilities). Requiring on-site loading (where car parking is not otherwise required and loading is not presently required) will reduce development capacity and/or significantly increase the costs of development, accounting for the corresponding requirements for on-site access (and other requirements, such as on site turning, vehicle crossing constraints, etc) to facilitate on site loading. Informal loading, or temporary or permanent loading on-street is more effective, efficient and appropriate.</p> <p>The proposed amendments will otherwise add unnecessary development costs, or onerous consenting requirements.</p>	Support
The Catholic Diocese of Christchurch /823.66	Kāinga Ora/ #FS2082.1134	Oppose	<p>Table 7.5.3.1 – Minimum numbers of loading spaces required. Delete the proposed provisions to the Transport Chapter in their entirety.</p> <p>Requirements for on-site loading for residential activities are opposed on the basis that the requirements are prescriptive and inflexible, and any loading needs are best determined by the developer accounting for the needs of future residents, or informally provided as required (including through on-street loading facilities). Requiring on-site loading (where car parking is not otherwise required and loading is not presently required) will reduce development capacity and/or significantly increase the costs of development, accounting for the corresponding requirements for on-site access (and other requirements, such as on site turning, vehicle crossing constraints, etc) to facilitate on site loading. Informal loading, or temporary or permanent loading on-street is more effective, efficient and appropriate.</p> <p>The proposed amendments will otherwise add unnecessary development costs, or onerous consenting requirements.</p>	Seek Amendment

Transport > Appendices > Appendix 7.5.7 Access design and gradient

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Doug Latham/ #30.13		Seek Amendment	Amend Appendix 7.5.7 Access design, by reverting back to current provisions with regard to driveway width of residential properties with one to three units.	
Andrew Evans/ #89.2		Seek Amendment	Amend Appendix 7.5.7 table 7.5.7.1 Minimum requirements for private ways and vehicle access to retain the operative district plan provisions.	
Andrew Evans/ #89.25		Seek Amendment	Amend Appendix 7.5.7 Table 7.5.7.1 to replace the wording 'for residential activities , the number of residential units' to 'for residential activities, the number of residential units or parking spaces whichever is less' .	
Wayne Bond/ #684.2		Oppose	[That] the proposed changes [to Table 7.5.7.1 Minimum requirements for private ways and vehicle access] be deleted and the exist[ing] minimums be retained.	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.27		Oppose	[Retain existing minimum widths in Table 7.5.7.1 Minimum requirements for private ways and vehicle access]	
Canterbury / Westland Branch of Architectural Designers NZ/685.27	Anne Dingwall/ #FS2037.1131	Oppose	[Retain existing minimum widths in Table 7.5.7.1 Minimum requirements for private ways and vehicle access] The change in minimum legal driveway width in Table 7.5.7.1 from 3m to 4m, and formed drivewaywidth of from 2.7m to 3m for residential activities will result in less space being available for plantedverges to driveways, and more site space being taken up unnecessarily by vehicle accessways	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.27	Kāinga Ora/ #FS2082.371	Oppose	[Retain existing minimum widths in Table 7.5.7.1 Minimum requirements for private ways and vehicle access] The change in minimum legal driveway width in Table 7.5.7.1 from 3m to 4m, and formed drivewaywidth of from 2.7m to 3m for residential activities will result in less space being available for plantedverges to driveways, and more site space being taken up unnecessarily by vehicle accessways	Oppose
Mitchell Coll/ #720.5		Seek Amendment	Amend Table 7.5.7.1(a) [Minimum requirements for private ways and vehicle access] back to 3m for minimum legal width and 2.7m for minimum formed width.	
Christchurch City Council/ #751.25		Seek Amendment	Amend 7.5.7.h as follows:For the purposes of access for firefighting,where a building is either :i. located in an area where no fullyreticulated water supply system is available;orii located further than 75 metres from thenearest road that has a fully reticulated watersupply system including hydrants (as required by NZS 4509:2008). The 75 metres must bemeasured from the road boundary via anexisting or proposed property access, to themain entry furthest from the road (Figure7A); oriii. located in the Residential Hills Precinctand is a residential unit on a rear site,vehicle access	

width must be a minimum of 4 metres, with shall have a minimum formedwidth of 3.5 metres **for its entire length**, and aheight clearance of 4 metres. Such vehicleaccess shall be designed **and maintained** to befree of obstacles that could hinder access foremergency service vehicles.

Insert new appendix diagram, as appended [ATTACHMENT 45].



Christchurch City Council/751.25

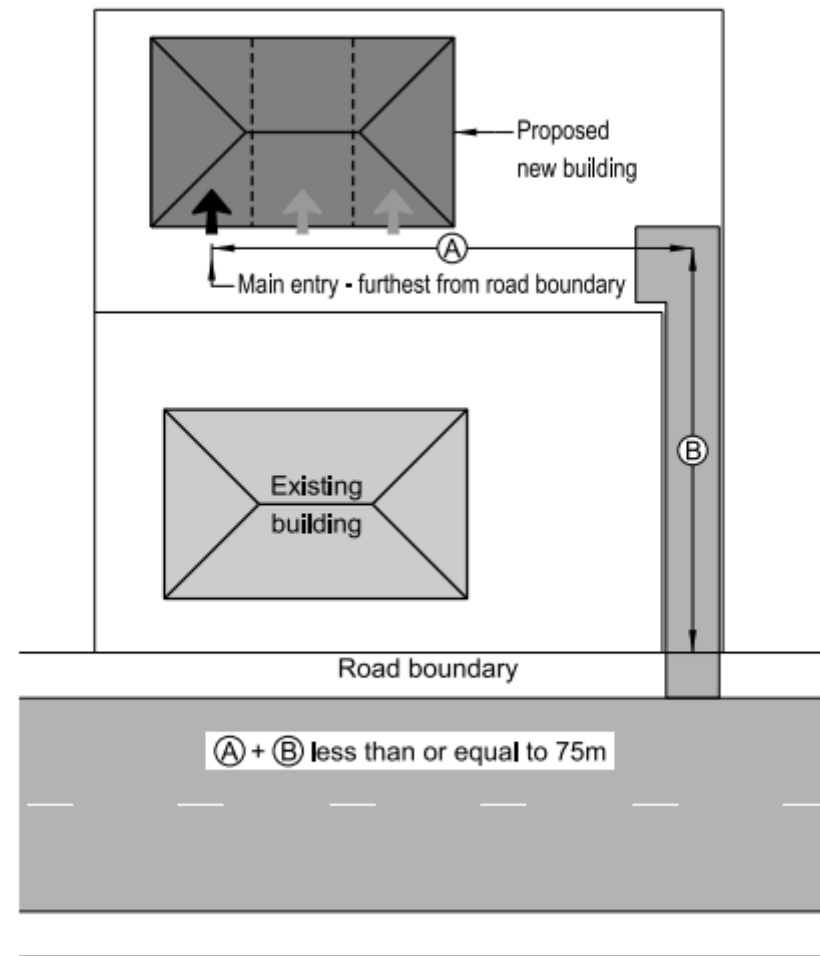
Anne Dingwall/ #FS2037.847

Seek Amendment

Amend 7.5.7.h as follows:For the purposes of access for firefighting,where a building is **either**:i. located in an area where no fullyreticulated water supply system is available;orii located further than 75 metres from the nearest road that has a fully reticulated watersupply system including hydrants ~~(as required by NZS 4509:2008)~~. **The 75 metres must be measured from the road boundary via an existing or proposed property access, to the main entry furthest from the road (Figure 7A)**; oriii. **located in the Residential Hills Precinct and is a residential unit on a rear site, vehicle access width must be a minimum of 4 metres, with shall have** a minimum formedwidth of 3.5 metres **for its entire length**, and aheight clearance of 4 metres. Such vehicleaccess shall be designed **and maintained** to befree of obstacles that could hinder access foremergency service vehicles.

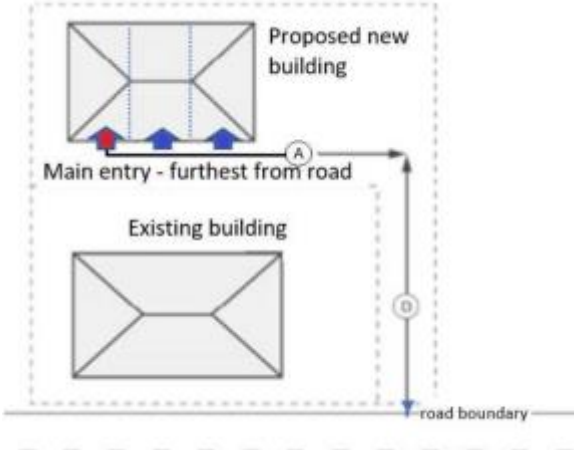
Insert new appendix diagram, as appended [ATTACHMENT 45].

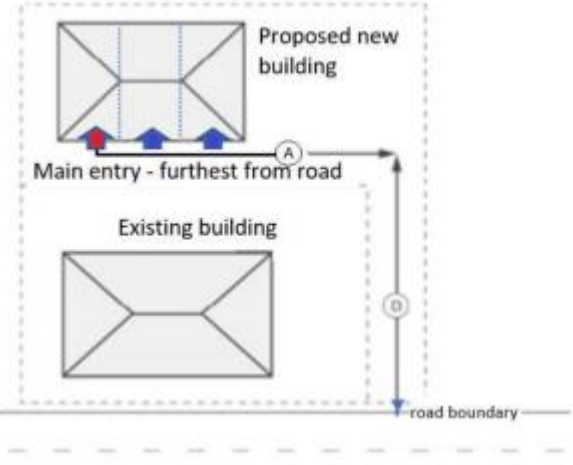
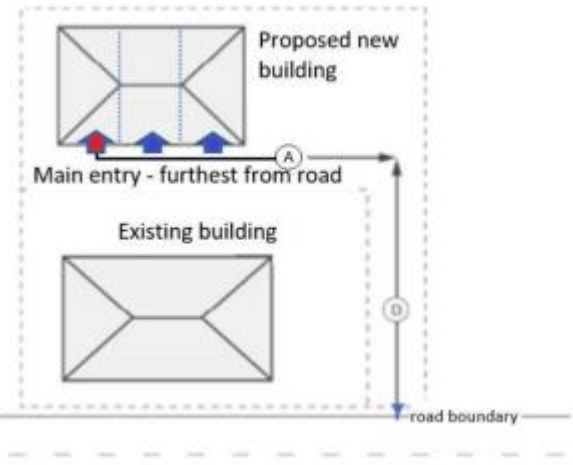
Support

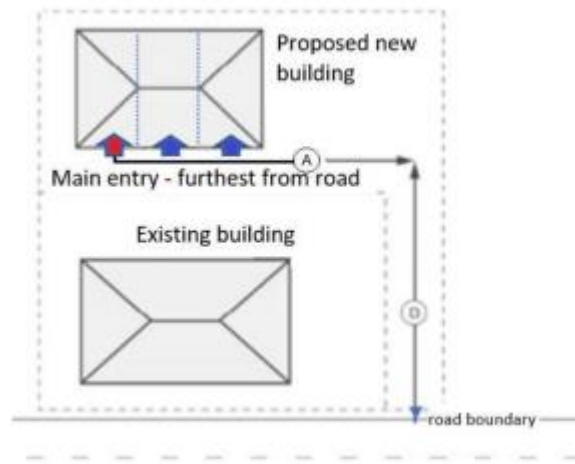


The section 32 report for transport notes some of the issues raised by FENZ and others in relation to fire-related access, specifically access width and the application of the hose length requirements. In consultation with FENZ, a new diagram has been drafted to address this issue, including the application of multi-unit or infill development, and a new access width has been proposed.

New Zealand Institute of Architects Canterbury Branch/ #762.15		Seek Amendment	[In relation to Table 7.5.7.1] That the increase in minimum driveway widths from 2.7 to 3m, and other minimum formed widths will be reviewed based upon the scale of the development, where carparking is ideally situated on site, and consideration for pedestrian and vegetation corridors throughout a site and the clause in question to be amended.	
New Zealand Institute of Architects Canterbury Branch/762.15	Anne Dingwall/ #FS2037.780	Seek Amendment	[In relation to Table 7.5.7.1] That the increase in minimum driveway widths from 2.7 to 3m, and other minimum formed widths will be reviewed based upon the scale of the development, where carparking is ideally situated on site, and consideration for pedestrian and vegetation corridors throughout a site and the clause in question to be amended. We query the increase in minimum driveway widths from 2.7 to 3m, and other minimum formed widths these would result in larger driveways and cause undesirable effects on the streetscape, in some areas resulting in reduced density along a street front. Further consideration needs to be given to this rule and assessed based upon the scale of the development, where carparking is ideally situated on site, and consideration for pedestrian and vegetation corridors throughout a site. We ask that this be reviewed in detail and clause amended.	Support
New Zealand Institute of Architects Canterbury Branch/762.15	Kāinga Ora/ #FS2082.555	Seek Amendment	[In relation to Table 7.5.7.1] That the increase in minimum driveway widths from 2.7 to 3m, and other minimum formed widths will be reviewed based upon the scale of the development, where carparking is ideally situated on site, and consideration for pedestrian and vegetation corridors throughout a site and the clause in question to be amended. We query the increase in minimum driveway widths from 2.7 to 3m, and other minimum formed widths these would result in larger driveways and cause undesirable effects on the streetscape, in some areas resulting in reduced density along a street front. Further consideration needs to be given to this rule and assessed based upon the scale of the development, where carparking is ideally situated on site, and consideration for pedestrian and vegetation corridors throughout a site. We ask that this be reviewed in detail and clause amended.	Oppose
Carter Group Limited/ #814.74		Oppose	Oppose 7.5.7. Seek that it is deleted.	

Carter Group Limited/814.74	Kāinga Ora/ #FS2082.904	Oppose	Oppose 7.5.7. Seek that it is deleted. The amended requirements for access are unnecessary and will result in unreasonable development costs, reduced development capacity, and/or onerous consenting requirements.	Seek Amendment
The Catholic Diocese of Christchurch / #823.67		Oppose	Delete the proposed provisions to the Transport Chapter in their entirety.	
The Catholic Diocese of Christchurch /823.67	Anne Dingwall/ #FS2037.1299	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety. The amended requirements for access are unnecessary and will result in unreasonable development costs, reduced development capacity, and/or onerous consenting requirements.	Oppose
The Catholic Diocese of Christchurch /823.67	Carter Group Limited/ #FS2045.240	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety. The amended requirements for access are unnecessary and will result in unreasonable development costs, reduced development capacity, and/or onerous consenting requirements.	Support
The Catholic Diocese of Christchurch /823.67	Kāinga Ora/ #FS2082.1135	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety. The amended requirements for access are unnecessary and will result in unreasonable development costs, reduced development capacity, and/or onerous consenting requirements.	Seek Amendment
Fire and Emergency/ #842.15		Seek Amendment	<p>Fire and Emergency support in part:</p> <ul style="list-style-type: none"> 7.5.7(a) – that requires all vehicle access to and within a site to be in accordance with the standards set out in Table 7.5.7.1, subject to the relief sought in Table 7.5.7.1. 7.5.7(b) - to the extent that provision of passing bays may provide a hardstand area for fire appliances to operate in scenarios where vehicle accessways exceed 50m. 7.5.7(c) – to the extent that it requires either a combined vehicle-pedestrian access or a dedicated pedestrian access with associated minimum standards. Fire and Emergency request that these minimum standards be amended to provide for emergency responder access for reasons set out in Section 1.3.1 above. 7.5.7(h) – to the extent that it considers vehicle access for firefighting where a building is either located outside of a reticulated area, or further than 75m from the nearest road that is fully reticulated. This sets a minimum formed width of 3.5m and a height clearance of 4m. Section 1.3.2 of this submission sets out the minimum requirements for fire appliance access which includes a minimum of 4m vehicle access width in order to enable Fire and Emergency personnel to manoeuvre around the vehicle in an emergency. Correspondence with CCC post notification regarding Appendix 7.5.7(h) indicated that proposed changes to this clause were omitted from notification in error. Amendments are sought regarding this clause to provide sufficient access for emergency appliances. 7.5.7(n) – to the extent that it sets maximum gradients for vehicle accesses. Fire and Emergency further request amendments to the 7.5.7(n) as per relief. 	
Fire and Emergency/ #842.16		Seek Amendment	<p>[Insert Figure 7A]</p> <p>A+B Less than or equal to 75m</p>  <p>The diagram illustrates a site layout with a 'Proposed new building' and an 'Existing building'. A 'road boundary' is shown at the bottom. A dashed line represents a distance 'A+B' from the road boundary to the 'Main entry - furthest from road' of the proposed building. The text indicates that this distance should be less than or equal to 75m.</p>	
Fire and Emergency/842.16	Chapman Tripp/ #FS2063.162	Seek Amendment		Oppose

			<p><i>[Insert Figure 7A]</i></p> <p>A+B Less than or equal to 75m</p>  <p>The proposed Figure 7A is intended to assist planusers and provide clarity in relation to 7.5.7(h)(ii).</p>	
Fire and Emergency/842.16	Chapman Tripp/ #FS2064.156	Seek Amendment	<p><i>[Insert Figure 7A]</i></p> <p>A+B Less than or equal to 75m</p>  <p>The proposed Figure 7A is intended to assist planusers and provide clarity in relation to 7.5.7(h)(ii).</p>	Oppose
Fire and Emergency/842.16	Kāinga Ora/ #FS2082.762	Seek Amendment	<p><i>[Insert Figure 7A]</i></p> <p>A+B Less than or equal to 75m</p>	Oppose



The proposed Figure 7A is intended to assist planners and provide clarity in relation to 7.5.7(h)(ii).

Fire and Emergency/ #842.17

Seek Amendment

Amend as follows: Table 7.5.7.1 – Minimum requirement for private ways and vehicle access:

	Activity	Minimum formed width (metres)	Central City height clearance (metres)
a.	Residential activity and offices	3.0	3.5 4.0
b.	Residential activity and offices	3.0	4.0

Advice note: For any buildings that are greater than 75m from the road, Appendix 7.5.7 Access, gradient and design clause h is applicable.

Fire and Emergency/842.17

Kāinga Ora/ #FS2082.763

Seek Amendment

Amend as follows: Table 7.5.7.1 – Minimum requirement for private ways and vehicle access:

	Activity	Minimum formed width (metres)	Central City height clearance (metres)
a.	Residential activity and offices	3.0	3.5 4.0
b.	Residential activity and offices	3.0	4.0

Advice note: For any buildings that are greater than 75m from the road, Appendix 7.5.7 Access, gradient and design clause h is applicable.

Fire and Emergency require a minimum formed access width of 4m for emergency vehicles and a minimum 4m height clearance to be able to effectively and efficiently access sites with their fire appliances. It is noted that Appendix 7.5.7(h) requires a minimum access width of 4m where an accessway exceeds 75m (as per proposed new Figure 7A above). This is in acknowledgment that where accessways do not exceed 75m, Fire and Emergency should be able to operate from the road. The proposed minimum formed width for Table 7.5.7.1 a. and b. requires a 3.0m minimum formed width. While it would be Fire and Emergency's preference that Fire and Emergency are able to access all properties with their vehicles, Fire and Emergency support the 3m width that applies to residential activity and offices in recognition that medium and high-density zones result in a

Oppose

			<p>more compact environment. However, this support is subject to these buildings being no more than 75m from the road and that the relief sought in Appendix 7.5.7(h) is accepted in order to manage risk relating to emergency service access in the medium and high-density environments. The height clearance of 3.5m in a. would significantly impact the ability of emergency responders to provide effective and efficient assistance and therefore seek that this be increased to 4m in line with the SNZ PAS 4509:2008. Without the changes recommended above, assessment of non-compliance with this standard against matters of discretion is challenging as the permitted baseline is already insufficient.</p> <p>Amend as follows: Table 7.5.7.1 – Minimum requirement for private ways and vehicle access:</p> <table border="1"> <thead> <tr> <th>Activity</th> <th>Minimum formed width (metres)</th> <th>Central City height clearance (metres)</th> </tr> </thead> <tbody> <tr> <td>a. Residential activity and offices</td> <td>3.0</td> <td>3.5 4.0</td> </tr> <tr> <td>b. Residential activity and offices</td> <td>3.0</td> <td>4.0</td> </tr> </tbody> </table> <p>Advice note: For any buildings that are greater than 75m from the road, Appendix 7.5.7 Access, gradient and design clause h is applicable.</p> <p>Fire and Emergency require a minimum formed access width of 4m for emergency vehicles and a minimum 4m height clearance to be able to effectively and efficiently access sites with their fire appliances. It is noted that Appendix 7.5.7(h) requires a minimum access width of 4m where an accessway exceeds 75m (as per proposed new Figure 7A above). This is in acknowledgment that where accessways do not exceed 75m, Fire and Emergency should be able to operate from the road. The proposed minimum formed width for Table 7.5.7.1 a. and b. requires a 3.0m minimum formed width. While it would be Fire and Emergency's preference that Fire and Emergency are able to access all properties with their vehicles, Fire and Emergency support the 3m width that applies to residential activity and offices in recognition that medium and high-density zones result in a more compact environment. However, this support is subject to these buildings being no more than 75m from the road and that the relief sought in Appendix 7.5.7(h) is accepted in order to manage risk relating to emergency service access in the medium and high-density environments. The height clearance of 3.5m in a. would significantly impact the ability of emergency responders to provide effective and efficient assistance and therefore seek that this be increased to 4m in line with the SNZ PAS 4509:2008. Without the changes recommended above, assessment of non-compliance with this standard against matters of discretion is challenging as the permitted baseline is already insufficient.</p>	Activity	Minimum formed width (metres)	Central City height clearance (metres)	a. Residential activity and offices	3.0	3.5 4.0	b. Residential activity and offices	3.0	4.0	
Activity	Minimum formed width (metres)	Central City height clearance (metres)											
a. Residential activity and offices	3.0	3.5 4.0											
b. Residential activity and offices	3.0	4.0											
Ian Cumberpatch Architects Ltd/ #2076.6		Seek Amendment	Amend Table 7.5.7.1(a) back to 3m for minimum legal width, and 2.7m for minimum formed width.										
Ian Cumberpatch Architects Ltd/2076.6	Ryman Healthcare Limited/ #FS2095.7	Seek Amendment	Amend Table 7.5.7.1(a) back to 3m for minimum legal width, and 2.7m for minimum formed width. The change in minimum legal driveway width in Table 7.5.7.1 from 3m to 4m, and formed driveway width of from 2.7m to 3m for residential activities will result in less space being available for planted verges to driveways, and more site space being taken up unnecessarily by vehicle accessways.	Support									
Ian Cumberpatch Architects Ltd/2076.6	Retirement Village Association of New Zealand Incorporated/ #FS2096.7	Seek Amendment	Amend Table 7.5.7.1(a) back to 3m for minimum legal width, and 2.7m for minimum formed width. The change in minimum legal driveway width in Table 7.5.7.1 from 3m to 4m, and formed driveway width of from 2.7m to 3m for residential activities will result in less space being available for planted verges to driveways, and more site space being taken up unnecessarily by vehicle accessways.	Support									
Ian Cumberpatch Architects Ltd/2076.6	Kainga Ora - Homes and Communities/ #FS2099.18	Seek Amendment	Amend Table 7.5.7.1(a) back to 3m for minimum legal width, and 2.7m for minimum formed width. The change in minimum legal driveway width in Table 7.5.7.1 from 3m to 4m, and formed driveway width of from 2.7m to 3m for residential activities will result in less space being available for planted verges to driveways, and more site space being taken up unnecessarily by vehicle accessways.	Oppose									

Subdivision, Development and Earthworks

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Gavin Keats/ #52.2		Seek Amendment	Development should only be provided for when services such as power, waste and storm water are upgraded.	

Gavin Keats/52.2	Anne Dingwall/ #FS2037.82	Seek Amendment	Development should only be provided for when services such as power, waste and storm water are upgraded. The changes proposed to the government's plan by the Christchurch City Council do not go far enough for the following reasons: 1. more allowance needs to be made for Christchurch being a drained swamp, and prone to flooding. 2. more reference needs to be made to how the cost of upgrading sewer and storm water is to be paid for every time a building consent is issued that means higher density. I am pleased that CCC is trying really hard to improve things for Christchurch. As the rebuild progresses we have such a lovely liveable, walkable, and bikeable city, it is such a shame if government rules mean developers can push the council into approving poor housing design.	Support
Nikki Smetham/ #112.10		Support	[Retain provisions requiring that Crime Prevention Through Environmental Design (CPTED) principles are considered and complied with]	
Nikki Smetham/112.10	Anne Dingwall/ #FS2037.190	Support	[Retain provisions requiring that Crime Prevention Through Environmental Design (CPTED) principles are considered and complied with] In general we are in full support for the proposed Qualifying Standards to Chapter 14 Residential including compliance with CPTED issues.	Support
Mitchell Cocking/ #207.5		Oppose	Reject the plan change	
Sarah Flynn/ #310.1		Seek Amendment	[Insert provisions to encourage the retention and recycling of materials from demolished buildings]	
Sarah Flynn/310.1	Anne Dingwall/ #FS2037.414	Seek Amendment	[Insert provisions to encourage the retention and recycling of materials from demolished buildings] My other concern is the waste and pollution which we are supposed to be addressing. Where are all these perfectly good, and often beautiful houses going? Landfill? I recently watched a large villa be demolished in a very short space of time - beautiful rimu floors and window frames smashed to bits. These houses are actually beautiful, made from resources we should/can no longer use (native woods etc), but we are throwing them away. It is immoral and wasteful.	Support
Denis Morgan/ #315.7		Seek Amendment	Any subdivision of Lot 3 DP27773 is restricted to no more than one residential unit accessing easement 192726.	
Denis Morgan/ #315.8		Seek Amendment	That a subdivision creating 18 residential units is outside the scope of PC14 and not inkeeping with neighbourhood amenity values of 48 Murray Place, Merivale.	
Denis Morgan/315.8	Anne Dingwall/ #FS2037.423	Seek Amendment	That a subdivision creating 18 residential units is outside the scope of PC14 and not inkeeping with neighbourhood amenity values of 48 Murray Place, Merivale. If redeveloped pursuant to PC 14, the possibility is for 18 residential units to use the narrow ROW to the north – a mini highway for vehicles or pedestrians. Although streamsetback might restrict some development, it is possible all 3 sections being halved totalling 6 allotments X 3 residential units each = 18 residential units using the ROW. A worse case is amalgamation of titles with CCC granting discretion for more than 18 units without notification.	Support
Jan Mitchell/ #398.1		Seek Amendment	Limiting incorporation of new rules to new subdivisions. Where existing properties are to be subdivided /redeveloped/ intensified the affected neighbouring properties must have the right to decline consent.	
Stuart Roberts/ #465.6		Oppose	Minimum subdivisible section size at 450 sqm for MRZ and current (not proposed) size for HRZ	
Dew & Associates (Academic Publishers) PO Box 10-110 Phillipstown Chch 8145/ #470.2		Seek Amendment	Decision Sought: For Chapter 8 and generally in relation to the RMA (and its successors), I recommend CCC impose an obligation on developers to either retain trees and similar oxygenators or provide them as part of the build permit. AND prosper all land-owners or users to institute a planting or shrub placement regime . Consider offering once in a lifetime at the time of taking up land or building ownership a one-off per site one-month-rate-holiday to an appropriate recipient.	
Dew & Associates (Academic Publishers) PO Box 10-110 Phillipstown Chch 8145/ #470.3		Seek Amendment	Decision Sought: For Chapter 8 and generally in relation to the RMA (and its successors), I recommend CCC impose an obligation on developers to either retain trees and similar oxygenators or provide them as part of the build permit. AND prosper all land-owners or users to institute a planting or shrub placement regime . Consider offering once in a lifetime at the time of taking up land or building ownership a one-off per site one-month-rate-holiday to an appropriate recipient.	
John Glennie/ #472.1		Seek Amendment	That the impact of increased traffic on a shared long driveway be added to the list of Qualifying Matters and that the owners of existing houses on the driveway be able to object to the effects.	
Di Noble/ #477.2		Oppose	Oppose PC14 changes to the earthworks rules in general.	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.4		Seek Amendment	[A]mend the provisions to enable Rāpaki Rūnanga to develop ancestral land within its takiwā to give effect to section 6 (e) of the RMA; and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA.	

Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.4	Anne Dingwall/ #FS2037.997	Seek Amendment	<p>[A]mend the provisions to enable Rāpaki Rūnanga to develop ancestral land within its takiwā to give effect to section 6 (e) of the RMA; and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA.</p> <p>Rāpaki Rūnanga is concerned that their development aspirations for their whenua, particularly papakainga/ kāinga nohoanga could be further constrained through the introduction of additional heritage related provisions, which includes the introduction of additional rules for activities undertaken within prescribed heritage areas as well as more built form standards. Further, Rāpaki Rūnanga are concerned that the heritage provisions are ethnocentric and do not provide for a Ngāi Tahu worldview.</p> <p>Whilst it is acknowledged that future collaboration between Mahaanui Kurataiao and Council is proposed to enable papakainga/ kāinga nohoanga within the district, at this time the scope/extent of the proposed changes and timeframe for undertaking these future changes is uncertain. As such, Rāpaki seeks certainty that these proposed plan changes will not further restrict rūnanga led development.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: ▪ Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.4	Kāinga Ora/ #FS2082.455	Seek Amendment	<p>[A]mend the provisions to enable Rāpaki Rūnanga to develop ancestral land within its takiwā to give effect to section 6 (e) of the RMA; and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA.</p> <p>Rāpaki Rūnanga is concerned that their development aspirations for their whenua, particularly papakainga/ kāinga nohoanga could be further constrained through the introduction of additional heritage related provisions, which includes the introduction of additional rules for activities undertaken within prescribed heritage areas as well as more built form standards. Further, Rāpaki Rūnanga are concerned that the heritage provisions are ethnocentric and do not provide for a Ngāi Tahu worldview.</p> <p>Whilst it is acknowledged that future collaboration between Mahaanui Kurataiao and Council is proposed to enable papakainga/ kāinga nohoanga within the district, at this time the scope/extent of the proposed changes and timeframe for undertaking these future changes is uncertain. As such, Rāpaki seeks certainty that these proposed plan changes will not further restrict rūnanga led development.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: ▪ Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Kāinga Ora – Homes and Communities / #834.74		Seek Amendment	<p>8.9A Waste water constraint areas</p> <p>Amend as follows: The Council's discretion shall be limited to the following matters:</p> <p>c. The ability to connect into any nearby non-vacuum wastewater system.</p> <p>d. The extent to which alternative waste water solutions are available that do not adversely affect the function of the Council's waste watersystems.</p>	
Kāinga Ora – Homes and Communities /834.74	Amy Beran/ #FS2030.24	Seek Amendment		Support

			<p>8.9A Waste water constraint areas</p> <p>Amend as follows: The Council's discretion shall be limited to the following matters:</p> <p>c. The ability to connect into any nearby non-vacuum wastewater system.</p> <p>d. The extent to which alternative waste water solutions are available that do not adversely affect the function of the Council's waste water systems.</p> <p>The Restricted Discretionary Activity status and the relevant matters of discretion are generally considered appropriate, however an additional matter of discretion that provides a consenting pathway for intensification in these areas where infrastructure constraints can be addressed by alternative means is required.</p>	
Kāinga Ora – Homes and Communities /834.74	Catholic Diocese of Christchurch/ #FS2044.46	Seek Amendment	<p>8.9A Waste water constraint areas</p> <p>Amend as follows: The Council's discretion shall be limited to the following matters:</p> <p>c. The ability to connect into any nearby non-vacuum wastewater system.</p> <p>d. The extent to which alternative waste water solutions are available that do not adversely affect the function of the Council's waste water systems.</p> <p>The Restricted Discretionary Activity status and the relevant matters of discretion are generally considered appropriate, however an additional matter of discretion that provides a consenting pathway for intensification in these areas where infrastructure constraints can be addressed by alternative means is required.</p>	Support
Kāinga Ora – Homes and Communities /834.74	Carter Group Limited/ #FS2045.48	Seek Amendment	<p>8.9A Waste water constraint areas</p> <p>Amend as follows: The Council's discretion shall be limited to the following matters:</p> <p>c. The ability to connect into any nearby non-vacuum wastewater system.</p> <p>d. The extent to which alternative waste water solutions are available that do not adversely affect the function of the Council's waste water systems.</p> <p>The Restricted Discretionary Activity status and the relevant matters of discretion are generally considered appropriate, however an additional matter of discretion that provides a consenting pathway for intensification in these areas where infrastructure constraints can be addressed by alternative means is required.</p>	Support
Kāinga Ora – Homes and Communities /834.74	LMM Investments 2012 Limited/ #FS2049.22	Seek Amendment	<p>8.9A Waste water constraint areas</p> <p>Amend as follows: The Council's discretion shall be limited to the following matters:</p> <p>c. The ability to connect into any nearby non-vacuum wastewater system.</p> <p>d. The extent to which alternative waste water solutions are available that do not adversely affect the function of the Council's waste water systems.</p>	Support

			The Restricted Discretionary Activity status and the relevant matters of discretion are generally considered appropriate, however an additional matter of discretion that provides a consenting pathway for intensification in these areas where infrastructure constraints can be addressed by alternative means is required.	
Kāinga Ora – Homes and Communities / #834.135		Oppose	Amend the subdivision standards for the Papakāinga/ Kāinga Nohoanga Zone to align with MRZ outcomes.	
Kāinga Ora – Homes and Communities /834.135	Amy Beran/ #FS2030.25	Oppose	Amend the subdivision standards for the Papakāinga/ Kāinga Nohoanga Zone to align with MRZ outcomes. The suite of subdivision provisions relating to minimum site sizes for the Papakāinga/ Kāinga Nohoanga Zone are sought to also be amended to align with MRZ outcomes. Amend the subdivision standards for the Papakāinga/ Kāinga Nohoanga Zone to align with MRZ outcomes. The suite of subdivision provisions relating to minimum site sizes for the Papakāinga/ Kāinga Nohoanga Zone are sought to also be amended to align with MRZ outcomes.	Oppose
Lendlease Limited/ #855.3		Seek Amendment	Retain Chapter 8 as notified, except for amendments to 8.6.1, 8.6.2 and 8.9.2.1.	
Cameron Matthews/ #1048.14		Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas.	
Ian Cumberpatch Architects Ltd/ #2076.1		Seek Amendment	Implement a requirement to have all residential units which are attached (touching in some way) to be subdivided under Unit Title (or some memorandum of agreement) and not Fee Simple.	
Ian Cumberpatch Architects Ltd/2076.1	Kainga Ora - Homes and Communities/ #FS2099.13	Seek Amendment	Implement a requirement to have all residential units which are attached (touching in some way) to be subdivided under Unit Title (or some memorandum of agreement) and not Fee Simple. This will enforce an entity (the body corporate or other) to oversee the maintenance of all units as a whole and be a single point of contact for managing the property's future use.	Oppose

Subdivision, Development and Earthworks > Introduction

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.75		Seek Amendment	Delete 8.1, or provide a definition or explanation of the term 'development'.	
Carter Group Limited/814.75	Kāinga Ora/ #FS2082.905	Seek Amendment	Delete 8.1, or provide a definition or explanation of the term 'development'. To the extent that additional wording is proposed that specifically refers to 'development' a definition or further clarification of what this term relates to is necessary. In the absence of such clarification, the term is unclear and open to interpretation	Seek Amendment
The Catholic Diocese of Christchurch / #823.68		Seek Amendment	Delete, or provide a definition or explanation of the term 'development'.	
The Catholic Diocese of Christchurch /823.68	Anne Dingwall/ #FS2037.1300	Seek Amendment	Delete, or provide a definition or explanation of the term 'development'. To the extent that additional wording is proposed that specifically refers to 'development' a definition or further clarification of what this term relates to is necessary. In the absence of such clarification, the term is unclear and open to interpretation	Oppose
The Catholic Diocese of Christchurch /823.68	Carter Group Limited/ #FS2045.241	Seek Amendment	Delete, or provide a definition or explanation of the term 'development'. To the extent that additional wording is proposed that specifically refers to 'development' a definition or further clarification of what this term relates to is necessary. In the absence of such clarification, the term is unclear and open to interpretation	Support
The Catholic Diocese of Christchurch /823.68	Kāinga Ora/ #FS2082.1136	Seek Amendment	Delete, or provide a definition or explanation of the term 'development'. To the extent that additional wording is proposed that specifically refers to 'development' a definition or further clarification of what this term relates to is necessary. In the absence of such clarification, the term is unclear and open to interpretation	Seek Amendment

Subdivision, Development and Earthworks > Objectives and policies

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Robert J Manthei/ #200.14		Seek Amendment	Stop enabling Greenfield developments	

Robert J Manthei/200.14	Anne Dingwall/ #FS2037.292	Seek Amendment	<p>Stop enabling Greendfield developments</p> <p>little is being done to stop the outward spread of large, resource-expensive housing developments on the fringes of Christchurch. These two initiatives(densification within the City and the proliferation of greenfield developments on thefringes) work against one another, with the second cancelling out many of the assumed social, economic and infrastructure benefits accruing from the first. This situation does not make any planning sense.</p> <p>Based on market evidence, there is good reason to stop the 'developer-driven gravy train' of greenfield developments: "...the suburbs that are located closer to the city with good amenity are currently experiencing medium density infill development." (From: New Medium Density Residential Standards (MDRS) Assessment of Housing Enabled, January, 2022, p.37). This assessment reported that MDRS "...will become enabled in the majority of the cities residential areas, creating an estimated 'plan enabled' capacity of 222,478 medium density dwellings". These dwelling will occur particularly "...in those catchments that are generally one suburb back from the city in areas with good accessibility and amenity. (Ibid, p.39) In other words, there is no 'need' for more greenfield developments under the densification initiative.</p>	Support
Plain and Simple Ltd/ #627.2		Seek Amendment	[T]hat the objectives within PC 14 are amended to explicitly include recognition of the role of housing in fostering social cohesion and a sense of community belonging.	

Subdivision, Development and Earthworks > Objectives and policies > Objective - Design and amenity

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Danne Mora Limited/ #903.22		Seek Amendment	Support the removal of the Meadowlands Exemplar Overlay references in Objective 8.2.2	

Subdivision, Development and Earthworks > Objectives and policies > Objective - Design and amenity > Policy - Design and amenity / Tohungatanga

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.122		Seek Amendment	Policy 8.2.2.1 – Recovery activities. Delete the policy as notified.	
Kāinga Ora – Homes and Communities /834.122	Catholic Diocese of Christchurch/ #FS2044.91	Seek Amendment	Policy 8.2.2.1 – Recovery activities. Delete the policy as notified. PC14 seeks to delete this policy which provides for a range of intensification opportunities in the RS and RSDT zones. Deletion of this policy may well be appropriate if MRZ is properly implemented across all relevant residential zones and the Kāinga Ora submission opposing the Public Transport and Airport Noise Influence Area QMs is confirmed i.e. the only areas which retain low density RS/ RSDT/ RHZ zoning are those subject to a high risk of natural hazards.	Support
Kāinga Ora – Homes and Communities /834.122	Carter Group Limited/ #FS2045.95	Seek Amendment	Policy 8.2.2.1 – Recovery activities. Delete the policy as notified. PC14 seeks to delete this policy which provides for a range of intensification opportunities in the RS and RSDT zones. Deletion of this policy may well be appropriate if MRZ is properly implemented across all relevant residential zones and the Kāinga Ora submission opposing the Public Transport and Airport Noise Influence Area QMs is confirmed i.e. the only areas which retain low density RS/ RSDT/ RHZ zoning are those subject to a high risk of natural hazards.	Support
Kāinga Ora – Homes and Communities /834.122	LMM Investments 2012 Limited/ #FS2049.45	Seek Amendment	Policy 8.2.2.1 – Recovery activities. Delete the policy as notified. PC14 seeks to delete this policy which provides for a range of intensification opportunities in the RS and RSDT zones. Deletion of this policy may well be appropriate if MRZ is properly implemented across all relevant residential zones and the Kāinga Ora submission opposing the Public Transport and Airport Noise Influence Area QMs is confirmed i.e. the only areas which retain low density RS/ RSDT/ RHZ zoning are those subject to a high risk of natural hazards.	Support

Subdivision, Development and Earthworks > Objectives and policies > Objective - Design and amenity > Policy - Allotments

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Lauren Roberts/ #209.1		Support	Retain provision b.i. a variety of allotment sizes to cater for different housing types and affordability	

Wayne Bond/ #684.3		Support	[Retain proposed additions b.ii and b.iii]	
Environment Canterbury / Canterbury Regional Council/ #689.13		Support	[RetainPolicy as notified]	
Environment Canterbury / Canterbury Regional Council/689.13	Anne Dingwall/ #FS2037.1035	Support	[RetainPolicy as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
Carter Group Limited/ #814.76		Support	Retain Policy 8.2.2.2 as notified.	
Carter Group Limited/814.76	Kāinga Ora/ #FS2082.906	Support	Retain Policy 8.2.2.2 as notified. The amendments are pragmatic and supportthe provision of increased developmentcapacity or alternative forms of housingsupply and associated changes in tenure.	Seek Amendment
The Catholic Diocese of Christchurch / #823.69		Support	Retain	
The Catholic Diocese of Christchurch /823.69	Anne Dingwall/ #FS2037.1301	Support	Retain The amendments are pragmatic and support the provision of increased development capacity or alternative forms of housing supply and associated changes in tenure.	Oppose
The Catholic Diocese of Christchurch /823.69	Carter Group Limited/ #FS2045.242	Support	Retain The amendments are pragmatic and support the provision of increased development capacity or alternative forms of housing supply and associated changes in tenure.	Support

Subdivision, Development and Earthworks > Objectives and policies > Objective - Design and amenity > Policy - Identity

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.14		Support	[RetainPolicy as notified]	
Environment Canterbury / Canterbury Regional Council/689.14	Anne Dingwall/ #FS2037.1036	Support	[RetainPolicy as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support

Subdivision, Development and Earthworks > Objectives and policies > Objective - Design and amenity > Policy - Urban density

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.15		Support	[RetainPolicy as notified]	
Environment Canterbury / Canterbury Regional Council/689.15	Anne Dingwall/ #FS2037.1037	Support	[RetainPolicy as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
Carter Group Limited/ #814.77		Support	Retain Policy 8.2.2.7 as notified.	
Carter Group Limited/814.77	Kāinga Ora/ #FS2082.907	Support	Retain Policy 8.2.2.7 as notified. The amendments are pragmatic and supportthe provision of increased developmentcapacity, whilst sensibly recognisingconstraints to achievement of minimumyields and other development constraints.	Seek Amendment
The Catholic Diocese of Christchurch / #823.70		Support	Retain	
The Catholic Diocese of Christchurch /823.70	Anne Dingwall/ #FS2037.1302	Support	Retain The amendments are pragmatic and support the provision of increased development capacity, whilst sensibly recognising constraints to achievement of minimum yields and other development constraints.	Oppose

The Catholic Diocese of Christchurch /#823.70	Carter Group Limited/ #FS2045.243	Support	Retain The amendments are pragmatic and support the provision of increased development capacity, whilst sensibly recognising constraints to achievement of minimum yields and other development constraints.	Support
Danne Mora Limited/ #903.27		Seek Amendment	Retain Policy 8.2.2.7 as notified where it relates to the net yield specified for the Medium and High Density Zones. Include a new definition in Chapter 2 of net yield as specified above.	
Davie Lovell-Smith Ltd / #914.11		Not Stated	Retain Policy 8.2.2.7 as notified where it relates to the net yield specified for the Medium and High Density Zones.	

Subdivision, Development and Earthworks > Objectives and policies > Objective - Design and amenity > Policy - Outline development plans

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Greg Olive/ #2.5		Support	Apply an exemption to the site density policy 8.2.2.87(a).	

Subdivision, Development and Earthworks > Objectives and policies > Objective - Design and amenity > DELETE 8.2.2.11 Policy - Meadowlands Exemplar Overlay comprehensive development

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Danne Mora Limited/ #903.23		Support	Support the removal of Policy 8.2.2.11	

Subdivision, Development and Earthworks > Objectives and policies > Objective - Infrastructure and transport

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.16		Support	[Retain Objective as notified]	
Environment Canterbury / Canterbury Regional Council/689.16	Anne Dingwall/ #FS2037.1038	Support	[Retain Objective as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Carter Group Limited/ #814.78		Support	Retain Objective 8.2.3 as notified.	
Carter Group Limited/814.78	Kāinga Ora/ #FS2082.908	Support	Retain Objective 8.2.3 as notified. The objective sensibly provides for engineering solutions that do not affect the 'existing' capacity of the wastewater system, without prescriptively limiting what those solutions may entail.	Seek Amendment
The Catholic Diocese of Christchurch / #823.71		Support	Retain	
The Catholic Diocese of Christchurch /823.71	Anne Dingwall/ #FS2037.1303	Support	Retain The objective sensibly provides for engineering solutions that do not affect the 'existing' capacity of the wastewater system, without prescriptively limiting what those solutions may entail.	Oppose
The Catholic Diocese of Christchurch /823.71	Carter Group Limited/ #FS2045.244	Support	Retain The objective sensibly provides for engineering solutions that do not affect the 'existing' capacity of the wastewater system, without prescriptively limiting what those solutions may entail.	Support

Subdivision, Development and Earthworks > Objectives and policies > Objective - Infrastructure and transport > Policy - Identification of infrastructure constraints

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.79		Seek Amendment	Delete Policy 8.2.3.1 or provide a definition or explanation of the term 'development'.	
Carter Group Limited/814.79	Kāinga Ora/ #FS2082.909	Seek Amendment	Delete Policy 8.2.3.1 or provide a definition or explanation of the term 'development'. To the extent that additional wording is proposed that specifically refers to 'development' a definition or further clarification of what this term relates to is necessary. In the absence of such clarification, the term is unclear and open to interpretation	Seek Amendment
The Catholic Diocese of Christchurch / #823.72		Seek Amendment	Delete, or provide a definition or explanation of the term 'development'.	
The Catholic Diocese of Christchurch /823.72	Anne Dingwall/ #FS2037.1304	Seek Amendment	Delete, or provide a definition or explanation of the term 'development'. To the extent that additional wording is proposed that specifically refers to 'development' a definition or further clarification of what this term relates to is necessary. In the absence of such clarification, the term is unclear and open to interpretation	Oppose
The Catholic Diocese of Christchurch /823.72	Carter Group Limited/ #FS2045.245	Seek Amendment	Delete, or provide a definition or explanation of the term 'development'. To the extent that additional wording is proposed that specifically refers to 'development' a definition or further clarification of what this term relates to is necessary. In the absence of such clarification, the term is unclear and open to interpretation	Support

Subdivision, Development and Earthworks > Objectives and policies > Objective - Infrastructure and transport > Policy - Availability, provision and design of, and connections to, infrastructure

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.17		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.17	Anne Dingwall/ #FS2037.1039	Support	[Retain Policy as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Beca/ #806.11		Seek Amendment	Seek amendment to Policy 8.2.3.2: Add wording to a. (new) ii>.....and; iii. Is supported by additional infrastructure as defined by the National Policy Statement for Urban Development (NPS-UD).	
Carter Group Limited/ #814.80		Seek Amendment	Delete Policy 8.2.3.2 or provide a definition or explanation of the term 'development'.	
Carter Group Limited/814.80	Kāinga Ora/ #FS2082.910	Seek Amendment	Delete Policy 8.2.3.2 or provide a definition or explanation of the term 'development'. To the extent that additional wording is proposed that	Seek Amendment

			specifically refers to 'development' a definition or further clarification of what this term relates to is necessary. In the absence of such clarification, the term is unclear and open to interpretation. Clause (g) is otherwise supported for the same reasons expressed in respect of objective 8.2.3 above.	
The Catholic Diocese of Christchurch / #823.73		Seek Amendment	Delete, or provide a definition or explanation of the term 'development'.	
The Catholic Diocese of Christchurch /823.73	Anne Dingwall/ #FS2037.1305	Seek Amendment	Delete, or provide a definition or explanation of the term 'development'. To the extent that additional wording is proposed that specifically refers to 'development' a definition or further clarification of what this term relates to is necessary. In the absence of such clarification, the term is unclear and open to interpretation. Clause (g) is otherwise supported for the same reasons expressed in respect of objective 8.2.3 above.	Oppose
The Catholic Diocese of Christchurch /823.73	Carter Group Limited/ #FS2045.246	Seek Amendment	Delete, or provide a definition or explanation of the term 'development'. To the extent that additional wording is proposed that specifically refers to 'development' a definition or further clarification of what this term relates to is necessary. In the absence of such clarification, the term is unclear and open to interpretation. Clause (g) is otherwise supported for the same reasons expressed in respect of objective 8.2.3 above.	Support
Kāinga Ora – Homes and Communities / #834.94		Support	Retain Clause (g) as notified.	
Fire and Emergency/ #842.18		Not Stated	Retain as notified.	
Fire and Emergency/842.18	Lydia Shirley/ #FS2010.4	Not Stated	Retain as notified. Fire and Emergency support the amendment to Policy 8.2.3.2 to include reference to 'and development' whereby requiring both subdivision and development to not occur in areas where infrastructure is not performing, serviceable or functional which would include the water supply network.	Support

Subdivision, Development and Earthworks > Objectives and policies > Objective - Earthworks > Policy - Repair of earthquake damaged land

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Jessica Adams/ #784.6		Oppose	[Seeks] that the Council review this policy to ensure that adverse effects on people, property and the natural environment are not permitted.	
Jessica Adams/ #784.8		Oppose	[Seeks] that the Council review this policy to ensure that adverse effects on people, property and the natural environment are not permitted.	

Subdivision, Development and Earthworks > Objectives and policies > Objective - Earthworks health and safety > Policy - Nuisance

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Jessica Adams/ #784.4		Seek Amendment	[Seeks] that the Council expand this clause to define what is 'less than minor' and put in place procedures to address issues of persistent noise, vibration, dust or odour nuisance. Where earthworks of a substantial nature is proposed this should be notified to immediate landowners with appropriate monitoring by an independent party NOT the Developer. I request that the Council define the processes by which residents can address issues of breaches of this clause in a timely and effective manner.	

Subdivision, Development and Earthworks > Objectives and policies > Objective - Urban tree canopy cover

Submission Number	Further Submission No	Position	Decision Requested	FS Position
James Harwood/ #571.14		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Analijia Thomas/ #615.10		Support	Seek that the council retains the tree canopy requirement and contributions plan.	
Josie Schroder/ #780.7		Support	Retain Objective 8.2.6 as notified.	
Josie Schroder/780.7	Anne Dingwall/ #FS2037.745	Support	Retain Objective 8.2.6 as notified.	Support

			This objective and these policies seek to address climate change and environmental imperatives, mitigating the impacts of urban development which are being increasing observed in storm events throughout Aotearoa and the world.	
Carter Group Limited/ #814.81		Oppose	Oppose Objective 8.2.6. Seek that this is deleted.	
Carter Group Limited/814.81	Red Spur Ltd/ #FS2068.29	Oppose	Oppose Objective 8.2.6. Seek that this is deleted. For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Support
Carter Group Limited/814.81	Kāinga Ora/ #FS2082.911	Oppose	Oppose Objective 8.2.6. Seek that this is deleted. For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Seek Amendment
The Catholic Diocese of Christchurch / #823.74		Oppose	Delete	
The Catholic Diocese of Christchurch /823.74	Anne Dingwall/ #FS2037.1306	Oppose	Delete For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Oppose
The Catholic Diocese of Christchurch /823.74	Carter Group Limited/ #FS2045.247	Oppose	Delete For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Support
The Catholic Diocese of Christchurch /823.74	Kāinga Ora/ #FS2082.1137	Oppose	Delete For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Seek Amendment

Subdivision, Development and Earthworks > Objectives and policies > Objective - Urban tree canopy cover > Policy - Contribution to tree canopy cover

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Josie Schroder/ #780.8		Support	Retain Policy 8.2.6.1 as notified.	
Josie Schroder/780.8	Anne Dingwall/ #FS2037.746	Support	Retain Policy 8.2.6.1 as notified. This objective and these policies seek to address climate change and environmental imperatives, mitigating the impacts of urban development which are being increasing observed in storm events throughout Aotearoa and the world.	Support
Carter Group Limited/ #814.82		Oppose	Oppose Policy 8.2.6.1. Seek that this policy is deleted.	
Carter Group Limited/814.82	Red Spur Ltd/ #FS2068.30	Oppose	Oppose Policy 8.2.6.1. Seek that this policy is deleted. For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Support
Carter Group Limited/814.82	Kāinga Ora/ #FS2082.912	Oppose	Oppose Policy 8.2.6.1. Seek that this policy is deleted. For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Seek Amendment
The Catholic Diocese of Christchurch / #823.75		Oppose	Delete	
The Catholic Diocese of Christchurch /823.75	Anne Dingwall/ #FS2037.1307	Oppose	Delete For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Oppose
The Catholic Diocese of Christchurch /823.75	Carter Group Limited/ #FS2045.248	Oppose	Delete For the reasons expressed in further detail in the submitter's submissions on subchapter	Support

			6.10A, these provisions are opposed in their entirety.	
The Catholic Diocese of Christchurch /823.75	Kāinga Ora/ #FS2082.1138	Oppose	Delete For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Seek Amendment

Subdivision, Development and Earthworks > Objectives and policies > Objective - Urban tree canopy cover > Policy - The cost of providing tree canopy cover and financial contributions

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Josie Schroder/ #780.9		Support	Retain Policy 8.2.6.2 as notified.	
Josie Schroder/780.9	Anne Dingwall/ #FS2037.747	Support	Retain Policy 8.2.6.2 as notified. This objective and these policies seek to address climate change and environmental imperatives, mitigating the impacts of urban development which are being increasing observed in storm events throughout Aotearoa and the world.	Support
Carter Group Limited/ #814.83		Oppose	Oppose Policy 8.2.6.2. Seek that this policy is deleted.	
Carter Group Limited/814.83	Red Spur Ltd/ #FS2068.31	Oppose	Oppose Policy 8.2.6.2. Seek that this policy is deleted. For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Support
Carter Group Limited/814.83	Kāinga Ora/ #FS2082.913	Oppose	Oppose Policy 8.2.6.2. Seek that this policy is deleted. For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Seek Amendment
Knights Stream Estates Ltd/ #820.1		Oppose	Make clearer in the plan how the costs have been attributed and whether it is GST inclusive.	
The Catholic Diocese of Christchurch / #823.76		Oppose	Delete	
The Catholic Diocese of Christchurch /823.76	Anne Dingwall/ #FS2037.1308	Oppose	Delete For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Oppose
The Catholic Diocese of Christchurch /823.76	Carter Group Limited/ #FS2045.249	Oppose	Delete For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Support
The Catholic Diocese of Christchurch /823.76	Kāinga Ora/ #FS2082.1139	Oppose	Delete For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Seek Amendment

Subdivision, Development and Earthworks > Objectives and policies > Objective - Urban tree canopy cover > Policy – Tree health and infrastructure

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Sutherlands Estates Limited / #728.6		Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network. How will compliance be measured?	

			Will Council report on the compliance of the tree canopy rules and what projects the financial contributions go towards?	
Carter Group Limited/ #814.84		Oppose	Oppose Policy 8.2.6.3. Seek that it is deleted.	
Carter Group Limited/814.84	Red Spur Ltd/ #FS2068.32	Oppose	Oppose Policy 8.2.6.3. Seek that it is deleted. For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Support
Carter Group Limited/814.84	Kāinga Ora/ #FS2082.914	Oppose	Oppose Policy 8.2.6.3. Seek that it is deleted. For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Seek Amendment
Benrogan Estates Ltd/ #819.3		Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.	
Knights Stream Estates Ltd/ #820.3		Oppose	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.	
The Catholic Diocese of Christchurch / #823.77		Oppose	Delete	
The Catholic Diocese of Christchurch /823.77	Anne Dingwall/ #FS2037.1309	Oppose	Delete For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Oppose
The Catholic Diocese of Christchurch /823.77	Carter Group Limited/ #FS2045.250	Oppose	Delete For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Support
The Catholic Diocese of Christchurch /823.77	Kāinga Ora/ #FS2082.1140	Oppose	Delete For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Seek Amendment
Transpower New Zealand Limited / #878.9		Seek Amendment	Amend Policy 8.2.6.3 as follows: "a. Ensure that trees on the development site are planted in a position appropriate to the tree type and in sufficient soil volume, width and depth to maximise the tree's healthy growth while avoiding adverse effects on strategic infrastructure. ... "	
Transpower New Zealand Limited /878.9	Orion New Zealand Limited/ #FS2056.7	Seek Amendment	Amend Policy 8.2.6.3 as follows: "a. Ensure that trees on the development site are planted in a position appropriate to the tree type and in sufficient soil volume, width and depth to maximise the tree's healthy growth while avoiding adverse effects on strategic infrastructure. ... " Seek amendment to Policy 8.2.6.3 to ensure that the tree planting directed by the Policy does not compromise the National Grid in a manner that would not give effect to Policy 10 of the NPSET. It is noted that such an approach is consistent with advice notes that reference the Electricity (Hazards from Trees) Regulations 2003.	Support
Danne Mora Limited/ #903.6		Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.	
Danne Mora Limited/903.6	Anne Dingwall/ #FS2037.678	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network. How will compliance be measured? Furthermore, will Council report on the compliance of the tree canopy rules and what projects the financial contributions go towards? Issues could arise where the species planted may be appropriate at the time but due to unforeseen circumstances, the vegetation may die and need to be	Support

			replaced. Based on previous experiences, when Council needs to cut budgets the first departments this is impacted on are the reserves and maintenance teams and the monitoring and enforcement teams.	
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Subdivision, Development and Earthworks > Administration

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.116		Oppose	Delete Section 6.10A and all associated provisions.	
Kāinga Ora – Homes and Communities /834.116	Catholic Diocese of Christchurch/ #FS2044.81	Oppose	Delete Section 6.10A and all associated provisions. Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	Support
Kāinga Ora – Homes and Communities /834.116	Carter Group Limited/ #FS2045.85	Oppose	Delete Section 6.10A and all associated provisions. Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	Support
Kāinga Ora – Homes and Communities /834.116	LMM Investments 2012 Limited/ #FS2049.39	Oppose	Delete Section 6.10A and all associated provisions. Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	Support
Kāinga Ora – Homes and Communities /834.116	Christchurch International Airport Limited/ #FS2052.20	Oppose	Delete Section 6.10A and all associated provisions. Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has	Oppose

			substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	
Kāinga Ora – Homes and Communities /834.116	Chapman Tripp/ #FS2063.133	Oppose	Delete Section 6.10A and all associated provisions. Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	Support
Kāinga Ora – Homes and Communities /834.116	Chapman Tripp/ #FS2064.128	Oppose	Delete Section 6.10A and all associated provisions. Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	Support
Kāinga Ora – Homes and Communities /834.116	Red Spur Ltd/ #FS2068.5	Oppose	Delete Section 6.10A and all associated provisions. Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	Support

Submission Number	Further Submission No	Position	Decision Requested	FS Position
James Harwood/ #571.15		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Analijia Thomas/ #615.11		Support	Seek that the council retains the tree canopy requirement and contributions plan.	
Carter Group Limited/ #814.85		Oppose	Oppose 8.3.1 (e) and (f). Seek that it is deleted.	
Carter Group Limited/814.85	Red Spur Ltd/ #FS2068.33	Oppose	Oppose 8.3.1 (e) and (f). Seek that it is deleted. For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Support
Carter Group Limited/814.85	Kāinga Ora/ #FS2082.915	Oppose	Oppose 8.3.1 (e) and (f). Seek that it is deleted. For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Seek Amendment
The Catholic Diocese of Christchurch / #823.78		Oppose	8.3.1 e) and f). Delete	
The Catholic Diocese of Christchurch /823.78	Anne Dingwall/ #FS2037.1310	Oppose	8.3.1 e) and f). Delete For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Oppose
The Catholic Diocese of Christchurch /823.78	Carter Group Limited/ #FS2045.251	Oppose	8.3.1 e) and f). Delete For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Support
The Catholic Diocese of Christchurch /823.78	Kāinga Ora/ #FS2082.1141	Oppose	8.3.1 e) and f). Delete For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.123		Oppose	Clause 8.3.1(e)-(f) – how to apply to the rules Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.	
Kāinga Ora – Homes and Communities /834.123	Anne Dingwall/ #FS2037.14	Oppose	Clause 8.3.1(e)-(f) – how to apply to the rules Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.	Oppose
Kāinga Ora – Homes and Communities /834.123	Catholic Diocese of Christchurch/ #FS2044.87	Oppose	Clause 8.3.1(e)-(f) – how to apply to the rules Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.	Support
Kāinga Ora – Homes and Communities /834.123	Carter Group Limited/ #FS2045.91	Oppose	Clause 8.3.1(e)-(f) – how to apply to the rules Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.	Support

			In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.	
Kāinga Ora – Homes and Communities /834.123	LMM Investments 2012 Limited/ #FS2049.46	Oppose	<p>Clause 8.3.1(e)-(f) – how to apply to the rules</p> <p>Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.</p> <p>In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.</p>	Support
Kāinga Ora – Homes and Communities /834.123	Chapman Tripp/ #FS2063.139	Oppose	<p>Clause 8.3.1(e)-(f) – how to apply to the rules</p> <p>Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.</p> <p>In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.</p>	Support
Kāinga Ora – Homes and Communities /834.123	Chapman Tripp/ #FS2064.134	Oppose	<p>Clause 8.3.1(e)-(f) – how to apply to the rules</p> <p>Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.</p> <p>In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.</p>	Support
Kāinga Ora – Homes and Communities /834.123	Red Spur Ltd/ #FS2068.9	Oppose	<p>Clause 8.3.1(e)-(f) – how to apply to the rules</p> <p>Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.</p> <p>In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.</p>	Support

Subdivision, Development and Earthworks > Administration > Development and financial contributions

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.86		Oppose	Oppose 8.3.3(b). Seek that it is deleted.	
Carter Group Limited/814.86	Red Spur Ltd/ #FS2068.34	Oppose	Oppose 8.3.3(b). Seek that it is deleted. For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Support
Carter Group Limited/814.86	Kāinga Ora/ #FS2082.916	Oppose	Oppose 8.3.3(b). Seek that it is deleted. For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Seek Amendment
Knights Stream Estates Ltd/ #820.2		Oppose	Make clearer in the plan how the cost have been attributed and whether it is GST inclusive.	
The Catholic Diocese of Christchurch / #823.79		Oppose	Delete	
The Catholic Diocese of Christchurch /823.79	Anne Dingwall/ #FS2037.1311	Oppose	Delete For the reasons expressed in further detail in	Oppose

			the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	
The Catholic Diocese of Christchurch /823.79	Carter Group Limited/ #FS2045.252	Oppose	Delete For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Support
The Catholic Diocese of Christchurch /823.79	Kāinga Ora/ #FS2082.1142	Oppose	Delete For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.124		Oppose	Clause 8.3.3(b) – financial contributions Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.	
Kāinga Ora – Homes and Communities /834.124	Anne Dingwall/ #FS2037.15	Oppose	Clause 8.3.3(b) – financial contributions Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.	Oppose
Kāinga Ora – Homes and Communities /834.124	Catholic Diocese of Christchurch/ #FS2044.88	Oppose	Clause 8.3.3(b) – financial contributions Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.	Support
Kāinga Ora – Homes and Communities /834.124	Carter Group Limited/ #FS2045.92	Oppose	Clause 8.3.3(b) – financial contributions Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.	Support
Kāinga Ora – Homes and Communities /834.124	LMM Investments 2012 Limited/ #FS2049.47	Oppose	Clause 8.3.3(b) – financial contributions Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.	Support
Kāinga Ora – Homes and Communities /834.124	Chapman Tripp/ #FS2063.140	Oppose		Support

			<p>Clause 8.3.3(b) – financial contributions</p> <p>Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.</p> <p>In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.</p>	
Kāinga Ora – Homes and Communities /834.124	Chapman Tripp/ #FS2064.135	Oppose	<p>Clause 8.3.3(b) – financial contributions</p> <p>Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.</p> <p>In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.</p>	Support
Kāinga Ora – Homes and Communities /834.124	Red Spur Ltd/ #FS2068.10	Oppose	<p>Clause 8.3.3(b) – financial contributions</p> <p>Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.</p> <p>In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.</p>	Support

Subdivision, Development and Earthworks > Administration > Consent notice

Submission Number	Further Submission No	Position	Decision Requested	FS Position
James Harwood/ #571.16		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Analiija Thomas/ #615.12		Support	Seek that the council retains the tree canopy requirement and contributions plan.	
Sutherlands Estates Limited / #728.7		Seek Amendment	<p>Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.</p> <p>How will compliance be measured?</p> <p>Will Council report on the compliance of the tree canopy rules and what projects the financial contributions go towards?</p>	
Carter Group Limited/ #814.87		Oppose	Oppose 8.3.7. Seek that it is deleted.	
Carter Group Limited/814.87	Red Spur Ltd/ #FS2068.35	Oppose	Oppose 8.3.7. Seek that it is deleted. For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Support
Carter Group Limited/814.87	Kāinga Ora/ #FS2082.917	Oppose	Oppose 8.3.7. Seek that it is deleted. For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Seek Amendment
Benrogan Estates Ltd/ #819.4		Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network. How will compliance be measured? Furthermore, will Council report on the compliance of the tree canopy rules and what projects the financial contributions go towards?	
Knights Stream Estates Ltd/ #820.4		Oppose	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.	
The Catholic Diocese of Christchurch / #823.80		Oppose	Delete	
The Catholic Diocese of Christchurch /823.80	Anne Dingwall/ #FS2037.1312	Oppose	Delete For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Oppose

The Catholic Diocese of Christchurch /823.80	Carter Group Limited/ #FS2045.253	Oppose	Delete For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Support
The Catholic Diocese of Christchurch /823.80	Kāinga Ora/ #FS2082.1143	Oppose	Delete For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.125		Support	Delete the provisions relating to the treecanopy financial contribution and associated tree canopy rules	
Kāinga Ora – Homes and Communities /834.125	Anne Dingwall/ #FS2037.16	Support	Delete the provisions relating to the treecanopy financial contribution and associated tree canopy rules In line with our submission seeking the deletion of the treecanopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.	Oppose
Kāinga Ora – Homes and Communities /834.125	Catholic Diocese of Christchurch/ #FS2044.89	Support	Delete the provisions relating to the treecanopy financial contribution and associated tree canopy rules In line with our submission seeking the deletion of the treecanopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.	Support
Kāinga Ora – Homes and Communities /834.125	LMM Investments 2012 Limited/ #FS2049.48	Support	Delete the provisions relating to the treecanopy financial contribution and associated tree canopy rules In line with our submission seeking the deletion of the treecanopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.	Support
Kāinga Ora – Homes and Communities /834.125	Chapman Tripp/ #FS2063.141	Support	Delete the provisions relating to the treecanopy financial contribution and associated tree canopy rules In line with our submission seeking the deletion of the treecanopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.	Support
Kāinga Ora – Homes and Communities /834.125	Chapman Tripp/ #FS2064.136	Support	Delete the provisions relating to the treecanopy financial contribution and associated tree canopy rules In line with our submission seeking the deletion of the treecanopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.	Support
Kāinga Ora – Homes and Communities /834.125	Red Spur Ltd/ #FS2068.11	Support	Delete the provisions relating to the treecanopy financial contribution and associated tree canopy rules In line with our submission seeking the deletion of the treecanopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.	Support
Danne Mora Limited/ #903.7		Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.	

Subdivision, Development and Earthworks > Rules - Subdivision General Rules > General rules

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Mitchell Coll/ #720.46		Seek Amendment	[Seeks that a]ll attached buildings to be subdivided under Unit Title and not Fee Simple.	

Subdivision, Development and Earthworks > Rules - Subdivision General Rules > General rules > Notification

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Jan Mitchell/ #398.4		Seek Amendment	Where existing properties are to be subdivided /redeveloped/ intensified the affected neighbouring properties must have the right to decline consent.	
Carter Group Limited/ #814.88		Support	Retain 8.4.1.1 as notified.	
Carter Group Limited/814.88	Red Spur Ltd/ #FS2068.36	Support	Retain 8.4.1.1 as notified. The amended notification requirements are supported, accounting for the directions in the EHS Act.	Support

Carter Group Limited/814.88	Kāinga Ora/ #FS2082.918	Support	Retain 8.4.1.1 as notified. The amended notification requirements are supported, accounting for the directions in the EHS Act.	Seek Amendment
The Catholic Diocese of Christchurch / #823.81		Support	Retain as notified.	
The Catholic Diocese of Christchurch /823.81	Anne Dingwall/ #FS2037.1313	Support	Retain as notified. The amended notification requirements are supported, accounting for the directions in the EHS Act.	Oppose
The Catholic Diocese of Christchurch /823.81	Carter Group Limited/ #FS2045.254	Support	Retain as notified. The amended notification requirements are supported, accounting for the directions in the EHS Act.	Support
The Catholic Diocese of Christchurch /823.81	Kāinga Ora/ #FS2082.1144	Support	Retain as notified. The amended notification requirements are supported, accounting for the directions in the EHS Act.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.127		Support	Retain 8.4.1.1 as notified.	
Kāinga Ora – Homes and Communities /834.127	Catholic Diocese of Christchurch/ #FS2044.92	Support	Retain 8.4.1.1 as notified. Support clause (a)(i) that any controlled or restricted discretionary subdivision application shall not be publicly or limited notified.	Support
Kāinga Ora – Homes and Communities /834.127	Carter Group Limited/ #FS2045.96	Support	Retain 8.4.1.1 as notified. Support clause (a)(i) that any controlled or restricted discretionary subdivision application shall not be publicly or limited notified.	Support
Kāinga Ora – Homes and Communities /834.127	Christchurch International Airport Limited/ #FS2052.21	Support	Retain 8.4.1.1 as notified. Support clause (a)(i) that any controlled or restricted discretionary subdivision application shall not be publicly or limited notified.	Oppose

Subdivision, Development and Earthworks > Rules - Subdivision

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Golden Section Property/ #460.1		Oppose	[Retain operative subdivision rules] - No change to the subdivision rules to residential areas.	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.1		Seek Amendment	Implement a requirement to have all residential units which are attached (touching in some way) to be subdivided under Unit Title and not Fee Simple.	
Canterbury / Westland Branch of Architectural Designers NZ/685.1	Anne Dingwall/ #FS2037.1105	Seek Amendment	<p>Implement a requirement to have all residential units which are attached (touching in some way) to be subdivided under Unit Title and not Fee Simple.</p> <p>This will enforce an entity (the body corporate) to oversee the maintenance of all units as a whole and be a single point of contact for managing the property's future use.</p> <p>At this stage there is no mechanism for all owners to come together to sell a property as a whole for further development. This will mean it will be very difficult, if not impossible, for the site to be developed at the density and use required by the city in the future. This will seriously hamper Christchurch's growth in the mid to long-term future. Moreover, individual ownership of attached dwellings leads to a slow degradation in the maintenance and upkeep, and therefore the quality, of these types of dwellings.</p>	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.1	Kāinga Ora/ #FS2082.345	Seek Amendment	<p>Implement a requirement to have all residential units which are attached (touching in some way) to be subdivided under Unit Title and not Fee Simple.</p> <p>This will enforce an entity (the body corporate) to oversee the maintenance of all units as a whole and be a single point of contact for managing the property's future use.</p>	Oppose

			At this stage there is no mechanism for all owners to come together to sell a property as a whole for further development. This will mean it will be very difficult, if not impossible, for the site to be developed at the density and use required by the city in the future. This will seriously hamper Christchurch's growth in the mid to long-term future. Moreover, individual ownership of attached dwellings leads to a slow degradation in the maintenance and upkeep, and therefore the quality, of these types of dwellings.	
Carter Group Limited/ #814.89		Support	Retain Rules 8.5 as notified.	
Carter Group Limited/814.89	Red Spur Ltd/ #FS2068.37	Support	Retain Rules 8.5 as notified. The provisions are generally supported, to the extent that they are consistent with the submitters other submission points.	Support
Carter Group Limited/814.89	Kāinga Ora/ #FS2082.919	Support	Retain Rules 8.5 as notified. The provisions are generally supported, to the extent that they are consistent with the submitters other submission points.	Seek Amendment
The Catholic Diocese of Christchurch / #823.82		Support	Retain as notified.	
The Catholic Diocese of Christchurch /823.82	Anne Dingwall/ #FS2037.1314	Support	Retain as notified. The provisions are generally supported, to the extent that they are consistent with the submitters other submission points.	Oppose
The Catholic Diocese of Christchurch /823.82	Carter Group Limited/ #FS2045.255	Support	Retain as notified. The provisions are generally supported, to the extent that they are consistent with the submitters other submission points.	Support
The Catholic Diocese of Christchurch /823.82	Kāinga Ora/ #FS2082.1145	Support	Retain as notified. The provisions are generally supported, to the extent that they are consistent with the submitters other submission points.	Seek Amendment

Subdivision, Development and Earthworks > Rules - Subdivision > Activity Status Tables

Submission Number	Further Submission No	Position	Decision Requested	FS Position				
Malcolm Leigh/ #29.3		Seek Amendment	<p>Subdivision application for existing or proposed dwellings should consider:</p> <ul style="list-style-type: none"> • traffic effects; • demographic changes; • loss of trees; • sufficiency of recreational facilities; • stormwater effects; • degradation of local visual character; and • network utilities capacity. 					
Murray Walsh/ #123.2		Seek Amendment	<p>Introduce a resource consent requirement as a restricted discretionary activity to help us better protect Character Areas. The following rules are proposed:</p> <p>Proposed Subdivision Rules</p> <table border="1"> <thead> <tr> <th>Activity within a Character Area Overlay</th> <th>Activity if not in a Character Area Overlay</th> </tr> </thead> <tbody> <tr> <td>Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is</td> <td>400m² proposed for the Medium Density</td> </tr> </tbody> </table>	Activity within a Character Area Overlay	Activity if not in a Character Area Overlay	Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is	400m ² proposed for the Medium Density	
Activity within a Character Area Overlay	Activity if not in a Character Area Overlay							
Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is	400m ² proposed for the Medium Density							

			<table border="1"> <tr> <td>generally larger than the underlying Zone requirement.</td> <td>Residential Zone or</td> </tr> <tr> <td>In High Density Zone – 400m2.</td> <td>300m2 proposed for the High Density Residential Zone</td> </tr> </table>	generally larger than the underlying Zone requirement.	Residential Zone or	In High Density Zone – 400m2.	300m2 proposed for the High Density Residential Zone	
generally larger than the underlying Zone requirement.	Residential Zone or							
In High Density Zone – 400m2.	300m2 proposed for the High Density Residential Zone							
Denis Morgan/ #315.10		Seek Amendment	Any subdivision of Lot 3 DP27773 [should be] restricted to no more than one residential unit accessing easement 192726.					
Kāinga Ora – Homes and Communities / #834.117		Oppose	Delete Section 6.10A and all associated provisions.					
Kāinga Ora – Homes and Communities /834.117	Catholic Diocese of Christchurch/ #FS2044.82	Oppose	Delete Section 6.10A and all associated provisions. Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	Support				
Kāinga Ora – Homes and Communities /834.117	Carter Group Limited/ #FS2045.86	Oppose	Delete Section 6.10A and all associated provisions. Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	Support				
Kāinga Ora – Homes and Communities /834.117	LMM Investments 2012 Limited/ #FS2049.40	Oppose	Delete Section 6.10A and all associated provisions. Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster	Support				

			growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	
Kāinga Ora – Homes and Communities /834.117	Chapman Tripp/ #FS2063.134	Oppose	Delete Section 6.10A and all associated provisions. Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	Support
Kāinga Ora – Homes and Communities /834.117	Chapman Tripp/ #FS2064.129	Oppose	Delete Section 6.10A and all associated provisions. Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	Support
Kāinga Ora – Homes and Communities /834.117	Red Spur Ltd/ #FS2068.6	Oppose	Delete Section 6.10A and all associated provisions. Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	Support

Subdivision, Development and Earthworks > Rules - Subdivision > Activity Status Tables > Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kate Z/ #297.36		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	

Subdivision, Development and Earthworks > Rules - Subdivision > Activity Status Tables > Controlled activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Stantec/ #184.13		Seek Amendment	Amendment to the standard 14.5.2.1 to align with the MDRS; Or if no density standard is provided then: standard (b) of [8.5.1.2] (C9) should be removed.	
Toka Tū Ake EQC/ #377.7		Support	Support 8.5.1.2 hazard constraints being included as matters of control of subdivision to create allotments within the Medium and High Density Residential Zones.	
Kāinga Ora – Homes and Communities / #834.128		Support	Retain C8 and C9 as notified	
Fire and Emergency/ #842.19		Not Stated	[8.5.1.2 Controlled Activities C8] Retain as notified.	
Fire and Emergency/842.19	Lydia Shirley/ #FS2010.5	Not Stated	[8.5.1.2 Controlled Activities C8] Retain as notified. Fire and Emergency support subdivision being subject to Rule 8.6.7 that requires the provision of a sufficient water supply and access to water supplies for firefighting consistent with SNZ PAS 4509:2008. Additionally, Fire and Emergency further support the subsequent matter of control, 8.7.4.3k 'Servicing and infrastructure' requires consideration of the suitability of the proposed water supply for firefighting purposes, including the extent of compliance with SNZ PAS:4509:2008 in respect of the health and safety of the community, including neighbouring properties.	Support
Fire and Emergency/ #842.20		Not Stated	[8.5.1.2 Controlled Activities C9] Retain as notified.	
Fire and Emergency/842.20	Lydia Shirley/ #FS2010.6	Not Stated	[8.5.1.2 Controlled Activities C9] Retain as notified. Fire and Emergency support subdivision being subject to Rule 8.6.7 that requires the provision of a sufficient water supply and access to water supplies for firefighting consistent with SNZ PAS 4509:2008. Additionally, Fire and Emergency further support the subsequent matter of control 8.7.4.3k 'Servicing and infrastructure' requires consideration of the suitability of the proposed water supply for firefighting purposes, including the extent of compliance with SNZ PAS:4509:2008 in respect of the health and safety of the community, including neighbouring properties. [8.5.1.2 Controlled Activities C9] Retain as notified. Fire and Emergency support subdivision being subject to Rule 8.6.7 that requires the provision of a sufficient water supply and access to water supplies for firefighting consistent with SNZ PAS 4509:2008. Additionally, Fire and Emergency further support the subsequent matter of control 8.7.4.3k 'Servicing and infrastructure' requires consideration of the suitability of the proposed water supply for firefighting purposes, including the extent of compliance with SNZ PAS:4509:2008 in respect of the health and safety of the community, including neighbouring properties.	Support
Fire and Emergency/ #842.21		Not Stated	[8.5.1.2 Controlled Activities C10] Retain as notified.	
Fire and Emergency/842.21	Lydia Shirley/ #FS2010.7	Not Stated	[8.5.1.2 Controlled Activities C10] Retain as notified. Fire and Emergency support subdivision being subject to Rule 8.6.7 that requires the provision of a sufficient water supply and access to water supplies for firefighting consistent with SNZ PAS 4509:2008. Additionally, Fire and Emergency further support the subsequent matter of control, 8.7.4.3k 'Servicing and infrastructure' requires consideration of the suitability of the proposed water supply for firefighting purposes, including the extent of compliance with SNZ PAS:4509:2008 in respect of the health and safety of the community, including neighbouring properties. [8.5.1.2 Controlled Activities C10] Retain as notified. Fire and Emergency support subdivision being subject to Rule 8.6.7 that requires the provision of a sufficient water supply and access to water supplies for firefighting consistent with SNZ PAS 4509:2008. Additionally, Fire and Emergency further support the subsequent matter of control, 8.7.4.3k 'Servicing and infrastructure' requires consideration of the suitability of the proposed water supply for firefighting purposes, including the extent of compliance with SNZ PAS:4509:2008 in respect of the health and safety of the community, including neighbouring properties.	Support
Davie Lovell-Smith Ltd / #914.22		Seek Amendment	Amend 8.5.1.2 C2A to allow for the conversion of tenure where there are existing buildings	
Davie Lovell-Smith Ltd / #914.23		Seek Amendment	Amend 8.5.1.2 C2B to remove the reference to "repair and build of multi unit residential complexes".	

Subdivision, Development and Earthworks > Rules - Subdivision > Activity Status Tables > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kate Z/ #297.37		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Christchurch City Council/ #751.32		Seek Amendment	[Amend 8.5.1.3 RD2 column 4 to] say "where the site is in the" not "where the site is the".	
Christchurch City Council/751.32	Anne Dingwall/ #FS2037.854	Seek Amendment	[Amend 8.5.1.3 RD2 column 4 to] say "where the site is in the" not "where the site is the". There is a drafting error in this section.	Support

Christchurch City Council/ #751.33		Seek Amendment	[RD2: that the reference to] rule 8.7.15 [is amended[to 8.7.13.	
Christchurch City Council/751.33	Anne Dingwall/ #FS2037.855	Seek Amendment	[RD2: that the reference to] rule 8.7.15 [is amended[to 8.7.13. Incorrect reference.	Support
Christchurch City Council/ #751.34		Seek Amendment	Add to – “RD2a.a.i. – for breach of Rule8.6.1 –minimum net site area and dimension:Rule 8.8.11”; add " and Rule 8.8.12.b forResidential Heritage Areas where 8.6.1 Table1 a.c. and f.a. standards are not met ".	
Christchurch City Council/751.34	Anne Dingwall/ #FS2037.856	Seek Amendment	Add to – “RD2a.a.i. – for breach of Rule8.6.1 –minimum net site area and dimension:Rule 8.8.11”; add " and Rule 8.8.12.b forResidential Heritage Areas where 8.6.1 Table1 a.c. and f.a. standards are not met ". Subdivision rule RD2a.a.i does notinclude a reference to ResidentialHeritage Areas Matters of Discretionto enable assessment of standardsbreached for Residential HeritageAreas.	Support
Christchurch City Council/751.34	Catholic Diocese of Christchurch/ #FS2044.3	Seek Amendment	Add to – “RD2a.a.i. – for breach of Rule8.6.1 –minimum net site area and dimension:Rule 8.8.11”; add " and Rule 8.8.12.b forResidential Heritage Areas where 8.6.1 Table1 a.c. and f.a. standards are not met ". Subdivision rule RD2a.a.i does notinclude a reference to ResidentialHeritage Areas Matters of Discretionto enable assessment of standardsbreached for Residential HeritageAreas.	Oppose
Christchurch City Council/751.34	Carter Group Limited/ #FS2045.3	Seek Amendment	Add to – “RD2a.a.i. – for breach of Rule8.6.1 –minimum net site area and dimension:Rule 8.8.11”; add " and Rule 8.8.12.b forResidential Heritage Areas where 8.6.1 Table1 a.c. and f.a. standards are not met ". Subdivision rule RD2a.a.i does notinclude a reference to ResidentialHeritage Areas Matters of Discretionto enable assessment of standardsbreached for Residential HeritageAreas.	Oppose
Kāinga Ora – Homes and Communities / #834.12		Support	RD 11 Subdivision of land 1. Retain the Sites of EcologicalSignificance qualifying matter. 2. Retain the Outstanding andSignificant Natural Featuresqualifying matter. 3. Retain the Sites of CulturalSignificance qualifying matter.	
Kāinga Ora – Homes and Communities / #834.16		Support	1. Retain the Sites of EcologicalSignificance qualifying matter. 2. Retain the Outstanding andSignificant Natural Featuresqualifying matter. 3. Retain the Sites of CulturalSignificance qualifying matter	
Kāinga Ora – Homes and Communities / #834.129		Support	Retain RD2(c) and RD2A as notified.	
Danne Mora Limited/ #903.24		Support	Support the removal of RD15	

Subdivision, Development and Earthworks > Rules - Subdivision > Activity Status Tables > Discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Danne Mora Limited/ #903.25		Support	Support the removal of D5	

Subdivision, Development and Earthworks > Rules - Subdivision > Activity Status Tables > Non-complying activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Danne Mora Limited/ #903.26		Support	Support the removal of NC8	

Subdivision, Development and Earthworks > Activity standards

Submission Number	Further Submission No	Position	Decision Requested	FS Position						
Hilton Smith/ #98.3		Seek Amendment	[Re: Character Areas] Proposes to introduce a resource consent requirement as a restricted discretionary activity.							
Ezzie Smith/ #99.3		Not Stated	[Re: Character Areas] Proposes to make development in character areas a restricted discretionary activity.							
Golden Section Property/ #460.2		Oppose	[Retain operative standards] - No change to the subdivision rules to residential areas.							
Lawrence & Denise May/ #665.6		Seek Amendment	<p>[That the following proposed changes are adopted]:</p> <p>Proposed Subdivision Rules</p> <table border="1"> <thead> <tr> <th>Activity within a Character Area Overlay</th> <th>Activity if not in a Character Area Overlay</th> </tr> </thead> <tbody> <tr> <td>Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally larger than the underlying Zone requirement.</td> <td>400m2 proposed for the Medium Density Residential Zone or</td> </tr> <tr> <td>In High Density Zone – 400m2.</td> <td>300m2 proposed for the High Density Residential Zone</td> </tr> </tbody> </table>	Activity within a Character Area Overlay	Activity if not in a Character Area Overlay	Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally larger than the underlying Zone requirement.	400m2 proposed for the Medium Density Residential Zone or	In High Density Zone – 400m2.	300m2 proposed for the High Density Residential Zone	
Activity within a Character Area Overlay	Activity if not in a Character Area Overlay									
Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally larger than the underlying Zone requirement.	400m2 proposed for the Medium Density Residential Zone or									
In High Density Zone – 400m2.	300m2 proposed for the High Density Residential Zone									
Ann-Mary & Andrew Benton/ #698.5		Seek Amendment	<p>In recognition of the status of a Qualifying Matter, we propose introducing a resource consent requirement as a restricted discretionary activity, to help us better protect Character Areas. While some infill development will be allowed, we will have more ability to decline a resource consent where the design of a new house, or changes to an existing house, aren't in keeping with the Character Area.</p> <p>Subdivision will also be more restrictive, depending on the zone and area. For example, within a certain Character Area an additional house may be allowed on an existing site, or to the rear on a new site, but it may be limited to between five and eight metres (one or two storeys, depending on building design). It may require a larger garden and existing trees to be retained, with the house or houses set further back from the street and other boundaries than would be allowed for in a general suburban area.</p> <p>Rules for the Character Areas will differ depending on the character values of each area, as well as the District Plan zone in which the character area is located. The character values that are already being used to assess any development designs submitted to us are proposed to remain the same.</p> <p>Proposed Rules (Medium Density Residential Zone)</p> <table border="1"> <thead> <tr> <th>Activity Status</th> <th>Activity within a Character Area Overlay</th> <th>Activity if not in a Character Area Overlay</th> </tr> </thead> <tbody> <tr> <td>Permitted</td> <td>Within any Character Area Overlay, the interior conversion of an existing</td> <td>No equivalent rule – no density limit</td> </tr> </tbody> </table>	Activity Status	Activity within a Character Area Overlay	Activity if not in a Character Area Overlay	Permitted	Within any Character Area Overlay, the interior conversion of an existing	No equivalent rule – no density limit	
Activity Status	Activity within a Character Area Overlay	Activity if not in a Character Area Overlay								
Permitted	Within any Character Area Overlay, the interior conversion of an existing	No equivalent rule – no density limit								

				residential unit into two residential units.	
			Controlled	<p>In a Character Area Overlay,</p> <p>a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is:</p> <p>i. less than 5 metres in height; and</p> <p>ii. meets the built form standards applicable to the Character Area Overlay within which it is located.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	
			Restricted Discretionary	Residential units in the Character Area Overlay that do not meet Rule 14.5.3.2.7 – Number of residential units per site – maximum of 2 residential units per site.	No density limit.
			Restricted Discretionary	Within a Character Area Overlay:	

a. The demolition or removal of a building greater than 30m² on the site, relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development.

b. This rule does not apply:

i. where 14.5.3.1.2 C1 applies.

ii. to fences that meet the applicable built form standard 14.5.3.2.12 for that Character Area;

iii. to accessory buildings that are less than 30m² and located to the rear of the main residential unit on the site and are less than 5 metres in height; iv. to fences that are located on a side or rear boundary of

			<p>the site, except where that boundary is adjacent to a public space.</p> <p>c. Activities that do not meet Built Form standard 14.5.3.2.6. d. Any application arising from this rule shall not be limited or publicly notified.</p>		
			<p>Building height controls (dependent on the area, but the current Character Areas have 7m and 5.5 height limits proposed)</p>	<p>In most places, 11 metres</p>	
			<p>Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including:</p> <ul style="list-style-type: none"> - the width of building frontages - landscaping - setbacks (larger than typical) - building coverage 		

	<ul style="list-style-type: none"> - outdoor living space requirements - minimum glazing facing the street - fencing - garaging and car ports - building separation <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow.</p> <p>If these rules are not met, resource consent is needed (restricted discretionary activity status).</p>	

Proposed Subdivision Rules

	Activity within a Character Area Overlay	Activity if not in a Character Area Overlay
	Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally larger than the underlying Zone requirement.	400m ² proposed for the Medium Density Residential Zone or 300m ² proposed for

			In High Density Zone – 400m2.	the High Density Residential Zone	
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Subdivision, Development and Earthworks > Activity standards > Minimum net site area and dimension

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Debbie Smith/ #57.2		Oppose	Amend 8.6.1-Minimum net site area and dimension to increase the minimum land size and site dimension requirements	
Victoria Neighbourhood Association (VNA) / #61.15		Seek Amendment	Amend 14.6.1 by requiring High Density Residential development to have a minimum of a 400sq m site to be able to subdivide as set out in the operative District Plan	
Victoria Neighbourhood Association (VNA) /61.15	Anne Dingwall/ #FS2037.103	Seek Amendment	<p>Amend 14.6.1 by requiring High Density Residential development to have a minimum of a 400sq m site to be able to subdivide as set out in the operative District Plan</p> <p>Some sites that are 300-399 sq m are narrow being less than 8m wide – these are not suitable for subdivision.</p> <p>Larger sites on corners that can accommodate current set-backs, recession plains and which will have limited negative impact on neighbours can still be enabled but the uniqueness of the site and impact should be assessed on a case by case basis thereby needing notified consent as they currently do.</p> <p>Enabling additional height will simply make developers richer as they will enable in the highest yielding suburbs to the north of the city and ruin these areas for existing residents, this will force land prices up in these already higher prices suburbs. We encourage Councillors to look at what has happened in Auckland’s better suburbs to understand the reality of what this enablement does. A study tour would be an awakening of the harsh reality of what the NPS-UD looks like when implemented.</p> <p>In the VNA area (Bealey Ave to Salisbury, Montreal to Columbo St) we have narrow streets and small sections, and most streets with the highest levels of residential housing, run east to west. Enabling 14m (4 storey) or 20m (6 storey) or 32m (10 storey) being build right to the street boundary or indeed any boundary adversely impacts on existing houses on the southern, eastern and western side of the street due to the low angle of the sun, especially in winter. It seems unfair and discriminatory that residents living in central city streets will be more adversely impacted by Proposed plan changes in PC14 when compared to those living in medium density residential areas given recession plains do not apply to the first 20m of street frontage in the proposed HRZ under PC14.</p> <p>Under proposed PC14 in the VNA area there could be buildings as high as the CHC Casino and Te Pae in the middle of established residential homes of 1 or 2 storeys creating a wall on the street that is out of place and inconsistent with good urban planning.</p> <p>Set-backs and recession plains should apply regardless of the site boundaries including the street boundary to limit shading, wind tunnels, negative social, environment and economic impact on existing residents, and prevent poor urban design. This idea of developing to the street is fine if it’s a new development and like for like for all houses in the same street, it simply doesn’t work in an existing and established street where all other houses are set back based on previous planning rules.</p>	Support
Victoria Neighbourhood Association (VNA) /61.15	Cambridge 137 Limited/ #FS2042.15	Seek Amendment	<p>Amend 14.6.1 by requiring High Density Residential development to have a minimum of a 400sq m site to be able to subdivide as set out in the operative District Plan</p> <p>Some sites that are 300-399 sq m are narrow being less than 8m wide – these are not suitable for subdivision.</p>	Oppose

			<p>Larger sites on corners that can accommodate current set-backs, recession plains and which will have limited negative impact on neighbours can still be enabled but the uniqueness of the site and impact should be assessed on a case by case basis thereby needing notified consent as they currently do.</p> <p>Enabling additional height will simply make developers richer as they will enable in the highest yielding suburbs to the north of the city and ruin these areas for existing residents, this will force land prices up in these already higher prices suburbs. We encourage Councillors to look at what has happened in Auckland's better suburbs to understand the reality of what this enablement does. A study tour would be an awakening of the harsh reality of what the NPS-UD looks like when implemented.</p> <p>In the VNA area (Bealey Ave to Salisbury, Montreal to Columbo St) we have narrow streets and small sections, and most streets with the highest levels of residential housing, run east to west. Enabling 14m (4 storey) or 20m (6 storey) or 32m (10 storey) being build right to the street boundary or indeed any boundary adversely impacts on existing houses on the southern, eastern and western side of the street due to the low angle of the sun, especially in winter. It seems unfair and discriminatory that residents living in central city streets will be more adversely impacted by Proposed plan changes in PC14 when compared to those living in medium density residential areas given recession plains do not apply to the first 20m of street frontage in the proposed HRZ under PC14.</p> <p>Under proposed PC14 in the VNA area there could be buildings as high as the CHC Casino and Te Pae in the middle of established residential homes of 1 or 2 storeys creating a wall on the street that is out of place and inconsistent with good urban planning.</p> <p>Set-backs and recession plains should apply regardless of the site boundaries including the street boundary to limit shading, wind tunnels, negative social, environment and economic impact on existing residents, and prevent poor urban design. This idea of developing to the street is fine if it's a new development and like for like for all houses in the same street, it simply doesn't work in an existing and established street where all other houses are set back based on previous planning rules.</p>	
Victoria Neighbourhood Association (VNA) /61.15	Kāinga Ora/ #FS2082.26	Seek Amendment	<p>Amend 14.6.1 by requiring High Density Residential development to have a minimum of a 400sq m site to be able to subdivide as set out in the operative District Plan</p> <p>Some sites that are 300-399 sq m are narrow being less than 8m wide – these are not suitable for subdivision.</p> <p>Larger sites on corners that can accommodate current set-backs, recession plains and which will have limited negative impact on neighbours can still be enabled but the uniqueness of the site and impact should be assessed on a case by case basis thereby needing notified consent as they currently do.</p> <p>Enabling additional height will simply make developers richer as they will enable in the highest yielding suburbs to the north of the city and ruin these areas for existing residents, this will force land prices up in these already higher prices suburbs. We encourage Councillors to look at what has happened in Auckland's better suburbs to understand the reality of what this enablement does. A study tour would be an awakening of the harsh reality of what the NPS-UD looks like when implemented.</p> <p>In the VNA area (Bealey Ave to Salisbury, Montreal to Columbo St) we have narrow streets and small sections, and most streets with the highest levels of residential housing, run east to west. Enabling 14m (4 storey) or 20m (6 storey) or 32m (10 storey) being build right to the street boundary or indeed any boundary adversely impacts on existing houses on the southern, eastern and western side of the street due to the low angle of the sun, especially in winter. It seems unfair and discriminatory that residents living in central city streets will be more adversely impacted by Proposed plan changes in PC14 when compared to those living in medium density residential areas given recession plains do not apply to the first 20m of street frontage in the proposed HRZ under PC14.</p> <p>Under proposed PC14 in the VNA area there could be buildings as high as the CHC Casino and Te Pae in the middle of established residential homes of 1 or 2 storeys creating a wall on the street that is out of place and inconsistent with good urban planning.</p> <p>Set-backs and recession plains should apply regardless of the site boundaries including the street boundary to limit shading, wind tunnels, negative social, environment and economic impact on existing residents, and prevent poor urban design. This idea of developing to the street is fine if it's a new development and like for like for all houses in the same street, it simply doesn't work in an existing and established street where all other houses are set back based on previous planning rules.</p>	Oppose

Heritage New Zealand Pouhere Taonga (HNZPT) / #193.8		Support	Retain the increased minimum net site area for the Heritage Areas as proposed	
Heritage New Zealand Pouhere Taonga (HNZPT) /193.8	Anne Dingwall/ #FS2037.274	Support	Retain the increased minimum net site area for the Heritage Areas as proposed HNZPT supports the increased minimum net site area for the Heritage Areas specified under additional standards. This reflects a level of assessment resulting in a lot size appropriate to the character and significance of the area.	Support
Lauren Roberts/ #209.2		Seek Amendment	Provide for more flexibility on allotment sizes.	
Property Council New Zealand/ #242.6		Support	Support the proposed plan change having minimum subdivision on vacant sites in medium density residential zones as 400m ² , and in high density residential zones as 300m ² .	
Property Council New Zealand/ #242.8		Support	The current commercial centre subdivision proposal is for status quo which we also support.	
Cashmere Developments Ltd/ #257.1		Seek Amendment	<p>Remove the maximum number of residential allotment standards set out in Rules 8.6.1 and 8.6.11 that apply to the Outline Development Plan 'Cashmere and Worsleys'.</p> <p>Plan Change 14 proposes to continue to apply Rules 8.6.1 and 8.6.11, even though Plan Change 14 rezones the majority of the undeveloped residential land within 'Cashmere and Worsleys' as Future Urban Zone.</p> <p>The standards proposed to be removed are shown with strikethrough below:</p> <p>Rule 6.8.1 Minimum Net Site Area and Dimension, Table 1: Minimum net site area - residential zones, a. Medium Density Residential Zone:</p> <p>Additional Standards:</p> <ul style="list-style-type: none"> • <i>b. In the Cashmere and Worsleys area (shown at Appendix 8.10.7 8.10.6):</i> <ul style="list-style-type: none"> • <i>i. no more than 380 residential allotments shall be created or enabled by subdivision.</i> • <i>ii. No more than 380 residential units shall be created or enabled by subdivision.</i> • <i>c. The historic stonewalled drain shown at Appendix 8.10.6(d) shall be protected.</i> <p>Rule 8.6.11: Additional Standards for the Future Urban Zone, Table 8: Minimum and Maximum net site areas for allotments, c. Within the Cashmere and Worsleys area (Appendix 8.10.6):</p> <p>Net Site Area:</p> <ul style="list-style-type: none"> • <i>a. No more than 380 residential allotments shall be created or enabled by subdivision;</i> • <i>b. No more than 380 residential units shall be created or enabled by subdivision.</i> • <i>c. The historic stonewalled drain shown at Appendix 8.10.6(d) shall be protected.</i> 	
Caitriona Cameron/ #272.2		Seek Amendment	The proposal should facilitate coherent residential planning, rather than allow a solely market-driven approach (which risks 'lowest common denominator' development). Specifically increase minimum plot sizes for plots with 3+ storey residential buildings	
Caitriona Cameron/272.2	Anne Dingwall/ #FS2037.386	Seek Amendment	<p>The proposal should facilitate coherent residential planning, rather than allow a solely market-driven approach (which risks 'lowest common denominator' development). Specifically increase minimum plot sizes for plots with 3+ storey residential buildings</p> <p>To ensure more coherent 'planned' housing development.</p> <p>The current proposal marks a significant change in what is permitted and encouraged in residential areas. The proposal talks about meeting housing need over a 30 year time frame. The vision for 30 years' time may be coherent but, without careful local planning and oversight, the</p>	Support

			streetscapes are likely to be unattractive and highly variable in the short to medium term, with piece-meal development leading to 'sawtooth' streetscapes. The 30 year time frame outlined in the proposal means there is time to do this well - there is no rush.	
Cody Cooper/ #289.2		Seek Amendment	Amend the minimum section size to be less than as currently proposed.	
Rebecca West/ #360.2		Seek Amendment	Increase the minimum land size, and minimum street facing site dimension [in the High Density Residential Zone]	
Kate Gregg/ #381.22		Seek Amendment	[That the] minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally larger than the underlying Zone requirement.	
Kate Gregg/ #381.23		Support	[That], for activities located outside a Character Area, the net site area standards [are] amended to a minimum of 400m ² .	
Stuart Roberts/ #465.5		Oppose	[Do not allow 400m ² for MRZ (a)] - Minimum subdivisible section size at 450 sqm for MRZ and current (not proposed) size for HRZ	
David McLauchlan/ #653.7		Seek Amendment	Set a minimum net site area standard for developments [e.g., 2,000m ²] that allows for permanent and larger green space areas.	
Andrew McCarthy/ #681.5		Seek Amendment	[Table 1.b. Medium Density Residential Zone - Residential Hills Precinct] That the minimum allotment size is reduced to 575m ² .	
Andrew McCarthy/681.5	Red Spur Ltd/ #FS2068.46	Seek Amendment	[Table 1.b. Medium Density Residential Zone - Residential Hills Precinct] That the minimum allotment size is reduced to 575m ² . [I]t is clear that the intention of the Act is to allow more dwellings per hectare than was previously allowed. Council has recognised and given effect to this in the MRDZ by shrinking the minimum allotment size from 450m ² (the current minimum lot size) to 400m ² (in the MDRZ) per the addition of this standard in Table 1 of Rule 8.6.1. This is a reduction from the standard minimum area of some 11%. No such reduction, however, has been applied to the MDRZ (Residential Hills Precinct). An identical reduction would reduce the minimum vacant allotment size to 578m ² on the hills. It is submitted that 575m ² would be appropriate new standard, even though this minimum is still much larger than the flat land equivalent, without obvious justification. This change is sensible and necessary to give effect to the Act's intent, whether or not the LPTAQM is retained in any form.	Support
Andrew McCarthy/681.5	Rachel Sanders/ #FS2074.5	Seek Amendment	[Table 1.b. Medium Density Residential Zone - Residential Hills Precinct] That the minimum allotment size is reduced to 575m ² . [I]t is clear that the intention of the Act is to allow more dwellings per hectare than was previously allowed. Council has recognised and given effect to this in the MRDZ by shrinking the minimum allotment size from 450m ² (the current minimum lot size) to 400m ² (in the MDRZ) per the addition of this standard in Table 1 of Rule 8.6.1. This is a reduction from the standard minimum area of some 11%. No such reduction, however, has been applied to the MDRZ (Residential Hills Precinct). An identical reduction would reduce the minimum vacant allotment size to 578m ² on the hills. It is submitted that 575m ² would be appropriate new standard, even though this minimum is still much larger than the flat land equivalent, without obvious justification. This change is sensible and necessary to give effect to the Act's intent, whether or not the LPTAQM is retained in any form.	Oppose
Andrew McCarthy/ #681.6		Seek Amendment	Amend Rule 8.6.1.c to: Allotments in the Residential Medium Density Zones, and High Density Residential Zones shall include a plan demonstrating that a permitted residential unit can be located on any new allotment, including in relation to recession planes, unit size, access, outdoor living space, and floor level requirements; or for any vacant allotment created it shall have a consent notice pers 221 of the RMA attached restricting future subdivision to 2 units if the allotment is less than 60% of the minimum vacant allotment for that zone or 1 unit if the allotment is less than 30% of the minimum vacant allotment size for that zone.	
Andrew McCarthy/681.6	Red Spur Ltd/ #FS2068.47	Seek Amendment	Amend Rule 8.6.1.c to: Allotments in the Residential Medium Density Zones, and High Density Residential Zones shall include a plan demonstrating that a permitted residential unit can be located on any new allotment, including in relation to recession planes, unit size, access, outdoor living space, and floor level requirements; or for any vacant allotment created it shall have a consent notice pers 221 of the RMA attached restricting future subdivision to 2 units if the allotment is less than 60% of the minimum vacant allotment for that zone or 1 unit if the allotment is less than 30% of the minimum vacant allotment size for that zone. [R]equiring minimum site dimensions of 10m means that perfectly good designs cannot happen. There are fine designs of apartments that are as narrow as 4m. It should not be for the Council to determine building dimensions. This is much better left to the market, as is clearly the intention of the Act. If Parliament had wanted to set minimum building dimensions, it would have done so.	Oppose
Andrew McCarthy/681.6	Rachel Sanders/ #FS2074.6	Seek Amendment	Amend Rule 8.6.1.c to: Allotments in the Residential Medium Density Zones, and High Density Residential Zones shall include a plan demonstrating that a permitted residential unit can be located on any new allotment, including in relation to recession planes, unit size, access, outdoor living space, and floor level requirements; or for any vacant allotment created it shall have a consent notice pers 221 of the RMA attached restricting future subdivision to 2 units if the allotment is less than 60% of the minimum vacant allotment for that zone or 1 unit if the allotment is less than 30% of the minimum vacant allotment size for that zone. [R]equiring minimum site dimensions of 10m means that perfectly good designs cannot happen. There are fine designs of apartments that are as narrow as 4m. It should not be for the Council to determine building dimensions. This is much better left to the market, as is clearly the intention of the Act. If Parliament had wanted to set minimum building dimensions, it would have done so.	Oppose
Andrew McCarthy/681.6	Kāinga Ora/ #FS2082.341	Seek Amendment	Amend Rule 8.6.1.c to: Allotments in the Residential Medium Density Zones, and High Density Residential Zones shall include a plan demonstrating that a permitted residential unit can be located on any new allotment, including in relation to recession planes, unit size, access,	Oppose

			<p>outdoor living space, and floor level requirements; or for any vacant allotment created it shall have a consent notice pursuant to 221 of the RMA attached restricting future subdivision to 2 units if the allotment is less than 60% of the minimum vacant allotment for that zone or 1 unit if the allotment is less than 30% of the minimum vacant allotment size for that zone. [R]equiring minimum site dimensions of 10m means that perfectly good designs cannot happen. There are fine designs of apartments that are as narrow as 4m. It should not be for the Council to determine building dimensions. This is much better left to the market, as is clearly the intention of the Act. If Parliament had wanted to set minimum building dimensions, it would have done so.</p>	
Andrew McCarthy/ #681.7		Seek Amendment	Delete Table 1.b. Additional Standards, c. i and ii [minimum building area and curtilage area]	
Andrew McCarthy/681.7	Red Spur Ltd/ #FS2068.48	Seek Amendment	<p>Delete Table 1.b. Additional Standards, c. i and ii [minimum building area and curtilage area]</p> <p>[T]he proposed rules that require a minimum identified building area of 100m², minimum curtilage area of 200m², and vacant lot dimensions all work to restrict intensification in ways that preclude perfectly sensible intensification and thus fail to achieve the purpose of the Act. For example, if a 3 storey apartment were to be built with a minimum building footprint of 100m², this would typically create a very large 300m² apartment. The market for 300m² apartments is tiny, and thus the proposed rule is having effects that effectively preclude intensification.</p> <p>[R]equiring new developments to have 200m² curtilage area further restricts development. Even if minimum vacant allotment size is maintained at 650m², a combination of 100m² minimum building area and 200m² curtilage area effectively means minimum 300m² per building. Thus it would not be possible to fit the 3 properties per site specified in the Act (Schedule 3A, Part 1(10)) on the (rather large) minimum site size of 650m² as a total of 900m² would be required to meet the new rules.</p>	Oppose
Andrew McCarthy/681.7	Rachel Sanders/ #FS2074.7	Seek Amendment	<p>Delete Table 1.b. Additional Standards, c. i and ii [minimum building area and curtilage area]</p> <p>[T]he proposed rules that require a minimum identified building area of 100m², minimum curtilage area of 200m², and vacant lot dimensions all work to restrict intensification in ways that preclude perfectly sensible intensification and thus fail to achieve the purpose of the Act. For example, if a 3 storey apartment were to be built with a minimum building footprint of 100m², this would typically create a very large 300m² apartment. The market for 300m² apartments is tiny, and thus the proposed rule is having effects that effectively preclude intensification.</p> <p>[R]equiring new developments to have 200m² curtilage area further restricts development. Even if minimum vacant allotment size is maintained at 650m², a combination of 100m² minimum building area and 200m² curtilage area effectively means minimum 300m² per building. Thus it would not be possible to fit the 3 properties per site specified in the Act (Schedule 3A, Part 1(10)) on the (rather large) minimum site size of 650m² as a total of 900m² would be required to meet the new rules.</p>	Oppose
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.11		Seek Amendment	Provide an additional exclusion clause, whereby land which is held as Māori Land 1 and is in the Lyttelton Residential Heritage Area (RHA) and zoned Residential Banks Peninsula is exempt from complying with f. sub-clause a. under table 1 (minimum net site area-residential zones).	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.11	Anne Dingwall/ #FS2037.1004	Seek Amendment	<p>Provide an additional exclusion clause, whereby land which is held as Māori Land 1 and is in the Lyttelton Residential Heritage Area (RHA) and zoned Residential Banks Peninsula is exempt from complying with f. sub-clause a. under table 1 (minimum net site area-residential zones).</p> <p>The proposed minimum net site area for sites located in the Lyttelton Residential Heritage Area (RHA) further restricts development potential for existing residential sites in much of Lyttelton. Rāpaki Runanga is concerned that their development aspirations on their whenua could be further constrained by an increased minimum site area.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support

Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.11	Kāinga Ora/ #FS2082.462	Seek Amendment	<p>Provide an additional exclusion clause, whereby land which is held as Māori Land 1 and is in the Lyttelton Residential Heritage Area (RHA) and zoned Residential Banks Peninsula is exempt from complying with f. sub-clause a. under table 1 (minimum net site area-residential zones).</p> <p>The proposed minimum net site area for sites located in the Lyttelton Residential Heritage Area (RHA) further restricts development potential for existing residential sites in much of Lyttelton. Rāpaki Runanga is concerned that their development aspirations on their whenua could be further constrained by an increased minimum site area.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Ian McChesney/ #701.4		Seek Amendment	Increase minimum plot sizes for plots with 3+ storey residential buildings.	
Ian McChesney/701.4	Anne Dingwall/ #FS2037.556	Seek Amendment	Increase minimum plot sizes for plots with 3+ storey residential buildings.	Support
Ian McChesney/701.4	Anne Dingwall/ #FS2037.977	Seek Amendment	Increase minimum plot sizes for plots with 3+ storey residential buildings.	Support
Ian McChesney/701.4	Christchurch International Airport Limited/ #FS2052.258	Seek Amendment	Increase minimum plot sizes for plots with 3+ storey residential buildings.	Support
Christian Jordan/ #737.2		Seek Amendment	There should be no minimum section size for a vacant lot in any urban residential zone if a compliant house can be shown to fit (no requirement for consent or actual building for title to be issued).	
Christian Jordan/737.2	Anne Dingwall/ #FS2037.1472	Seek Amendment	<p>There should be no minimum section size for a vacant lot in any urban residential zone if a compliant house can be shown to fit (no requirement for consent or actual building for title to be issued).</p> <p>The increase in minimum section size from 200m² to 400m² in most of the RMD zone and 300m² to 400m² in most of the RSDT zone will all but eliminate subdivision of sections for infill housing.</p> <p>infill housing is critical to retaining housing affordability - it sustainably retains existing homes (and their character) on smaller sites at a lower price and it grants individuals an opportunity to create and design their own home also at a lower cost.</p>	Oppose
Christchurch City Council/ #751.28		Seek Amendment	Remove reference[s to 'Low Density Residential Airport Influence Zone and the Low Density Residential Airport Influence Zone'] and ensure correct reference to RS, RSDT, and the Airport Noise Influence Area is made.	
Christchurch City Council/751.28	Anne Dingwall/ #FS2037.850	Seek Amendment	Remove reference[s to 'Low Density Residential Airport Influence Zone and the Low Density Residential Airport Influence Zone'] and ensure correct reference to RS, RSDT, and the Airport Noise Influence Area is made.	Support
Christchurch City Council/751.28	Christchurch International Airport Limited/ #FS2052.28	Seek Amendment	Remove reference[s to 'Low Density Residential Airport Influence Zone and the Low Density Residential Airport Influence Zone'] and ensure correct reference to RS, RSDT, and the Airport Noise Influence Area is made.	Seek Amendment
Christchurch City Council/ #751.30		Seek Amendment	Amend [c.] to "Within the Residential Hills Precinct in the Medium Density Residential Zone the allotment shall ..."	
Christchurch City Council/751.30	Anne Dingwall/ #FS2037.852	Seek Amendment	Amend [c.] to "Within the Residential Hills Precinct in the Medium Density Residential Zone the allotment shall ..." Error in last sentence referring to an area as "Medium Density Residential (Residential Hills Precinct) Zone".	Support

Christchurch City Council/ #751.69		Seek Amendment	Amend subdivision standards for sites within the Riccarton Bush Interface Area (8.6.1):- 450m2 minimum allotment size, removing zero allotment size for existing or proposed dwellings.	
Christchurch City Council/751.69	Anne Dingwall/ #FS2037.891	Seek Amendment	Amend subdivision standards for sites within the Riccarton Bush Interface Area (8.6.1):- 450m2 minimum allotment size, removing zero allotment size for existing or proposed dwellings. Proposed provisions for the Riccarton Bush Interface Area do not reflect the full recommendations of reporting, which has been clarified in more detail (see attachment 46).	Support
Christchurch City Council/751.69	Christchurch International Airport Limited/ #FS2052.31	Seek Amendment	Amend subdivision standards for sites within the Riccarton Bush Interface Area (8.6.1):- 450m2 minimum allotment size, removing zero allotment size for existing or proposed dwellings. Proposed provisions for the Riccarton Bush Interface Area do not reflect the full recommendations of reporting, which has been clarified in more detail (see attachment 46).	Support
Christchurch City Council/751.69	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.3	Seek Amendment	Amend subdivision standards for sites within the Riccarton Bush Interface Area (8.6.1):- 450m2 minimum allotment size, removing zero allotment size for existing or proposed dwellings. Proposed provisions for the Riccarton Bush Interface Area do not reflect the full recommendations of reporting, which has been clarified in more detail (see attachment 46).	Seek Amendment
Christchurch City Council/751.69	Robert Broughton/ #FS2083.6	Seek Amendment	Amend subdivision standards for sites within the Riccarton Bush Interface Area (8.6.1):- 450m2 minimum allotment size, removing zero allotment size for existing or proposed dwellings. Proposed provisions for the Riccarton Bush Interface Area do not reflect the full recommendations of reporting, which has been clarified in more detail (see attachment 46).	Support
Megan Power/ #769.1		Support	[Supports] in general the following provisions: Chapter 8 Subdivision 8.6.1 Minimum net site area and dimension, Table 1, a., Additional Standards	
Mary O'Connor/ #778.6		Seek Amendment	Would like to see a minimum size plot that three buildings of three storeys can be built on, that is also dependant on the shape of the plot.	
Carter Group Limited/ #814.90		Oppose	Oppose 8.6.1 Table 1. Seek that it is deleted.	
Carter Group Limited/814.90	Heritage New Zealand Pouhere Taonga/ #FS2051.34	Oppose	Oppose 8.6.1 Table 1. Seek that it is deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Further, the proposed 450m2 minimum net site area is opposed on the basis that it conflicts with the objectives in the NPS-UD and District Plan to provide for the most intensive and efficient scale and form of development within Central City areas.	Oppose
Carter Group Limited/814.90	Red Spur Ltd/ #FS2068.39	Oppose	Oppose 8.6.1 Table 1. Seek that it is deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Further, the proposed 450m2 minimum net site area is opposed on the basis that it conflicts with the objectives in the NPS-UD and District Plan to provide for the most intensive and efficient scale and form of development within Central City areas.	Support
Carter Group Limited/814.90	Kāinga Ora/ #FS2082.920	Oppose	Oppose 8.6.1 Table 1. Seek that it is deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Further, the proposed 450m2 minimum net site area is opposed on the basis that it conflicts with the objectives in the NPS-UD and District Plan to provide for the most intensive and efficient scale and form of development within Central City areas.	Seek Amendment
Carter Group Limited/ #814.91		Support	Retain 8.6.1 Tables 2-5 as notified.	
Carter Group Limited/814.91	Kāinga Ora/ #FS2082.921	Support	Retain 8.6.1 Tables 2-5 as notified. The amendments proposed to Tables 2-5 are supported.	Seek Amendment
The Catholic Diocese of Christchurch / #823.83		Oppose	Delete Table 1	
The Catholic Diocese of Christchurch /823.83	Anne Dingwall/ #FS2037.1315	Oppose	Delete Table 1 Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Further, the proposed 450m2 minimum net site area is opposed on the basis that it conflicts with the objectives in the NPS-UD and District Plan to provide for the most intensive and efficient scale and form of development within Central City areas.	Oppose
The Catholic Diocese of Christchurch /823.83	Carter Group Limited/ #FS2045.256	Oppose	Delete Table 1 Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission.	Support

			Further, the proposed 450m2 minimum net site area is opposed on the basis that it conflicts with the objectives in the NPS-UD and District Plan to provide for the most intensive and efficient scale and form of development within Central City areas.	
The Catholic Diocese of Christchurch /823.83	Heritage New Zealand Pouhere Taonga/ #FS2051.35	Oppose	Delete Table 1 Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Further, the proposed 450m2 minimum net site area is opposed on the basis that it conflicts with the objectives in the NPS-UD and District Plan to provide for the most intensive and efficient scale and form of development within Central City areas.	Oppose
The Catholic Diocese of Christchurch /823.83	Kāinga Ora/ #FS2082.1146	Oppose	Delete Table 1 Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Further, the proposed 450m2 minimum net site area is opposed on the basis that it conflicts with the objectives in the NPS-UD and District Plan to provide for the most intensive and efficient scale and form of development within Central City areas.	Seek Amendment
The Catholic Diocese of Christchurch / #823.84		Support	Table 2 -4 Min net site areas - other zones. Retain the changes as proposed to Rule 8.6.1 Tables 2 – 5.	
The Catholic Diocese of Christchurch /823.84	Anne Dingwall/ #FS2037.1316	Support	Table 2 -4 Min net site areas - other zones. Retain the changes as proposed to Rule 8.6.1 Tables 2 – 5. The amendments proposed to Tables 2-5 are supported.	Oppose
The Catholic Diocese of Christchurch /823.84	Carter Group Limited/ #FS2045.257	Support	Table 2 -4 Min net site areas - other zones. Retain the changes as proposed to Rule 8.6.1 Tables 2 – 5. The amendments proposed to Tables 2-5 are supported.	Support
The Catholic Diocese of Christchurch /823.84	Kāinga Ora/ #FS2082.1147	Support	Table 2 -4 Min net site areas - other zones. Retain the changes as proposed to Rule 8.6.1 Tables 2 – 5. The amendments proposed to Tables 2-5 are supported.	Seek Amendment
Carter Group Limited / #824.123		Oppose	delete 8.6.1 minimum site area and dimension	
Kāinga Ora – Homes and Communities / #834.130		Oppose	Amend clause 8.63.1(c) as follows: The creation of vacant allotments that do not contain an existing or consented residential unit - Allotments in the Medium Density (including MRZHills), and High Density Residential Zones, shall have accommodate a minimum dimension-shape factor of 10m 8m x 15m. Within the Medium Density Residential (Residential Hills Precinct) Zone the allotment shall have a minimum dimension of 17m x12m. This shape factor shall be located outside of: 1. Land which may be subject to instability or is otherwise geotechnically unsuitable; 2. Any existing or proposed easement areas required for access or services purposes; 3. Network Utilities, including private and public lines.	
Kāinga Ora – Homes and Communities /834.130	Orion New Zealand Limited/ #FS2056.20	Oppose	Amend clause 8.63.1(c) as follows: The creation of vacant allotments that do not contain an existing or consented residential unit - Allotments in the Medium Density (including MRZHills), and High Density Residential Zones, shall have accommodate a minimum dimension-shape factor of 10m 8m x 15m. Within the Medium Density Residential (Residential Hills Precinct) Zone the allotment shall have a minimum dimension of 17m x12m.	Support

			<p>This shape factor shall be located outside of:</p> <ol style="list-style-type: none"> 1. Land which may be subject to instability or is otherwise geotechnically unsuitable; 2. Any existing or proposed easement areas required for access or services purposes; 3. Network Utilities, including private and public lines. <p>Support the use of a minimum dimension for the creation of vacant sections. However, Kāinga Ora recommends an 8m x 15m minimum shape factor for MRZ and HRZ sites as this is demonstrated as practicable to construct a permitted medium density residential dwelling. The rule needs clarification that the minimum sizes apply to the creation of vacant lots, rather than lots with an existing or consented dwelling. Similarly, clarity needs to be retained that is explicit that the minimum net site provisions shall not apply to sites used exclusively for access, reserves, or infrastructure, or which are wholly subject to a designation.</p>	
Kāinga Ora – Homes and Communities /834.130	Red Spur Ltd/ #FS2068.13	Oppose	<p>Amend clause 8.63.1(c) as follows:</p> <p>The creation of vacant allotments that do not contain an existing or consented residential unit - Allotments in the Medium Density (including MRZ Hills), and High Density Residential Zones, shall have accommodate a minimum dimension shape factor of 10m 8m x 15m. Within the Medium Density Residential (Residential Hills Precinct) Zone the allotment shall have a minimum dimension of 17m x 12m.</p> <p>This shape factor shall be located outside of:</p> <ol style="list-style-type: none"> 1. Land which may be subject to instability or is otherwise geotechnically unsuitable; 2. Any existing or proposed easement areas required for access or services purposes; 3. Network Utilities, including private and public lines. <p>Support the use of a minimum dimension for the creation of vacant sections. However, Kāinga Ora recommends an 8m x 15m minimum shape factor for MRZ and HRZ sites as this is demonstrated as practicable to construct a permitted medium density residential dwelling. The rule needs clarification that the minimum sizes apply to the creation of vacant lots, rather than lots with an existing or consented dwelling. Similarly, clarity needs to be retained that is explicit that the minimum net site provisions shall not apply to sites used exclusively for access, reserves, or infrastructure, or which are wholly subject to a designation.</p>	Support
Kāinga Ora – Homes and Communities / #834.131		Oppose	<p>Table 1 – Minimum net site area Clause (a) and (c) Table 6 – Allotments with existing or proposed buildings.</p> <p>Delete Table 1 and Table 6.</p>	
Christchurch International Airport Limited (CIAL) / #852.6		Seek Amendment	<p>Amend Rule 8.6.1.a. as follows:</p> <p>Minimum net site area and dimension</p> <p>a. Allotments in the Residential Suburban, Residential Hills, Residential Large Lot Residential, Open Space Metropolitan Facilities (golf courses, Riccarton Racecourse and Wilding, Western, Kearneys and Christchurch Parks) and the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area Low Density Residential Airport Influence Zones shall have a minimum dimension of 16m x 18m.</p> <p>Amend Table 1 Minimum net site area - residential zones by deleting clause d and e that refer to the "Low Density Residential Airport Influence Zone" and the "Low Density Residential Airport Influence Zone - Airport Influence Density Precinct".</p> <p>Amend Table 6 "Allotments with existing or proposed buildings" clauses a and b by removal of the references to the "Low Density Residential Airport Influence Zone" and the "Low Density Residential Airport Influence Zone - Airport Influence Density Precinct".</p>	
Christchurch International Airport Limited (CIAL) /852.6	Sarah Harrow/ #FS2017.6	Seek Amendment	<p>Amend Rule 8.6.1.a. as follows:</p>	Support

			<p>Minimum net site area and dimension</p> <p>a. Allotments in the Residential Suburban, Residential Hills, Residential Large Lot Residential, Open Space Metropolitan Facilities (golf courses, Riccarton Racecourse and Wilding, Western, Kearneys and Christchurch Parks) and the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area Low Density Residential Airport Influence Zones shall have a minimum dimension of 16m x 18m.</p> <p>Amend Table 1 Minimum net site area - residential zones by deleting clause d and e that refer to the "Low Density Residential Airport Influence Zone" and the "Low Density Residential Airport Influence Zone - Airport Influence Density Precinct".</p> <p>Amend Table 6 "Allotments with existing or proposed buildings" clauses a and b by removal of the references to the "Low Density Residential Airport Influence Zone" and the "Low Density Residential Airport Influence Zone-Airport Influence Density Precinct".</p> <p>The reference to the Low Density Residential Airport Influence Zones is an error and should, instead, refer to the QM.</p> <p>These references are incorrect and are not required as the table retains the density standards for the Residential Suburban and Residential Suburban Density Transition zones that sit beneath the QM.</p>	
Christchurch International Airport Limited (CIAL) /852.6	Stantec/ #FS2032.53	Seek Amendment	<p>Amend Rule 8.6.1.a. as follows:</p> <p>Minimum net site area and dimension</p> <p>a. Allotments in the Residential Suburban, Residential Hills, Residential Large Lot Residential, Open Space Metropolitan Facilities (golf courses, Riccarton Racecourse and Wilding, Western, Kearneys and Christchurch Parks) and the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area Low Density Residential Airport Influence Zones shall have a minimum dimension of 16m x 18m.</p> <p>Amend Table 1 Minimum net site area - residential zones by deleting clause d and e that refer to the "Low Density Residential Airport Influence Zone" and the "Low Density Residential Airport Influence Zone - Airport Influence Density Precinct".</p> <p>Amend Table 6 "Allotments with existing or proposed buildings" clauses a and b by removal of the references to the "Low Density Residential Airport Influence Zone" and the "Low Density Residential Airport Influence Zone-Airport Influence Density Precinct".</p> <p>The reference to the Low Density Residential Airport Influence Zones is an error and should, instead, refer to the QM.</p> <p>These references are incorrect and are not required as the table retains the density standards for the Residential Suburban and Residential Suburban Density Transition zones that sit beneath the QM.</p>	Oppose
Christchurch International Airport Limited (CIAL) /852.6	New Zealand Airports Association/ #FS2071.19	Seek Amendment	<p>Amend Rule 8.6.1.a. as follows:</p> <p>Minimum net site area and dimension</p> <p>a. Allotments in the Residential Suburban, Residential Hills, Residential Large Lot Residential, Open Space Metropolitan Facilities (golf courses, Riccarton Racecourse and Wilding, Western, Kearneys and Christchurch Parks) and the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area Low Density Residential Airport Influence Zones shall have a minimum dimension of 16m x 18m.</p> <p>Amend Table 1 Minimum net site area - residential zones by deleting clause d and e that refer to the "Low Density Residential Airport Influence Zone" and the "Low Density Residential Airport Influence Zone - Airport Influence Density Precinct".</p> <p>Amend Table 6 "Allotments with existing or proposed buildings" clauses a and b by removal of the references to the "Low Density Residential Airport Influence Zone" and the "Low Density Residential Airport Influence Zone-Airport Influence Density Precinct".</p> <p>The reference to the Low Density Residential Airport Influence Zones is an error and should, instead, refer to the QM.</p>	Support

			These references are incorrect and are not required as the table retains the density standards for the Residential Suburban and Residential Suburban Density Transition zones that sit beneath the QM.	
Christchurch International Airport Limited (CIAL) /852.6	Kāinga Ora/ #FS2082.773	Seek Amendment	<p>Amend Rule 8.6.1.a. as follows:</p> <p>Minimum net site area and dimension</p> <p>a. Allotments in the Residential Suburban, Residential Hills, Residential Large Lot Residential, Open Space Metropolitan Facilities (golf courses, Riccarton Racecourse and Wilding, Western, Kearneys and Christchurch Parks) and the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area Low Density Residential Airport Influence Zones shall have a minimum dimension of 16m x 18m.</p> <p>Amend Table 1 Minimum net site area - residential zones by deleting clause d and e that refer to the "Low Density Residential Airport Influence Zone" and the "Low Density Residential Airport Influence Zone - Airport Influence Density Precinct".</p> <p>Amend Table 6 "Allotments with existing or proposed buildings" clauses a and b by removal of the references to the "Low Density Residential Airport Influence Zone" and the "Low Density Residential Airport Influence Zone-Airport Influence Density Precinct".</p> <p>The reference to the Low Density Residential Airport Influence Zones is an error and should, instead, refer to the QM.</p> <p>These references are incorrect and are not required as the table retains the density standards for the Residential Suburban and Residential Suburban Density Transition zones that sit beneath the QM.</p>	Oppose
Lendlease Limited/ #855.25		Seek Amendment	Amend Table 2 of 8.6.1 to include reference to the Metropolitan Centre Zone.	
Lendlease Limited/855.25	Vaughan Smith/ #FS2090.36	Seek Amendment	Amend Table 2 of 8.6.1 to include reference to the Metropolitan Centre Zone. The submitter seeks that the Hornby Commercial Core is rezoned "Metropolitan Centre Zone". Consequential changes are required to the subdivision standards to include reference to "Metropolitan Centre".	Support
Rutherford Family Trust/ #879.3		Seek Amendment	Remove Additional Standard (b) from Table 1, line (i) in 8.6.1	
Red Spur Ltd / #881.6		Seek Amendment	<p>[Seeks that council amend Rule 8.6.1 to read as follows]</p> <p>(Amendments sought highlighted yellow)</p> <p>In the Residential Hills/Medium Density Residential Zone – Residential Hills Precinct, the minimum net site area should be;</p> <p>650m² for a vacant allotment except that in the Residential Hills (Redmund Spur) Precinct, a maximum of 15% of vacant lots for the entire Precinct shall have a minimum lot size of 400m²</p>	
Red Spur Ltd /881.6	Fiona Aston/ #FS2089.9	Seek Amendment	<p>[Seeks that council amend Rule 8.6.1 to read as follows]</p> <p>(Amendments sought highlighted yellow)</p> <p>In the Residential Hills/Medium Density Residential Zone – Residential Hills Precinct, the minimum net site area should be;</p> <p>650m² for a vacant allotment except that in the Residential Hills (Redmund Spur) Precinct, a maximum of 15% of vacant lots for the entire Precinct shall have a minimum lot size of 400m²</p> <p>1) The relief sought is consistent with and gives effect to the Resource Management Act 1991 (RMA), including the Enabling Housing (and other matters) amendments, and in terms of s32 of the RMA is the most appropriate way for achieving the purpose of the objectives of the proposal (including any consequential amendments to the same to give effect to the purpose and intent of this submission).</p>	Support

			<p>2) Redmund Spur is zoned RH in the current operative Christchurch District Plan. The Enabling Act requires all existing zones except LLR and SSZ to incorporate the MDRS. The proposal to 'downzone' Redmund Spur to LLR is contrary to the Enabling Act and not legally possible. There is simply no scope under the Act for the proposed downzoning.</p> <p>3) The existing District Plan density provisions applying to the Redmund Spur Overlay enable an overall residential density 'closer' to the RH zoning applying elsewhere (minimum lot size 650m²) than the LLR zone (minimum lot size 1500m²). The average lot size based on a maximum of 400 lots, and minimum 30% 1500m² is approx 900m².</p> <p>4) RH zoning for Redmund Spur (in the event that the LPTA QM is retained) is consistent with the proposed RH zoning for the neighbouring Quarry Hill subdivision to the west, which also has an overall lower average density (1500m²) than Redmund Spur (approx 900m²).</p> <p>5) The topography of Redmund Spur includes large areas of gently sloping land which are suitable for some smaller lots. The existing operative RS Mixed Density Overlay rules package recognizes this and anticipates some smaller sites. A higher (45%) site coverage applies for smaller sites (under 450m²) - Rule 14.7.2.3 Site Coverage. Provision for smaller lots will enable this emerging hill suburb to deliver a wider range housing types and price points than other hills suburbs (where the minimum vacant lot size is 650m²), consistent with the NPS-UD 2020 requirement for well functioning urban environments to meet the needs, in terms of type, price, and location, of different households (Policy 1), including smaller, more affordable housing.</p> <p>6) The amendments to the residential zone boundaries are minor in nature and ensure that the zoning better fits the site topography than the existing zone boundaries which relate to existing fence lines and/or other non-topographical features. Land currently zoned Residential Hills but which is topographically unsuitable for residential development will be rezoned Rural Port Hills (2960m²) and land currently zoned RPH but which is suitable for residential development will be rezoned RH (Redmund Spur Precinct) or MDR (Redmund Spur Precinct) (2100m²) slightly reducing the amount of land zoned for residential purposes.</p> <p>7) The amendments to the NCZ boundary and Table 15.1 is consistent with the approved Stage 6 subdivision scheme plan, and the location of the NCZ approved under RMA/2022/2892.</p> <p>8) There is no need to continue with the current RH MDO rules package, which in some parts is inconsistent with the Enabling Act. These include the requirement for a proportion of larger lots and site coverage requirements including as below:</p> <ul style="list-style-type: none"> • For sites greater than 1000m² – the lesser of 25% or 250m² of ground floor area to a maximum of 350m² in total floor area (Rule 14.7.2.3) • Restricted discretionary activity consent required for attached residential units where the total floor area is greater than 500m² (RD21) <p>The site coverage requirements for larger sites have proven problematic in practice, with variable interpretation and application by consenting officers concerning matters of visual appropriateness of site coverage on the larger lots. The maximum site coverage under the MDRS is 50% as stipulated in the Enabling Act, and 35% in the current operative RHZ. It is not appropriate that a different standard apply to development at Redmund Spur compared with other RH zoned areas (with respect to sites 650m² and larger). Further, the Enabling Act (Policy 6) anticipates changes to character of the urban environment with the proposed intensification, which applies to virtually all residential zones including RH. Such changes are not to be considered of themselves an adverse effect, which needs mitigation.</p> <p>Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:</p> <p>(b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:</p> <p>(i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and</p> <p>(ii) are not, of themselves, an adverse effect</p> <p>9) Market feedback is that lot sizes of 1500m²+ are larger than desired</p> <p>10) The current District Plan RH zoning of Redmund Spur (to apply in the event that the LPTA QM is not retained) is consistent with the purpose and intent of the RHZ as described in the District Plan under Policy 14.2.2.1 Housing distribution and density Table 14.2.1.1a, and conversely inconsistent with the purpose of LLR as described in the Table.</p>	
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			<p>Residential Hills Zone</p> <p>Covers all the living environments that are located on the slopes of the Port Hills from Westmorland in the west to Scarborough in the east. (an amendment is sought to correct this to reference Quarry Hill as the westernmost RHZ). It provides principally for low density residential development that recognises the landscape values of the Port Hills, including opportunities for planting and landscaping, and control of reflectivity of roof finishes in order to blend buildings into the landscape. Provision is made for a range of housing options that will enable a typical family home to be retained, but also provide greater housing stock for dependent relatives, rental accommodation, and homes more suitable for smaller households (including older persons). Provision is also made for a range of appropriate non-residential activities.</p> <p>Residential Large Lot Zone</p> <p>Covers a number of areas on the Port Hills where there is an existing residential settlement that has a predominantly low density or semi-rural character as well as the Akaroa Hills slopes and rural residential areas of Samarang Bay and Allandale on Banks Peninsula, and a low density hamlet centred on the northern part of Gardiners Road, Redmund Spur, and 86 Bridle Path Road.</p> <p>The RLLZs are discrete outlying residential areas on Banks Peninsula or in the rural area north of the city (Gardiners Road). Bridle Path Road has subdivision approval and is being developed as a mixed density area (10 lots). Redmund Spur is not an outlying area – it is a Port Hills hill suburb sandwiched between two existing RH hill suburbs (Westmorland to the east and Quarry Hill to the west). RH/RMD (Redmund Spur Precinct) zoning is consistent with this setting and context.</p> <p>11) LLR zoning of Redmund Spur is inconsistent with the purpose and intent of LLR zoning as specified in the national planning standards:</p> <p>LLR Areas used predominantly for residential activities and buildings such as detached houses on lots larger than those of the Low density residential and General residential zones, and where there are particular landscape characteristics, physical limitations or other constraints to more intensive development.</p> <p>The current development with average lot sizes of around 900m² is not low density. There are few physical limitations or constraints to development of RHZ areas on the balance of the site.</p> <p>Significant parts of Redmund Spur are well suited to more intensive development, as reflected in the current MDO rules which anticipate higher density development.</p> <p>12) MDR zoning of Redmund Spur is consistent with the Intensification objectives and policies that the Enabling Act required to be included in the District Plan in particular</p> <p>Objective 1</p> <p>(a) a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future:</p> <p>Objective 2</p> <p>(b) a relevant residential zone provides for a variety of housing types and sizes that respond to—</p> <p>(i) housing needs and demand; and</p> <p>(ii) the neighbourhood's planned urban built character, including 3-storey buildings.</p> <p>(2) A territorial authority must include the following policies in its district plan:</p> <p>Policy 1</p> <p>(a) enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments:</p>	
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			<p>Policy 2</p> <p>(b) apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga):</p> <p>13) Amended Rule 5.6.1.1 P21 will retain the status quo with respect to the approved zoning of the proposed Redmund Spur neighbourhood centre. The next development stage (Stage 6) will include the neighbourhood centre, which is currently being designed.</p>	
Red Spur Ltd / #881.7		Seek Amendment	<p>[Seeks that council amend Rule 8.6.1(h) as follows]</p> <p>(Amendments sought highlighted yellow)</p> <p>Additional standards</p> <p>e. In the Residential Mixed Density Precinct – Redmund Spur:</p> <p>i. the minimum allotment size shall be 650m², however a minimum of 30% of sites shall have a minimum of 1,500m²; and</p> <p>ii. the maximum number of allotments shall be 400.</p>	
Cameron Matthews/ #1048.15		Seek Amendment	I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan, including, but not limited to, [Rule] 8.6.1 [Table 1 - Minimum net site area - Residential Zones].	
Cameron Matthews/1048.15	Heritage New Zealand Pouhere Taonga/ #FS2051.36	Seek Amendment	I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan, including, but not limited to, [Rule] 8.6.1 [Table 1 - Minimum net site area - Residential Zones]. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.	Oppose

Subdivision, Development and Earthworks > Activity standards > Allotments with existing or proposed buildings

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Lauren Roberts/ #209.3		Seek Amendment	Provide for more flexibility on allotment sizes.	
Sutherlands Estates Limited / #728.8		Seek Amendment	Amend the standard to make it clear that there is no minimum allotment size in the FUZ zone around existing buildings	
Christchurch City Council/ #751.29		Seek Amendment	Remove reference[s to 'Low Density Residential Airport Influence Zone and the Low Density Residential Airport Influence Zone'] and ensure correct reference to RS, RSDT, and the Airport Noise Influence Area is made.	
Christchurch City Council/751.29	Anne Dingwall/ #FS2037.851	Seek Amendment	Remove reference[s to 'Low Density Residential Airport Influence Zone and the Low Density Residential Airport Influence Zone'] and ensure correct reference to RS, RSDT, and the Airport Noise Influence Area is made.	Support
Benrogan Estates Ltd/ #819.5		Seek Amendment	Amend the standard to make it clear that there is no minimum allotment size in the FUZ zone around existing buildings.	
Knights Stream Estates Ltd/ #820.5		Oppose	Amend the standard to make it clear that there is no minimum allotment size in the FUZ zone around existing buildings.	
Lendlease Limited/ #855.26		Seek Amendment	Amend Table 6 of 8.6.2 to include reference to the Metropolitan Centre Zone.	
Lendlease Limited/855.26	Vaughan Smith/ #FS2090.37	Seek Amendment	Amend Table 6 of 8.6.2 to include reference to the Metropolitan Centre Zone. The submitter seeks that the Hornby Commercial Core is rezoned "Metropolitan Centre Zone". Consequential changes are required to the subdivision standards to include reference to "Metropolitan Centre".	Support
Red Spur Ltd / #881.8		Seek Amendment	<p>[Seeks that council add the following in Rule 8.6.2]</p> <p>(Amendments sought highlighted yellow)</p>	

			j. Allotments with existing or proposed buildings in the Residential Hills/ Medium Density Residential Zone -Residential Hills (Redmund Spur) Precinct - no minimum net site area.	
Danne Mora Limited/ #903.28		Seek Amendment	Amend the standard to make it clear thatthere is no minimum allotment size in theFUZ zone around existing buildings.	
Davie Lovell-Smith Ltd / #914.12		Seek Amendment	Amend the standard 8.6.2 to make it clear thatthere is no minimum allotment size in theFUZ zone around existing buildings.	
Davie Lovell-Smith Ltd /914.12	Christchurch International Airport Limited/ #FS2052.53	Seek Amendment	Amend the standard 8.6.2 to make it clear thatthere is no minimum allotment size in theFUZ zone around existing buildings. It is unclear whether there is a minimum allotment for the FUZ. Thedrafting of the provision as notified removes the reference to 'Nil' forthe previous named zoned of RNN. We suggest it is clearer within thestandard that there is no minimum allotment size in the FUZ zonearound existing buildings	Oppose
Milns Park Limited / #916.8		Seek Amendment	Amend 8.6.2 to make it clear thatthere is no minimum allotment size in theFUZ zone around existing buildings	

Subdivision, Development and Earthworks > Activity standards > Access

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Steve Burns/ #276.30		Seek Amendment	That provisions are made for widening main transport routes to enable access.	
Steve Burns/ #276.31		Seek Amendment	That provisions are made for widening main transport routes to enable access.	

Subdivision, Development and Earthworks > Activity standards > Roads

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Nikki Smetham/ #112.19		Seek Amendment	[Require] a wider minimum berm size in road reserves.	
Nikki Smetham/112.19	Anne Dingwall/ #FS2037.195	Seek Amendment	[Require] a wider minimum berm size in road reserves. The most common berm width for planting street trees is approx. 1.5m wide. The list of trees suitable for planting in 1.5m wide berms is very limited, and many of these a shrub-like and unlikely to make good street trees. It's highly likely the very few species that do make good tree species will be specified on mass, and then eventually these will be considered over-represented by CCC arborists. Perhaps a wider minimum berm size is required in road reserves.	Support

Subdivision, Development and Earthworks > Activity standards > Wastewater disposal

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Danne Mora Limited/ #903.29		Support	Support the deletion of (e)	

Subdivision, Development and Earthworks > Activity standards > Additional standards for the Future Urban Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Rutherford Family Trust/ #879.5		Seek Amendment	Remove reference to the Moncks Spur Development Area in 8.6.11 (b)(iv) Remove Row (D) in table 8 in Rule 8.6.11 (d).	

Subdivision, Development and Earthworks > Activity standards > Neighbourhood plan - East Papanui

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Danne Mora Limited/ #903.30		Seek Amendment	Amend the standard to removeMeadowlands Exemplar Overlay specificterms such as Neighbourhood Plan andContext and Site Analysis.	
Danne Mora Limited/ #903.31		Support	Support the deletion of references to the Meadowlands Exemplar Overlay.	

Subdivision, Development and Earthworks > Activity standards > North Halswell

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.88		Oppose	Delete the Industrial Interface Qualifying Matter and all associated provisions.	
Kāinga Ora – Homes and Communities /834.88	Catholic Diocese of Christchurch/ #FS2044.61	Oppose	Delete the Industrial Interface Qualifying Matter and all associated provisions. Kāinga Ora considers that effects from industrial activities should first be mitigated at the source. The interfaces are already existing, with the Operative Plan having long zoned industrial areas adjacent to residential zones for light industrial activities. Invariably industry is required to meet residential zone standards relating to matters such as noise or glare at the zone boundary. Given the existing requirements to comply with residential standards at the zone interface, combined with the General Industrial zone standards that limit heavy industry in these buffer locations, the QM setback is not considered to be appropriate with the benefits of the QM not outweighing the costs.	Support
Kāinga Ora – Homes and Communities /834.88	Carter Group Limited/ #FS2045.64	Oppose	Delete the Industrial Interface Qualifying Matter and all associated provisions. Kāinga Ora considers that effects from industrial activities should first be mitigated at the source. The interfaces are already existing, with the Operative Plan having long zoned industrial areas adjacent to residential zones for light industrial activities. Invariably industry is required to meet residential zone standards relating to matters such as noise or glare at the zone boundary. Given the existing requirements to comply with residential standards at the zone interface, combined with the General Industrial zone standards that limit heavy industry in these buffer locations, the QM setback is not considered to be appropriate with the benefits of the QM not outweighing the costs.	Support
Kāinga Ora – Homes and Communities /834.88	Lyttelton Port Company Limited/ #FS2054.11	Oppose	Delete the Industrial Interface Qualifying Matter and all associated provisions. Kāinga Ora considers that effects from industrial activities should first be mitigated at the source. The interfaces are already existing, with the Operative Plan having long zoned industrial areas adjacent to residential zones for light industrial activities. Invariably industry is required to meet residential zone standards relating to matters such as noise or glare at the zone boundary. Given the existing requirements to comply with residential standards at the zone interface, combined with the General Industrial zone standards that limit heavy industry in these buffer locations, the QM setback is not considered to be appropriate with the benefits of the QM not outweighing the costs.	Oppose
Danne Mora Limited/ #903.32		Oppose	Delete Activity Standard 8.6.15	
Milns Park Limited / #916.9		Oppose	Delete Activity Standard 8.6.15	

Subdivision, Development and Earthworks > Rules as to matters of control - subdivision > General matters > Servicing and infrastructure

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Beca/ #806.12		Seek Amendment	<p>Seek amendment to Matters of Discretion:</p> <p>Add wording:</p> <p>p. Whether the development is supported by additional infrastructure as defined by the National Policy Statement for Urban Development (NPS-UD)</p>	

Subdivision, Development and Earthworks > Rules as to matters of control - subdivision > Additional matters - industrial zones

Submission Number	Further Submission No	Position	Decision Requested	FS Position
James Harwood/ #571.17		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Analija Thomas/ #615.13		Support	Seek that the council retains the tree canopy requirement and contributions plan.	

Subdivision, Development and Earthworks > Rules as to matters of control - subdivision > Tree canopy cover and financial contributions

Submission Number	Further Submission No	Position	Decision Requested	FS Position
James Harwood/ #571.18		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Analija Thomas/ #615.14		Support	Seek that the council retains the tree canopy requirement and contributions plan.	
Carter Group Limited/ #814.92		Oppose	Oppose 8.7.12. Seek that it is deleted.	
Carter Group Limited/814.92	Red Spur Ltd/ #FS2068.38	Oppose	Oppose 8.7.12. Seek that it is deleted. For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Support
Carter Group Limited/814.92	Kāinga Ora/ #FS2082.922	Oppose	Oppose 8.7.12. Seek that it is deleted. For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Seek Amendment
The Catholic Diocese of Christchurch / #823.85		Oppose	Delete	
The Catholic Diocese of Christchurch /823.85	Anne Dingwall/ #FS2037.1317	Oppose	Delete For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Oppose
The Catholic Diocese of Christchurch /823.85	Carter Group Limited/ #FS2045.258	Oppose	Delete For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Support
The Catholic Diocese of Christchurch /823.85	Kāinga Ora/ #FS2082.1148	Oppose	Delete For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.118		Oppose	Delete Section 6.10A and all associated provisions.	
Kāinga Ora – Homes and Communities /834.118	Catholic Diocese of Christchurch/ #FS2044.83	Oppose	Delete Section 6.10A and all associated provisions. Kāinga Ora welcomes the Council's recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m ² of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	Support
Kāinga Ora – Homes and Communities /834.118	Carter Group Limited/ #FS2045.87	Oppose	Delete Section 6.10A and all associated provisions. Kāinga Ora welcomes the Council's recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private	Support

			land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	
Kāinga Ora – Homes and Communities /834.118	LMM Investments 2012 Limited/ #FS2049.41	Oppose	Delete Section 6.10A and all associated provisions. Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	Support
Kāinga Ora – Homes and Communities /834.118	Chapman Tripp/ #FS2063.135	Oppose	Delete Section 6.10A and all associated provisions. Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	Support
Kāinga Ora – Homes and Communities /834.118	Chapman Tripp/ #FS2064.130	Oppose	Delete Section 6.10A and all associated provisions. Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	Support

Kāinga Ora – Homes and Communities /834.118	Red Spur Ltd/ #FS2068.7	Oppose	Delete Section 6.10A and all associated provisions. Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	Support
Kāinga Ora – Homes and Communities /834.118	Andrew McCarthy/ #FS2081.17	Oppose	Delete Section 6.10A and all associated provisions. Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	Support
Kāinga Ora – Homes and Communities / #834.126		Oppose	Delete the provisions relating to the treecanopy financial contribution and associated tree canopy rules.	
Kāinga Ora – Homes and Communities /834.126	Anne Dingwall/ #FS2037.17	Oppose	Delete the provisions relating to the treecanopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletion of the treecanopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.	Oppose
Kāinga Ora – Homes and Communities /834.126	Catholic Diocese of Christchurch/ #FS2044.90	Oppose	Delete the provisions relating to the treecanopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletion of the treecanopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.	Support
Kāinga Ora – Homes and Communities /834.126	Carter Group Limited/ #FS2045.94	Oppose	Delete the provisions relating to the treecanopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletion of the treecanopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.	Support
Kāinga Ora – Homes and Communities /834.126	LMM Investments 2012 Limited/ #FS2049.49	Oppose	Delete the provisions relating to the treecanopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletion of the treecanopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.	Support
Kāinga Ora – Homes and Communities /834.126	Chapman Tripp/ #FS2063.142	Oppose	Delete the provisions relating to the treecanopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletion of the treecanopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.	Support
Kāinga Ora – Homes and Communities /834.126	Chapman Tripp/ #FS2064.137	Oppose	Delete the provisions relating to the treecanopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletion of the treecanopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.	Support
Kāinga Ora – Homes and Communities /834.126	Red Spur Ltd/ #FS2068.12	Oppose	Delete the provisions relating to the treecanopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletion of the treecanopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed.	Support

Subdivision, Development and Earthworks > Rules as to matters of control - subdivision > Additional matters - Medium and High Density Residential Zones in North Halswell

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.89		Oppose	Delete the Industrial Interface Qualifying Matter and all associated provisions.	
Kāinga Ora – Homes and Communities /834.89	Catholic Diocese of Christchurch/ #FS2044.62	Oppose	Delete the Industrial Interface Qualifying Matter and all associated provisions. Kāinga Ora considers that effects from industrial activities should first be mitigated at the source. The interfaces are already existing, with the Operative Plan having long zoned industrial areas adjacent to residential zones for light industrial activities. Invariably industry is required to meet residential zone standards relating to matters such as noise or glare at the zone boundary. Given the existing requirements to comply with residential standards at the zone interface, combined with the General Industrial zone standards that limit heavy industry in these buffer locations, the QM setback is not considered to be appropriate with the benefits of the QM not outweighing the costs.	Support
Kāinga Ora – Homes and Communities /834.89	Carter Group Limited/ #FS2045.65	Oppose	Delete the Industrial Interface Qualifying Matter and all associated provisions. Kāinga Ora considers that effects from industrial activities should first be mitigated at the source. The interfaces are already existing, with the Operative Plan having long zoned industrial areas adjacent to residential zones for light industrial activities. Invariably industry is required to meet residential zone standards relating to matters such as noise or glare at the zone boundary. Given the existing requirements to comply with residential standards at the zone interface, combined with the General Industrial zone standards that limit heavy industry in these buffer locations, the QM setback is not considered to be appropriate with the benefits of the QM not outweighing the costs.	Support
Kāinga Ora – Homes and Communities /834.89	Carter Group Limited/ #FS2045.66	Oppose	Delete the Industrial Interface Qualifying Matter and all associated provisions. Kāinga Ora considers that effects from industrial activities should first be mitigated at the source. The interfaces are already existing, with the Operative Plan having long zoned industrial areas adjacent to residential zones for light industrial activities. Invariably industry is required to meet residential zone standards relating to matters such as noise or glare at the zone boundary. Given the existing requirements to comply with residential standards at the zone interface, combined with the General Industrial zone standards that limit heavy industry in these buffer locations, the QM setback is not considered to be appropriate with the benefits of the QM not outweighing the costs.	Support
Kāinga Ora – Homes and Communities /834.89	Lyttelton Port Company Limited/ #FS2054.12	Oppose	Delete the Industrial Interface Qualifying Matter and all associated provisions. Kāinga Ora considers that effects from industrial activities should first be mitigated at the source. The interfaces are already existing, with the Operative Plan having long zoned industrial areas adjacent to residential zones for light industrial activities. Invariably industry is required to meet residential zone standards relating to matters such as noise or glare at the zone boundary. Given the existing requirements to comply with residential standards at the zone interface, combined with the General Industrial zone standards that limit heavy industry in these buffer locations, the QM setback is not considered to be appropriate with the benefits of the QM not outweighing the costs.	Oppose
Danne Mora Limited/ #903.33		Oppose	Delete Matter of Control 8.7.13	
Milns Park Limited / #916.10		Seek Amendment	Delete Matter of Control 8.7.13	

Subdivision, Development and Earthworks > Rules as to matters of discretion - subdivision > Roads

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Daresbury Ltd/ #874.30		Oppose	[Regarding 8.8.3 b] [Seeks that council delete this rule]	
Daresbury Ltd/874.30	Anne Dingwall/ #FS2037.642	Oppose	[Regarding 8.8.3 b] [Seeks that council delete this rule] For the reasons expressed in further detail in the submitter's submissions on subchapter 6.10A, these provisions are opposed in their entirety.	Oppose

Subdivision, Development and Earthworks > Rules as to matters of discretion - subdivision > Additional matters - Future Urban Zone > Movement networks

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Justin Avi/ #402.8		Not Stated	Protect the areas on both sides of the Christchurch Southern and Northern motorway for future mass rapid transit like the Auckland Northern busway [road widths are governed by the Infrastructure Design Standards, which are not be changed under PC14).	

Subdivision, Development and Earthworks > Rules as to matters of discretion - subdivision > Natural and cultural heritage

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.35		Seek Amendment	Rule 8.8.12b – add Heritage area in four places as underlined: Where the subdivision is of land which includes a heritage item, or heritage setting or heritage area listed in Appendix 9.3.7.2 or Appendix 9.3.7.3 :i. The extent to which the subdivision has regard to, or is likely to detract from, the heritage values of the heritage item, or heritage setting, or heritage area or adversely affect the likely retention and use or adaptive reuse of the heritage item;ii. The extent to which heritage items, or heritage settings or heritage areas are to be integrated into the future development of the land being subdivided;iii. Any measures relevant to the subdivision included in a conservation plan Whether the proposal is supported by an expert heritage report(s) which provides for the ongoing retention, use or adaptive reuse, conservation and maintenance of the heritage item, and heritage setting or heritage area.	
Christchurch City Council/751.35	Anne Dingwall/ #FS2037.857	Seek Amendment	Rule 8.8.12b – add Heritage area in four places as underlined: Where the subdivision is of land which includes a heritage item, or heritage setting or heritage area listed in Appendix 9.3.7.2 or Appendix 9.3.7.3 :i. The extent to which the subdivision has regard to, or is likely to detract from, the heritage values of the heritage item, or heritage setting, or heritage area or adversely affect the likely retention and use or adaptive reuse of the heritage item;ii. The extent to which heritage items, or heritage settings or heritage areas are to be integrated into the future development of the land being subdivided;iii. Any measures relevant to the subdivision included in a conservation plan Whether the proposal is supported by an expert heritage report(s) which provides for the ongoing retention, use or adaptive reuse, conservation and maintenance of the heritage item, and heritage setting or heritage area. Natural and cultural heritage Matters of Discretion for subdivision in 8.8.12b do not specify that this also covers Residential Heritage Areas.	Support
Christchurch City Council/751.35	Catholic Diocese of Christchurch/ #FS2044.4	Seek Amendment	Rule 8.8.12b – add Heritage area in four places as underlined: Where the subdivision is of land which includes a heritage item, or heritage setting or heritage area listed in Appendix 9.3.7.2 or Appendix 9.3.7.3 :i. The extent to which the subdivision has regard to, or is likely to detract from, the heritage values of the heritage item, or heritage setting, or heritage area or adversely affect the likely retention and use or adaptive reuse of the heritage item;ii. The extent to which heritage items, or heritage settings or heritage areas are to be integrated into the future development of the land being subdivided;iii. Any measures relevant to the subdivision included in a conservation plan Whether the proposal is supported by an expert heritage report(s) which provides for the ongoing retention, use or adaptive reuse, conservation and maintenance of the heritage item, and heritage setting or heritage area. Natural and cultural heritage Matters of Discretion for subdivision in 8.8.12b do not specify that this also covers Residential Heritage Areas.	Oppose
Christchurch City Council/751.35	Carter Group Limited/ #FS2045.4	Seek Amendment	Rule 8.8.12b – add Heritage area in four places as underlined: Where the subdivision is of land which includes a heritage item, or heritage setting or heritage area listed in Appendix 9.3.7.2 or Appendix 9.3.7.3 :i. The extent to which the subdivision has regard to, or is likely to detract from, the heritage values of the heritage item, or heritage setting, or heritage area or adversely affect the likely retention and use or adaptive reuse of the heritage item;ii. The extent to which heritage items, or heritage settings or heritage areas are to be integrated into the future development of the land being subdivided;iii. Any measures relevant to the subdivision included in a conservation plan Whether the proposal is supported by an expert heritage report(s) which provides for the ongoing retention, use or adaptive reuse, conservation and maintenance of the heritage item, and heritage setting or heritage area. Natural and cultural heritage Matters of Discretion for subdivision in 8.8.12b do not specify that this also covers Residential Heritage Areas.	Oppose
Christchurch City Council/751.35	Heritage New Zealand Pouhere Taonga/ #FS2051.37	Seek Amendment	Rule 8.8.12b – add Heritage area in four places as underlined: Where the subdivision is of land which includes a heritage item, or heritage setting or heritage area listed in Appendix 9.3.7.2 or Appendix 9.3.7.3 :i. The extent to which the subdivision has regard to, or is likely to detract from, the heritage values of the heritage item, or heritage setting, or heritage area or adversely affect the likely retention and use or adaptive reuse of the heritage item;ii. The extent to which heritage items, or heritage settings or heritage areas are to be integrated into the future development of the land being subdivided;iii. Any measures relevant to the subdivision included in a conservation plan Whether the proposal is supported by an expert heritage report(s) which provides for the ongoing retention, use or adaptive reuse, conservation and maintenance of the heritage item, and heritage setting or heritage area. Natural and cultural heritage Matters of Discretion for subdivision in 8.8.12b do not specify that this also covers Residential Heritage Areas.	Support

Subdivision, Development and Earthworks > Rules as to matters of discretion - subdivision > All rural zones

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Milns Park Limited / #916.11		Oppose	Delete 8.8.13 Additional Matters Subdivision in the Medium and HighDensity Residential Zones at North Halswell	

Subdivision, Development and Earthworks > Rules as to matters of discretion - subdivision > Future Urban Zone Outline Development Plans - East Papanui

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.36		Seek Amendment	[Title] should be changed from "Plans" to"Plan."	
Christchurch City Council/751.36	Anne Dingwall/ #FS2037.858	Seek Amendment	[Title] should be changed from "Plans" to"Plan." There is an 's' at the end of Plan(s).	Support
Danne Mora Limited/ #903.34		Seek Amendment	Delete Matter of Discretion 8.8.15,8.8.15.1(b), 8.8.15.5(a)(i) where it appliesto the North Halswell ODP, 8.15.6(g) whereit applies to the South West StormwaterManagement Plan, 8.8.15.7, 8.8.15.12,8.8.15.11(c) where it refers to the exemplararea,	

Subdivision, Development and Earthworks > Rules as to matters of discretion - subdivision > Additional matters - Subdivision in the Medium and High Density Residential Zones at North Halswell

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.90		Oppose	Delete the Industrial Interface QualifyingMatter and all associated provisions.	
Kāinga Ora – Homes and Communities /834.90	Catholic Diocese of Christchurch/ #FS2044.63	Oppose	Delete the Industrial Interface QualifyingMatter and all associated provisions. Kāinga Ora considers thateffects from industrial activitiesshould first be mitigated at thesource.The interfaces are alreadyexisting, with the OperativePlan having long zonedindustrial areas adjacent toresidential zones for lightindustrial activities. Invariablyindustry is required to meetresidential zone standardsrelating to matters such asnoise or glare at the zoneboundary. Given the existing requirements to comply with residentialstandards at the zone interface,combined with the GeneralIndustrial zone standards thatlimit heavy industry in thesebuffer locations, the QMsetback is not considered to beappropriate with the benefits ofthe QM not outweighing thecosts.	Support
Kāinga Ora – Homes and Communities /834.90	Carter Group Limited/ #FS2045.67	Oppose	Delete the Industrial Interface QualifyingMatter and all associated provisions. Kāinga Ora considers thateffects from industrial activitiesshould first be mitigated at thesource.The interfaces are alreadyexisting, with the OperativePlan having long zonedindustrial areas adjacent toresidential zones for lightindustrial activities. Invariablyindustry is required to meetresidential zone standardsrelating to matters such asnoise or glare at the zoneboundary. Given the existing requirements to comply with residentialstandards at the zone interface,combined with the GeneralIndustrial zone standards thatlimit heavy industry in thesebuffer locations, the QMsetback is not considered to beappropriate with the benefits ofthe QM not outweighing thecosts.	Support
Kāinga Ora – Homes and Communities /834.90	Christchurch International Airport Limited/ #FS2052.19	Oppose	Delete the Industrial Interface QualifyingMatter and all associated provisions. Kāinga Ora considers thateffects from industrial activitiesshould first be mitigated at thesource.The interfaces are alreadyexisting, with the OperativePlan having long zonedindustrial areas adjacent toresidential zones for lightindustrial activities. Invariablyindustry is required to meetresidential zone standardsrelating to matters such asnoise or glare at the zoneboundary. Given the existing requirements to comply with residentialstandards at the zone interface,combined with the GeneralIndustrial zone standards thatlimit heavy industry in thesebuffer locations, the QMsetback is not considered to beappropriate with the benefits ofthe QM not outweighing thecosts.	Oppose
Kāinga Ora – Homes and Communities /834.90	Lyttelton Port Company Limited/ #FS2054.13	Oppose	Delete the Industrial Interface QualifyingMatter and all associated provisions. Kāinga Ora considers thateffects from industrial activitiesshould first be mitigated at thesource.The interfaces are alreadyexisting, with the OperativePlan having long zonedindustrial areas adjacent toresidential zones for lightindustrial activities. Invariablyindustry is required to meetresidential zone standardsrelating to matters such asnoise or glare at the zoneboundary. Given the existing requirements to comply with residentialstandards at the zone interface,combined with the GeneralIndustrial zone standards thatlimit heavy industry in thesebuffer locations, the QMsetback is not considered to beappropriate with the benefits ofthe QM not outweighing thecosts.	Oppose
Danne Mora Limited/ #903.35		Oppose	Delete 8.8.13 Additional Matters-Subdivision in the Medium and HighDensity Residential Zones at North Halswell	

Subdivision, Development and Earthworks > Rules - Earthworks

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Andrew Evans/ #89.3		Seek Amendment	Amend Rules in Clause 8.9 to enable greater volumes of earthworks to be undertaken without resource consent.	
Andrew Evans/89.3	Anne Dingwall/ #FS2037.159	Seek Amendment	Amend Rules in Clause 8.9 to enable greater volumes of earthworks to be undertaken without resource consent. Section 8.9.2.1 Table 9 has maximum of both fill and excavation of 20cum – a normal driveway can be 50+ cubic metres easily of both fill and excavation, often more, the rule needs to change or pretty much every residential project in Christchurch should really have a resource consent.	Oppose
Carter Group Limited/ #814.93		Support	Retain the Rules in 8.9 as notified.	
Carter Group Limited/814.93	Kāinga Ora/ #FS2082.923	Support	Retain the Rules in 8.9 as notified. The amended provisions in rule 8.9 are generally appropriate.	Seek Amendment
The Catholic Diocese of Christchurch / #823.86		Support	Retain as notified.	
The Catholic Diocese of Christchurch /823.86	Anne Dingwall/ #FS2037.1318	Support	Retain as notified. The amended provisions in rule 8.9 are generally appropriate.	Oppose
The Catholic Diocese of Christchurch /823.86	Carter Group Limited/ #FS2045.259	Support	Retain as notified. The amended provisions in rule 8.9 are generally appropriate.	Support
The Catholic Diocese of Christchurch /823.86	Kāinga Ora/ #FS2082.1149	Support	Retain as notified. The amended provisions in rule 8.9 are generally appropriate.	Seek Amendment
Carter Group Limited / #824.124		Support	retain 8.9 as proposed	
Daresbury Ltd/ #874.9		Support	Seeks council retains the '8.9-Rules - Earthworks' as proposed.	
Daresbury Ltd/874.9	Anne Dingwall/ #FS2037.621	Support	Seeks council retains the '8.9-Rules - Earthworks' as proposed. The amended provisions in rule 8.9 are generally appropriate.	Oppose

Subdivision, Development and Earthworks > Rules - Earthworks > Activity status tables > Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.9		Support	Retain P1 [activity specific standard i] as proposed	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.28		Seek Amendment	[Increase maximum depth and maximum volume[s] in Table 9]	
Canterbury / Westland Branch of Architectural Designers NZ/685.28	Anne Dingwall/ #FS2037.1132	Seek Amendment	[Increase maximum depth and maximum volume[s] in Table 9] The current earthworks rule limit of 20m ³ of volume or 600mm of depth creates unnecessary Resource Consent applications. The effect of this rule is that almost every project that includes a driveway requires a Resource Consent for earthworks; this is an unnecessary burden and cost. We recommend increasing the limits to a much higher level, or at least streamlining the process for these simple Resource Consents.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.28	Kāinga Ora/ #FS2082.372	Seek Amendment	[Increase maximum depth and maximum volume[s] in Table 9] The current earthworks rule limit of 20m ³ of volume or 600mm of depth creates unnecessary Resource Consent applications. The effect of this rule is that almost every project that includes a driveway requires a Resource Consent for earthworks; this is an unnecessary burden and cost. We recommend increasing the limits to a much higher level, or at least streamlining the process for these simple Resource Consents.	Oppose

Mitchell Coll/ #720.6		Seek Amendment	Seeks increasing the thresholds [earthworks volume and depth] limits to a much higher level or at least streamlining the process for these simple resource consents.	
Christchurch City Council/ #751.37		Seek Amendment	Change 8.9.2.1.P1 i as notified to read: Where Earthworks shall not occur within 5metres of a heritage item, or within the footprint of a heritage item which is otherwise subject to exemption 8.9.3.a.iv., or above the volumes contained in Table 9 within a heritage setting listed in Appendix 9.3.7.2, details of temporary protection measures to be put in place to mitigate potential physical effects on the heritage item must be provided to Council's Heritage team for comment at least 5 working days prior to the works commencing.	
Christchurch City Council/751.37	Anne Dingwall/ #FS2037.859	Seek Amendment	Change 8.9.2.1.P1 i as notified to read: Where Earthworks shall not occur within 5metres of a heritage item, or within the footprint of a heritage item which is otherwise subject to exemption 8.9.3.a.iv., or above the volumes contained in Table 9 within a heritage setting listed in Appendix 9.3.7.2, details of temporary protection measures to be put in place to mitigate potential physical effects on the heritage item must be provided to Council's Heritage team for comment at least 5 working days prior to the works commencing. The notified amendment to the activity standard for earthworks within 5 metres of a heritage item and cross-references in the exemptions for earthworks in building footprints and public parks and reserves are not worded consistently. The cross-reference to the activity standard in the public parks and reserves exemption inadvertently removes the exemption from other earthworks rules. The wording amendments consistently apply the proposed activity standard for temporary protection measures to all earthworks within 5 metres of a heritage item, including earthworks within building footprints and in public parks and reserves, which have similar potential effects on heritage values which need to be managed. The public parks and reserves exemption from other earthworks rules will continue to apply.	Support
New Zealand Institute of Architects Canterbury Branch/ #762.16		Seek Amendment	[Increase] the current restrictive maximum earthwork limits to a higher level that is reflective of the increased size of developments.	
New Zealand Institute of Architects Canterbury Branch/762.16	Anne Dingwall/ #FS2037.781	Seek Amendment	[Increase] the current restrictive maximum earthwork limits to a higher level that is reflective of the increased size of developments. This rule is easily triggered under the current restrictions, in particular for multi-unit developments. We ask council to update this rule, simplify and streamline the process regarding earthworks consents.	Support
New Zealand Institute of Architects Canterbury Branch/762.16	Chapman Tripp/ #FS2063.92	Seek Amendment	[Increase] the current restrictive maximum earthwork limits to a higher level that is reflective of the increased size of developments. This rule is easily triggered under the current restrictions, in particular for multi-unit developments. We ask council to update this rule, simplify and streamline the process regarding earthworks consents.	Support
New Zealand Institute of Architects Canterbury Branch/762.16	Chapman Tripp/ #FS2064.89	Seek Amendment	[Increase] the current restrictive maximum earthwork limits to a higher level that is reflective of the increased size of developments. This rule is easily triggered under the current restrictions, in particular for multi-unit developments. We ask council to update this rule, simplify and streamline the process regarding earthworks consents.	Support
Kāinga Ora – Homes and Communities / #834.132		Seek Amendment	Amend Table 9(d) so the maximum volume is 50m³250m³ [sic] / site net fill above existing ground level	
Kāinga Ora – Homes and Communities /834.132	Catholic Diocese of Christchurch/ #FS2044.93	Seek Amendment	Amend Table 9(d) so the maximum volume is 50m³250m³ [sic] / site net fill above existing ground level Earthworks are permitted through rule 8.9.2.31(P1), provided they comply with the volumes specified in Table 9. Table 9(d) in the Operative Plan limits earthworks to no more than 20m ³ in all residential zones. Whilst these volumes do not include earthworks associated with a Building Consent i.e foundation construction, they are invariably triggered through the formation of driveways and landscaping. In practice, a 20m ³ limit is frequently triggered for low density suburban development let alone medium density outcomes. As an example a standard driveway for a single dwelling is 4m wide by say 30m long = 120m ² . To build the driveway requires existing earth to be removed to a depth of 20cm, and then replaced with base course prior to being gravelled or asphalted. There is no change to existing ground levels. The cut is 24m ³ (120m ² x 0.2m depth), with fill being the same, resulting in 48m ³ . The rule threshold is considered to be unrealistically low, such that it generates numerous consents that are invariably granted. The key effects that need to be controlled with earthworks are erosion and sediment control during construction (although the scale of such works means that they are generally completed within a couple of days and therefore do not generate significant risks of sediment discharge), and permanent changes to finished ground levels that would result in overlooking of neighbouring properties i.e. forming raised mounds or terraces. It is therefore sought that the rule be amended so the volume is net fill above existing ground levels. It is noted that filling within Flood Management Areas is separately controlled in Chapter 5.	Support
Kāinga Ora – Homes and Communities /834.132	Carter Group Limited/ #FS2045.97	Seek Amendment	Amend Table 9(d) so the maximum volume is 50m³250m³ [sic] / site net fill above existing ground level Earthworks are permitted through rule 8.9.2.31(P1), provided they comply with the volumes specified in Table 9. Table 9(d) in the Operative Plan limits earthworks to no more than 20m ³ in all residential zones. Whilst these volumes do not include earthworks associated with a Building Consent i.e foundation construction, they are invariably triggered through the formation of driveways and landscaping. In practice, a 20m ³ limit is frequently triggered for low density suburban development let alone medium density outcomes. As an example a standard driveway for a single dwelling is 4m wide by say 30m long = 120m ² . To build the driveway requires existing earth to be removed to a depth of 20cm, and then replaced with base course prior to being gravelled or asphalted. There is no change to existing ground levels. The cut is 24m ³ (120m ² x 0.2m depth), with fill being the same, resulting in 48m ³ . The rule threshold is considered to be unrealistically low, such that it generates numerous consents that are invariably granted. The key effects that need to be controlled with	Support

			earthworks are erosion and sediment control during construction (although the scale of such works means that they are generally completed within a couple of days and therefore do not generate significant risks of sediment discharge), and permanent changes to finished ground levels that would result in overlooking of neighbouring properties i.e. forming raised mounds or terraces. It is therefore sought that the rule be amended so the volume is net fill above existing ground levels. It is noted that filling within Flood Management Areas is separately controlled in Chapter 5.	
Kāinga Ora – Homes and Communities /834.132	LMM Investments 2012 Limited/ #FS2049.50	Seek Amendment	Amend Table 9(d) so the maximum volume is 50m³250m³ [sic] / site net fill above existing ground level Earthworks are permitted through rule 8.9.2.31(P1), provided they comply with the volumes specified in Table 9. Table 9(d) in the Operative Plan limits earthworks to no more than 20m ³ in all residential zones. Whilst these volumes do not include earthworks associated with a Building Consent i.e. foundation construction, they are invariably triggered through the formation of driveways and landscaping. In practice, a 20m ³ limit is frequently triggered for low density suburban development let alone medium density outcomes. As an example a standard driveway for a single dwelling is 4m wide by say 30m long = 120m ² . To build the driveway requires existing earth to be removed to a depth of 20cm, and then replaced with basecourse prior to being gravelled or asphalted. There is no change to existing ground levels. The cut is 24m ³ (120m ² x 0.2m depth), with fill being the same, resulting in 48m ³ . The rule threshold is considered to be unrealistically low, such that it generates numerous consents that are invariably granted. The key effects that need to be controlled with earthworks are erosion and sediment control during construction (although the scale of such works means that they are generally completed within a couple of days and therefore do not generate significant risks of sediment discharge), and permanent changes to finished ground levels that would result in overlooking of neighbouring properties i.e. forming raised mounds or terraces. It is therefore sought that the rule be amended so the volume is net fill above existing ground levels. It is noted that filling within Flood Management Areas is separately controlled in Chapter 5.	Support
Lendlease Limited/ #855.27		Seek Amendment	Amend Table 9 of 8.9.2.1 to include reference to the Metropolitan Centre Zone.	
Lendlease Limited/855.27	Vaughan Smith/ #FS2090.38	Seek Amendment	Amend Table 9 of 8.9.2.1 to include reference to the Metropolitan Centre Zone. The submitter seeks that the Hornby Commercial Core is rezoned "Metropolitan Centre Zone". Consequential changes are required to the earthworks standards to include reference to "Metropolitan Centre".	Support
Otautahi Community Housing Trust/ #877.20		Seek Amendment	[Regarding 8.9.2.1] Amend Table 9(d) so the maximum volume is 250m³/ site net fill above existing ground level	
Otautahi Community Housing Trust/877.20	Kāinga Ora/ #FS2082.1248	Seek Amendment	[Regarding 8.9.2.1] Amend Table 9(d) so the maximum volume is 250m³/ site net fill above existing ground level Earthworks are permitted through rule 8.9.2.31(P1), provided they comply with the volumes specified in Table 9. Table 9(d) in the Operative Plan limits earthworks to no more than 20m ³ in all residential zones. Whilst these volumes do not include earthworks associated with a Building Consent i.e. foundation construction, they are invariably triggered through the formation of driveways and landscaping. In practice, a 20m ³ limit is frequently triggered for low density suburban development let alone medium density outcomes. As an example a standard driveway for a single dwelling is 4m wide by say 30m long = 120m ² . To build the driveway requires existing earth to be removed to a depth of 20cm, and then replaced with basecourse prior to being gravelled or asphalted. There is no change to existing ground levels. The cut is 24m ³ (120m ² x 0.2m depth), with fill being the same, resulting in 48m ³ . The rule threshold is considered to be unrealistically low, such that it generates numerous consents that are invariably granted. The key effects that need to be controlled with earthworks are erosion and sediment control during construction (although the scale of such works means that they are generally completed within a couple of days and therefore do not generate significant risks of sediment discharge), and permanent changes to finished ground levels that would result in overlooking of neighbouring properties i.e. forming raised mounds or terraces. It is therefore sought that the rule be amended so the volume is net fill above existing ground levels. It is noted that filling within Flood Management Areas is separately controlled in Chapter 5.	Seek Amendment

			[Please see attachment]	
Otautahi Community Housing Trust/877.20	Kāinga Ora/ #FS2082.1316	Seek Amendment	<p>[Regarding 8.9.2.1]</p> <p>Amend Table 9(d) so the maximum volume is 250m³/ site net fill above existing ground level</p> <p>Earthworks are permitted through rule 8.9.2.31(P1), provided they comply with the volumes specified in Table 9.</p> <p>Table 9(d) in the Operative Plan limits earthworks to no more than 20m³ in all residential zones. Whilst these volumes do not include earthworks associated with a Building Consent i.e foundation construction, they are invariably triggered through the formation of driveways and landscaping. In practice, a 20m³ limit is frequently triggered for low density suburban development let alone medium density outcomes. As an example a standard driveway for a single dwelling is 4m wide by say 30m long = 120m². To build the driveway requires existing earth to be removed to a depth of 20cm, and then replaced with basecourse prior to being gravelled or asphalted. There is no change to existing ground levels. The cut is 24m³ (120m²x 0.2m depth), with fill being the same, resulting in 48m³.</p> <p>The rule threshold is considered to be unrealistically low, such that it generates numerous consents that are invariably granted. The key effects that need to be controlled with earthworks are erosion and sediment control during construction (although the scale of such works means that they are generally completed within a couple of days and therefore do not generate significant risks of sediment discharge), and permanent changes to finished ground levels that would result in overlooking of neighbouring properties i.e. forming raised mounds or terraces.</p> <p>It is therefore sought that the rule be amended so the volume is net fill above existing ground levels. It is noted that filling within Flood Management Areas is separately controlled in Chapter 5.</p> <p>[Please see attachment]</p>	Seek Amendment
Ian Cumberpatch Architects Ltd/ #2076.7		Seek Amendment	Seeks to increase the [earthworks volume] limits to a much higher level, or at least streamlining the process for these simple Resource Consents.	
Ian Cumberpatch Architects Ltd/2076.7	Kainga Ora - Homes and Communities/ #FS2099.19	Seek Amendment	Seeks to increase the [earthworks volume] limits to a much higher level, or at least streamlining the process for these simple Resource Consents. The current earthworks rule limit of 20m ³ of volume or 600mm of depth creates unnecessary Resource Consent applications. The effect of this rule is that almost every project that includes a driveway requires a Resource Consent for earthworks; this is an unnecessary burden and cost	Oppose

Subdivision, Development and Earthworks > Rules - Earthworks > Activity status tables > Permitted activities > Table 9: Maximum volumes - earthworks

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Doug Latham/ #30.6		Seek Amendment	Amend Rule 8.9.2.1, Table 9 Maximum volumes – earthworks to increase the 20m ³ threshold for residential sites. Could add standard controls, e.g. having a sediment control plan in place within the permitted activity status.	

Subdivision, Development and Earthworks > Rules - Earthworks > Activity status tables > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.13		Support	RD5 Earthworks	

			<p>1. Retain the Sites of Ecological Significance qualifying matter.</p> <p>2. Retain the Outstanding and Significant Natural Features qualifying matter.</p> <p>3. Retain the Sites of Cultural Significance qualifying matter.</p>	
Kāinga Ora – Homes and Communities / #834.17		Support	<p>1. Retain the Sites of Ecological Significance qualifying matter.</p> <p>2. Retain the Outstanding and Significant Natural Features qualifying matter.</p> <p>3. Retain the Sites of Cultural Significance qualifying matter.</p>	
Kāinga Ora – Homes and Communities /834.17	Christchurch International Airport Limited/ #FS2052.12	Support	<p>1. Retain the Sites of Ecological Significance qualifying matter.</p> <p>2. Retain the Outstanding and Significant Natural Features qualifying matter.</p> <p>3. Retain the Sites of Cultural Significance qualifying matter.</p> <p>Kāinga Ora support the Sites of Ecological Significance, the Outstanding and Significant Natural Features, and the Sites of Cultural Significance qualifying matters, noting these are all relevant matters of national significance in Section 6. It is also noted that there is very little overlap between Sites of Ecological Significance and Outstanding Natural Features and Landscapes with existing residential zones.</p>	Oppose

Subdivision, Development and Earthworks > Rules - Earthworks > Exemptions

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.82		Support	[Retain amendment to a.xii]	
Environment Canterbury / Canterbury Regional Council/689.82	Anne Dingwall/ #FS2037.1104	Support	[Retain amendment to a.xii] This amendment is clear and not restrictive.	Support
Christchurch City Council/ #751.38		Seek Amendment	<p>1. Change 8.9.3.a iv as notified to: Where the building is a heritage item, or earthworks occur within 5 metres of a heritage item, the activity standard in 8.9.2.1 P1 i. applies.</p> <p>2. Change 8.9.3.a.xii as notified to: This exemption does not apply to Where earthworks in public spaces occur within 5 metres of a heritage item or above the volumes contained in Table 9 in a heritage setting which are subject to the activity standard in 8.9.2.1 P1 i. applies</p>	
Christchurch City Council/751.38	Anne Dingwall/ #FS2037.860	Seek Amendment	<p>1. Change 8.9.3.a iv as notified to: Where the building is a heritage item, or earthworks occur within 5 metres of a heritage item, the activity standard in 8.9.2.1 P1 i. applies.</p> <p>2. Change 8.9.3.a.xii as notified to: This exemption does not apply to Where earthworks in public spaces occur within 5 metres of a heritage item or above the volumes contained in Table 9 in a heritage setting which are subject to the activity standard in 8.9.2.1 P1 i. applies</p> <p>The notified amendment to the activity standard for earthworks within 5 metres of a heritage item and cross-references in the exemptions for earthworks in building footprints and public parks and reserves are not worded consistently. The cross-reference to the activity standard in the public parks and reserves exemption inadvertently removes the exemption from other earthworks rules. The wording amendments consistently apply the proposed activity standard for temporary protection measures to all earthworks within 5 metres of a heritage item, including earthworks within building footprints and in public parks and reserves, which have similar potential effects on heritage values which need to be managed. The public parks and reserves exemption from other earthworks rules will continue to apply.</p>	Support

Christchurch City Council/751.38	Heritage New Zealand Pouhere Taonga/ #FS2051.38	Seek Amendment	<ol style="list-style-type: none"> 1. Change 8.9.3.a iv as notified to: Where the building is a heritage item, or earthworks occur within 5 metres of a heritage item, the activity standard in 8.9.2.1 P1 i. applies. 2. Change 8.9.3.a.xii as notified to: This exemption does not apply to Where earthworks in public spaces occur within 5 metres of a heritage item or above the volumes contained in Table 9 in a heritage setting which are subject to the activity standard in 8.9.2.1 P1 i. applies <p>The notified amendment to the activity standard for earthworks within 5 metres of a heritage item and cross-references in the exemptions for earthworks in building footprints and public parks and reserves are not worded consistently. The cross-reference to the activity standard in the public parks and reserves exemption inadvertently removes the exemption from other earthworks rules. The wording amendments consistently apply the proposed activity standard for temporary protection measures to all earthworks within 5 metres of a heritage item, including earthworks within building footprints and in public parks and reserves, which have similar potential effects on heritage values which need to be managed. The public parks and reserves exemption from other earthworks rules will continue to apply.</p>	Support
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Subdivision, Development and Earthworks > Rules - Earthworks > 8.9A Rules - Development and Activities in Waste Water Constraint Areas

Submission Number	Further Submission No	Position	Decision Requested	FS Position
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) / #212.6		Seek Amendment	Support but seek clarification that the rule only applies when the volume of wastewater discharged is or could be increased and is therefore not applicable to smaller scale activities that do not affect wastewater discharge volumes.	

Subdivision, Development and Earthworks > Rules - Earthworks > 8.9A Rules - Development and Activities in Waste Water Constraint Areas > 8.9A.3 Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Waka Kotahi (NZ Transport Agency) / #805.22		Support	[Generally supports] the intent of the Waste Water Constraints Areas Overlay (Vacuum Sewers) as a qualifying matter. [The submitter seeks this to be] retain[ed] as notified.	

Subdivision, Development and Earthworks > Appendices > Appendix - North Halswell Outline Development Plan

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Spreydon Lodge Limited/ #118.2		Seek Amendment	Delete reference to main street at Clause 8.10.4.C (a)(i) 'Development Form and Design' as follows: 8.10.4.C Development Form and Design a. The following design elements and features are relevant considerations in exercising control over the matters in Rules 8.7.1 - 8.7.4 or the matters for discretion in 8.8. They are not requirements for the purposes of Rule 8.6.11(a) or Rule 14.12.2.16. i. This development area new neighbourhood is to be established around the Key Activity Centre (zoned Commercial Core-Town centre) proposed as a mixed use village centred focused around a main street. This will form a focus for the community.	
Woolworths/ #740.2		Seek Amendment	Amend the zoned boundaries and North Halswell ODP associated with the Town Centre Zone and High Density Residential Zone	
Woolworths/740.2	Kāinga Ora/ #FS2082.485	Seek Amendment		Support

			<p>Amend the zoned boundaries and North Halswell ODP associated with the Town Centre Zone and High Density Residential Zone</p> <p>Amend Appendix 8.10.4 such that the Road network reflects that consented (and about to be constructed) as associated with RMA2017/3185 as approved through Environment Court Decision NZEnvC 133[2021].</p> <p>Correct errata associated with excluded zones 'Residential Development Area' and the Outline Development Plan Boundary. The drafting has applied the ODP to only that area rezoned as FUZ and has excluded that area to be rezoned HDZ which should also be contained within the confines of the ODP.</p> <p>The resultant amendments would exclude the HRZ from Outline Development Plan 8.10.4 to the extent that delivering outcomes expressed in Provisions 8.10.4A to D would not be achieved.</p>	
Christchurch City Council/ #751.31		Seek Amendment	Remove note [that makes reference] to Plan Change 10 and Meadowlands.	
Christchurch City Council/751.31	Anne Dingwall/ #FS2037.853	Seek Amendment	Remove note [that makes reference] to Plan Change 10 and Meadowlands. Plan Change 10 is operative and the Meadowlands reference is no longer relevant.	Support
Danne Mora Limited/ #903.13		Seek Amendment	<ul style="list-style-type: none"> Retain the current boundaries of North Halswell Outline Development Plan Area, where it relates to residentially zoned land AND remove Quarrymans Trail from the ODP. 	
Danne Mora Limited/ #903.14		Support	We support the removal of the references to the Meadowlands Exemplar Overlay	
Danne Mora Limited/ #903.15		Seek Amendment	Remove reference to Quarryman's Trail as this has been constructed outside of the ODP boundaries 8.10.4 D(4)(g) and (h)	
Danne Mora Limited/ #903.16		Seek Amendment	Update the ODP to reflect the updated location of structural elements such as roads, access points and reserves	
Milns Park Limited / #916.3		Seek Amendment	Reinstate the current [Operative] North Halswell Outline Development Plan Area and boundaries so it includes all of the land that is residentially zoned land, and not just some of it.	

Subdivision, Development and Earthworks > Appendices > Appendix - Moncks Spur Development Plan

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Rutherford Family Trust/ #879.4		Seek Amendment	Remove appendix 8.10.7.	

Subdivision, Development and Earthworks > Appendices > Appendix - North West Belfast Outline Development Plan

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Belfast Village Centre Limited/ #917.6		Seek Amendment	Amend Appendix 8.10.18 or 8.10.19 North-West Belfast Outline Development Plan to extend the North-West Belfast Commercial Centre across land at 40B Johns Road.	

Subdivision, Development and Earthworks > Appendices > Appendix - East Papanui Outline Development Plan

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Michael Case & RJ Crozier/ #508.3		Seek Amendment	Amend Appendix 8.10.23 East Papanui Outline Development Plan (Area 5), and remove 8.10.23.D (2)(d) provision.	
R.J Crozier/ #511.3		Seek Amendment	Amend Area 5 of 8.10.23 East Papanui Outline Development Plan to remove 8.10.23.D (2)(d) as it relates to Area 5.	

Natural and Cultural Heritage

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Debbie Smith/ #57.1		Seek Amendment	Submitter seeks that the entirety of Chester Street East be included as Residential Heritage Area	
Debbie Smith/57.1	Anne Dingwall/ #FS2037.92	Seek Amendment	Submitter seeks that the entirety of Chester Street East be included as Residential Heritage Area This submission asks that The Christchurch City Council reaffirm the amendment that it passed at its meeting on 13 September, 2022: that the special heritage and character of Chester Street East include the whole of Chester Street East not merely ¾ of the street. Please refer to the attached document for my full submission.	Support
Michael Dore/ #225.6		Seek Amendment	The History, Character and Heritage of our City of Christchurch should be protected at all costs	
Michael Dore/225.6	Anne Dingwall/ #FS2037.317	Seek Amendment	The History, Character and Heritage of our City of Christchurch should be protected at all costs If we allow the government to adopt their one size fits all greater intensification strategy we will have let down our future generations. It seems the easiest option to adopt and most importantly fails to consider and respect the lives and the health of the people and the investment they have made who already live in the areas most affected. The heavy-handed approach is like hitting a tack with a sledgehammer.	Support
Peebles Group Limited / #1071.1		Oppose	Delete/reject proposed amendments to definitions, policies, rules and assessment matters as they relate to heritage and retain the status quo in respect of these provisions.	
Peebles Group Limited /1071.1	Susan Wall/ #FS2015.12	Oppose	Delete/reject proposed amendments to definitions, policies, rules and assessment matters as they relate to heritage and retain the status quo in respect of these provisions. The submitter is opposed to PC13 to the extent that it proposes to amend the historic heritage rules in the Plan in such a way that will be less enabling and/or will result in greater regulation or resource consent requirements for development requirements. The submitter is particularly concerned with proposed amendments to definitions, policies, rules, and assessment matters where such amendments will be inconsistent with: • strategic objective 3.3.1 to 'foster investment certainty'; and, • strategic objective 3.3.2 to 'minimise: A. transaction costs and reliance on resource consent processes; and B. the number, extent, and prescriptiveness of development controls and design standards in the rules, in order to encourage innovation and choice; and C. the requirements for notification and written approval...'; and • heritage objective 9.3.2.1.1 to enable and support: 'A. the ongoing retention, use and adaptive re-use; and B. the maintenance, repair, upgrade, restoration and reconstruction; of historic heritage	Support
Peebles Group Limited /1071.1	Heritage New Zealand Pouhere Taonga/ #FS2051.39	Oppose	Delete/reject proposed amendments to definitions, policies, rules and assessment matters as they relate to heritage and retain the status quo in respect of these provisions. The submitter is opposed to PC13 to the extent that it proposes to amend the historic heritage rules in the Plan in such a way that will be less enabling and/or will result in greater regulation or resource consent requirements for development requirements. The submitter is particularly concerned with proposed amendments to definitions, policies, rules, and assessment matters where such amendments will be inconsistent with: • strategic objective 3.3.1 to 'foster investment certainty'; and, • strategic objective 3.3.2 to 'minimise: A. transaction costs and reliance on resource consent processes; and B. the number, extent, and prescriptiveness of development controls and design standards in the rules, in order to encourage innovation and choice; and C. the requirements for notification and written approval...'; and • heritage objective 9.3.2.1.1 to enable and support: 'A. the ongoing retention, use and adaptive re-use; and B. the maintenance, repair, upgrade, restoration and reconstruction; of historic heritage	Oppose

Natural and Cultural Heritage > Indigenous Biodiversity and Ecosystems > Rules > Activity status tables > Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.9		Support	1. Retain the Sites of Ecological Significance qualifying matter. 2. Retain the Outstanding and Significant Natural Features qualifying matter. 3. Retain the Sites of Cultural Significance qualifying matter.	
Kāinga Ora – Homes and Communities /834.9	Amy Beran/ #FS2030.7	Support		Support

			<p>1. Retain the Sites of Ecological Significance qualifying matter.</p> <p>2. Retain the Outstanding and Significant Natural Features qualifying matter.</p> <p>3. Retain the Sites of Cultural Significance qualifying matter.</p> <p>Kāinga Ora support the Sites of Ecological Significance, the Outstanding and Significant Natural Features, and the Sites of Cultural Significance qualifying matters, noting these are all relevant matters of national significance in Section 6. It is also noted that there is very little overlap between Sites of Ecological Significance and Outstanding Natural Features and Landscapes with existing residential zones.</p>	
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Natural and Cultural Heritage > Indigenous Biodiversity and Ecosystems > Rules > Activity status tables > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.10		Support	<p>1. Retain the Sites of Ecological Significance qualifying matter.</p> <p>2. Retain the Outstanding and Significant Natural Features qualifying matter</p> <p>3. Retain the Sites of Cultural Significance qualifying matter.</p>	

Natural and Cultural Heritage > Indigenous Biodiversity and Ecosystems > Rules > Activity status tables > Non-complying activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.11		Support	<p>1. Retain the Sites of Ecological Significance qualifying matter.</p> <p>2. Retain the Outstanding and Significant Natural Features qualifying matter.</p> <p>3. Retain the Sites of Cultural Significance qualifying matter.</p>	
Kāinga Ora – Homes and Communities / 834.11	Clare Dale / #FS2029.1	Support	<p>1. Retain the Sites of Ecological Significance qualifying matter.</p> <p>2. Retain the Outstanding and Significant Natural Features qualifying matter.</p> <p>3. Retain the Sites of Cultural Significance qualifying matter.</p> <p>Kāinga Ora support the Sites of Ecological Significance, the Outstanding and Significant Natural Features, and the Sites of Cultural Significance qualifying matters, noting these are all relevant matters of national significance in Section 6. It is also noted that there is very little overlap between Sites of Ecological Significance and Outstanding Natural Features and Landscapes with existing residential zones.</p>	Support

Natural and Cultural Heritage > Landscapes and Natural Character > Rules - Landscape overlays - outstanding natural features and landscapes > Activity status table

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Trudi Bishop/ #155.3		Oppose	There should be no more development allowed on the Port Hills, adjacent to Bowenvale Reserve and in Banks Peninsula	
Kāinga Ora – Homes and Communities / #834.14		Support	<ol style="list-style-type: none"> 1. Retain the Sites of Ecological Significance qualifying matter. 2. Retain the Outstanding and Significant Natural Features qualifying matter. 3. Retain the Sites of Cultural Significance qualifying matter. 	

Natural and Cultural Heritage > Historic heritage

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Rosanne Hawarden/ #182.3		Seek Amendment	That Jane Deans Close be included as a Residential Heritage Area.	
Lawrence Kiesanowsk/ #404.1		Support	Support plan change provisions to protect historic heritage	
Lawrence Kiesanowsk/404.1	Heritage New Zealand Pouhere Taonga/ #FS2051.40	Support	<p>Support plan change provisions to protect historic heritage</p> <p>Provision: Natural and Cultural Heritage</p> <p>Decision Sought: To keep some areas as original</p> <p>Agree to partial infill, leaving some areas for character and heritage otherwise the city will change to much with no memories left.</p>	Support
Sarah Wylie/ #428.3		Support	Support the protection of heritage areas	
Sarah Wylie/428.3	Heritage New Zealand Pouhere Taonga/ #FS2051.41	Support	Support the protection of heritage areas Support measures to prevent development of high density housing in heritage areas, including the area surrounding Putāringamutu Riccarton Bush. There is no place for high density housing in the area surrounding this tāonga.	Support
Environment Canterbury / Canterbury Regional Council/ #689.18		Support	[Retain Sub-Chapter 9.3 as notified]	
Environment Canterbury / Canterbury Regional Council/689.18	Anne Dingwall/ #FS2037.1040	Support	[Retain Sub-Chapter 9.3 as notified] [Itis] consistent with the CRPS and give[s] effect to national direction.	Support
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.5		Seek Amendment	[A]mend the provisions to enable Rāpaki Rūnanga to develop ancestral land within its takiwā to give effect to section 6 (e) of the RMA; and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA.	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.5	Anne Dingwall/ #FS2037.998	Seek Amendment	<p>[A]mend the provisions to enable Rāpaki Rūnanga to develop ancestral land within its takiwā to give effect to section 6 (e) of the RMA; and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA.</p> <p>Rāpaki Rūnanga is concerned that their development aspirations for their whenua, particularly papakainga/ kāinga nohoanga could be further constrained through the introduction of additional heritage related provisions, which includes the introduction of additional rules for activities undertaken within prescribed heritage areas as well as more built form standards. Further, Rāpaki Rūnanga are concerned that the heritage provisions are ethnocentric and do not provide for a Ngāi Tahu worldview.</p> <p>Whilst it is acknowledged that future collaboration between Mahaanui Kurataiao and Council is proposed to enable papakainga/ kāinga nohoanga within the district, at this time the scope/extent of the proposed changes and timeframe for undertaking these future changes is uncertain. As such, Rāpaki seeks certainty that these proposed plan changes will not further restrict rūnanga led development.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support

Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.5	Kāinga Ora/ #FS2082.456	Seek Amendment	<p>[A]mend the provisions to enable Rāpaki Rūnanga to develop ancestral land within its takiwā to give effect to section 6 (e) of the RMA; and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA.</p> <p>Rāpaki Rūnanga is concerned that their development aspirations for their whenua, particularly papakainga/ kāinga nohoanga could be further constrained through the introduction of additional heritage related provisions, which includes the introduction of additional rules for activities undertaken within prescribed heritage areas as well as more built form standards. Further, Rāpaki Rūnanga are concerned that the heritage provisions are ethnocentric and do not provide for a Ngāi Tahu worldview.</p> <p>Whilst it is acknowledged that future collaboration between Mahaanui Kurataiao and Council is proposed to enable papakainga/ kāinga nohoanga within the district, at this time the scope/extent of the proposed changes and timeframe for undertaking these future changes is uncertain. As such, Rāpaki seeks certainty that these proposed plan changes will not further restrict rūnanga led development.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Hilary Talbot/ #700.1		Support	[Re: Englefield Heritage Area] support the creation of the Heritage Area and the continuation of the character area with more stringent controls.	
Hilary Talbot/700.1	Anne Dingwall/ #FS2037.546	Support	[Re: Englefield Heritage Area] support the creation of the Heritage Area and the continuation of the character area with more stringent controls. Hanmer Street provides a coherent streetscape and there are very few of these streetscapes left. Once broken they are gone forever.	Support
Hilary Talbot/700.1	Anne Dingwall/ #FS2037.987	Support	[Re: Englefield Heritage Area] support the creation of the Heritage Area and the continuation of the character area with more stringent controls. Hanmer Street provides a coherent streetscape and there are very few of these streetscapes left. Once broken they are gone forever.	Support
Hilary Talbot/700.1	Heritage New Zealand Pouhere Taonga/ #FS2051.42	Support	[Re: Englefield Heritage Area] support the creation of the Heritage Area and the continuation of the character area with more stringent controls. Hanmer Street provides a coherent streetscape and there are very few of these streetscapes left. Once broken they are gone forever.	Support
Christian Jordan/ #737.9		Seek Amendment	This plan review should not be used to remove any Historic Sites from the register even if the site is damaged or destroyed.	
Christian Jordan/737.9	Anne Dingwall/ #FS2037.1479	Seek Amendment	<p>This plan review should not be used to remove any Historic Sites from the register even if the site is damaged or destroyed.</p> <p>Further heritage areas need to be assessed and created across the city to protect Christchurch's remaining built history.</p> <p>Built history tells the story of the city and after a period of such great loss following the Christchurch earthquakes, far greater effort needs to be made to preserve the best of what remains.</p> <p>A qualifying matter requiring an assessment of the heritage value of any pre 1940 building intended for demolition with options considered for retention and reuse should have been made a requirement as part of this Plan</p>	Oppose
Christian Jordan/737.9	Heritage New Zealand Pouhere Taonga/ #FS2051.43	Seek Amendment	<p>This plan review should not be used to remove any Historic Sites from the register even if the site is damaged or destroyed.</p> <p>Further heritage areas need to be assessed and created across the city to protect Christchurch's remaining built history.</p> <p>Built history tells the story of the city and after a period of such great loss following the Christchurch earthquakes, far greater effort needs to be made to preserve the best of what remains.</p> <p>A qualifying matter requiring an assessment of the heritage value of any pre 1940 building intended for demolition with options considered for retention and reuse should have been made a requirement as part of this Plan</p>	Support
Christian Jordan/ #737.10		Seek Amendment	Retain character areas across the city.	

			These character areas should have recession plane, building height and setback rules similar to the operative plan	
Christian Jordan/737.10	Anne Dingwall/ #FS2037.1480	Seek Amendment	<p>Retain character areas across the city.</p> <p>These character areas should have recession plane, building height and setback rules similar to the operative plan</p> <p>They are needed to protect the liveability of the city. These character areas should have recession plane, building height and setback rules similar to the operative plan</p>	Oppose
Christian Jordan/737.10	Heritage New Zealand Pouhere Taonga/ #FS2051.44	Seek Amendment	<p>Retain character areas across the city.</p> <p>These character areas should have recession plane, building height and setback rules similar to the operative plan</p> <p>They are needed to protect the liveability of the city. These character areas should have recession plane, building height and setback rules similar to the operative plan</p>	Support
Chris Florkowski/ #1020.2		Support	Support Residential Heritage Areas of Otautahi, Christchurch, which deserve special protection.	
Chris Florkowski/1020.2	Heritage New Zealand Pouhere Taonga/ #FS2051.45	Support	<p>Support Residential Heritage Areas of Otautahi, Christchurch, which deserve special protection.</p> <p>Residential Heritage Areas of Otautahi, Christchurch, deserve special protection as part of their unique contributing identity to this city.</p> <p>I strongly support any initiative that protects the recognised Residential Heritage Areas of Otautahi, Christchurch.</p>	Support
Matty Lovell/ #1021.1		Support		
Rob Seddon-Smith/ #1028.1		Seek Amendment	Seeks an effective means whereby any property within a heritage area may be developed, within reasonable limits defined by the area, the cost of assessment to be borne by Council.	
Rob Seddon-Smith/1028.1	Susan Wall/ #FS2015.11	Seek Amendment	<p>Seeks an effective means whereby any property within a heritage area may be developed, within reasonable limits defined by the area, the cost of assessment to be borne by Council.</p> <p>An effective means whereby any property within a heritage area may be developed, within reasonable limits defined by the area, the cost of assessment to be borne by Council; and</p> <ul style="list-style-type: none"> - A clear definition of what constitutes the particular 'heritage' character of each area, so that it is easy to determine how any proposed development might meet such character standards - Lyttelton for example should not permit buildings to obstruct views of the water from the first floor or above of other properties. Standards need to be clear and if not clear, should not be imposed at all. - A date not more than 30 years hence whereby the heritage status of an area and the rules governing it should be reviewed or otherwise automatically removed; and - An effective means of compensating property owners deemed to be of heritage value for the additional expenses incurred in maintenance and any loss of value as a result of the designation <p>The matter of the preservation of heritage is complex. It both preserves the character of the areas included and stifles future development, effectively condemning the area therein to stagnation. Whilst we do not want to see wholesale destruction of the cityscape, neither do we need to have parts of it preserved as they are imagined to have been for all time. Ultimately the fear of the future is not a reason to retain all parts of the past. In assigning heritage status, there needs to be a good means whereby appropriate development can occur, without undue constraint, and in not assigning heritage status, the Effects On The Environment of otherwise apparently unconstrained development must also be considered. Heritage is seen as 'a good thing' but tends to be ill defined and very subjective, and whilst recognising the value in preserving a few outstanding examples of architecture, wholesale refusal to change is also foolish. For clarity, I do not own and do not intend to own property in any affected area. I have however seen the negative effects of such policies in the UK and know the difficulties they create for reasonable development. It is common to see heritage buildings fall into disrepair because they are too expensive to maintain and cannot be demolished. Such is the price of expecting the owner to do all the work of preserving a property for all. If Council thinks a property, tree or an area is</p>	Support

			of sufficient value to warrant protection for the benefit of all, the being for the benefit of all, the burden of cost should fall on all, not the few and Council should be prepared to fund proper management of the areas so that the amenity of living therein is not diminished.	
Cameron Matthews/ #1048.22		Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas.	
Cameron Matthews/1048.22	Susan Wall/ #FS2015.10	Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.	Seek Amendment
Cameron Matthews/1048.22	Heritage New Zealand Pouhere Taonga/ #FS2051.46	Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.	Oppose
Danny Whiting/ #1070.2		Oppose	Delete/reject proposed amendments to definitions, policies, rules and assessment matters in PC13 and retain the status quo in respect of these provisions.	
Danny Whiting/1070.2	Susan Wall/ #FS2015.9	Oppose	<p>Delete/reject proposed amendments to definitions, policies, rules and assessment matters in PC13 and retain the status quo in respect of these provisions.</p> <p>The submitter is opposed to PC13 to the extent that it proposes to amend the historic heritage rules in the Plan in such a way that will be less enabling and/or will result in greater regulation or resource consent requirements for development requirements. The submitter is particularly concerned with proposed amendments to definitions, policies, rules, and assessment matters where such amendments will be inconsistent with:</p> <ul style="list-style-type: none"> • strategic objective 3.3.1 to 'foster investment certainty'; and, • strategic objective 3.3.2 to 'minimise: A. transaction costs and reliance on resource consent processes; and B. the number, extent, and prescriptiveness of development controls and design standards in the rules, in order to encourage innovation and choice; and C. the requirements for notification and written approval...'; and • heritage objective 9.3.2.1.1 to enable and support: 'A. the ongoing retention, use and adaptive re-use; and B. the maintenance, repair, upgrade, restoration and reconstruction; of historic heritage 	Support
Danny Whiting/1070.2	Heritage New Zealand Pouhere Taonga/ #FS2051.47	Oppose	<p>Delete/reject proposed amendments to definitions, policies, rules and assessment matters in PC13 and retain the status quo in respect of these provisions.</p> <p>The submitter is opposed to PC13 to the extent that it proposes to amend the historic heritage rules in the Plan in such a way that will be less enabling and/or will result in greater regulation or resource consent requirements for development requirements. The submitter is particularly concerned with proposed amendments to definitions, policies, rules, and assessment matters where such amendments will be inconsistent with:</p> <ul style="list-style-type: none"> • strategic objective 3.3.1 to 'foster investment certainty'; and, • strategic objective 3.3.2 to 'minimise: A. transaction costs and reliance on resource consent processes; and B. the number, extent, and prescriptiveness of development controls and design standards in the rules, in order to encourage innovation and choice; and C. the requirements for notification and written approval...'; and • heritage objective 9.3.2.1.1 to enable and support: 'A. the ongoing retention, use and adaptive re-use; and B. the maintenance, repair, upgrade, restoration and reconstruction; of historic heritage 	Oppose
Richard and Suzanne Peebles/ #1072.3		Oppose	Delete/reject proposed amendments to definitions, policies, rules and assessment matters in PC13 and retain the status quo in respect of these provisions.	
Richard and Suzanne Peebles/1072.3	Heritage New Zealand Pouhere Taonga/ #FS2051.48	Oppose	<p>Delete/reject proposed amendments to definitions, policies, rules and assessment matters in PC13 and retain the status quo in respect of these provisions.</p> <p>The submitter is opposed to PC13 to the extent that it proposes to amend the historic heritage rules in the Plan in such a way that will be less enabling and/or will result in greater regulation or resource consent requirements for development requirements. The submitter is particularly concerned with proposed amendments to definitions, policies, rules, and assessment matters where such amendments will be inconsistent with:</p>	Oppose

			<ul style="list-style-type: none"> • strategic objective 3.3.1 to ‘foster investment certainty’; and, • strategic objective 3.3.2 to ‘minimise: A. transaction costs and reliance on resource consent processes; and B. the number, extent, and prescriptiveness of development controls and design standards in the rules, in order to encourage innovation and choice; and C. the requirements for notification and written approval...’; and • heritage objective 9.3.2.1.1 to enable and support: ‘A. the ongoing retention, use and adaptive re-use; and B. the maintenance, repair, upgrade, restoration and reconstruction; of historic heritage <p>Delete/reject proposed amendments to definitions, policies, rules and assessment matters in PC13 and retain the status quo in respect of these provisions.</p> <p>The submitter is opposed to PC13 to the extent that it proposes to amend the historic heritage rules in the Plan in such a way that will be less enabling and/or will result in greater regulation or resource consent requirements for development requirements. The submitter is particularly concerned with proposed amendments to definitions, policies, rules, and assessment matters where such amendments will be inconsistent with:</p> <ul style="list-style-type: none"> • strategic objective 3.3.1 to ‘foster investment certainty’; and, • strategic objective 3.3.2 to ‘minimise: A. transaction costs and reliance on resource consent processes; and B. the number, extent, and prescriptiveness of development controls and design standards in the rules, in order to encourage innovation and choice; and C. the requirements for notification and written approval...’; and • heritage objective 9.3.2.1.1 to enable and support: ‘A. the ongoing retention, use and adaptive re-use; and B. the maintenance, repair, upgrade, restoration and reconstruction; of historic heritage 	
181 High Limited / #1073.2		Seek Amendment	<p>Delete/reject proposed amendments to definitions, policies, rules and assessment matters in PC13 and retain the status quo in respect of these provisions.</p>	
181 High Limited /1073.2	Heritage New Zealand Pouhere Taonga/ #FS2051.49	Seek Amendment	<p>Delete/reject proposed amendments to definitions, policies, rules and assessment matters in PC13 and retain the status quo in respect of these provisions.</p> <p>The submitter is opposed to PC13 to the extent that it proposes to amend the historic heritage rules in the Plan in such a way that will be less enabling and/or will result in greater regulation or resource consent requirements for development requirements. The submitter is particularly concerned with proposed amendments to definitions, policies, rules, and assessment matters where such amendments will be inconsistent with:</p> <ul style="list-style-type: none"> • strategic objective 3.3.1 to ‘foster investment certainty’; and, • strategic objective 3.3.2 to ‘minimise: A. transaction costs and reliance on resource consent processes; and B. the number, extent, and prescriptiveness of development controls and design standards in the rules, in order to encourage innovation and choice; and C. the requirements for notification and written approval...’; and • heritage objective 9.3.2.1.1 to enable and support: ‘A. the ongoing retention, use and adaptive re-use; and B. the maintenance, repair, upgrade, restoration and reconstruction; of historic heritage <p>Delete/reject proposed amendments to definitions, policies, rules and assessment matters in PC13 and retain the status quo in respect of these provisions.</p> <p>The submitter is opposed to PC13 to the extent that it proposes to amend the historic heritage rules in the Plan in such a way that will be less enabling and/or will result in greater regulation or resource consent requirements for development requirements. The submitter is particularly concerned with proposed amendments to definitions, policies, rules, and assessment matters where such amendments will be inconsistent with:</p> <ul style="list-style-type: none"> • strategic objective 3.3.1 to ‘foster investment certainty’; and, • strategic objective 3.3.2 to ‘minimise: A. transaction costs and reliance on resource consent processes; and B. the number, extent, and prescriptiveness of development controls and design standards in the rules, in order to encourage innovation and choice; and C. the requirements for notification and written approval...’; and • heritage objective 9.3.2.1.1 to enable and support: ‘A. the ongoing retention, use and adaptive re-use; and B. the maintenance, repair, upgrade, restoration and reconstruction; of historic heritage 	Oppose
Mike Percasky/ #1085.3		Oppose	<p>Delete/reject proposed amendments to definitions, policies, rules and assessment matters in PC13 and retain the status quo in respect of these provisions.</p>	

Mike Percasky/1085.3	Susan Wall/ #FS2015.5	Oppose	Delete/reject proposed amendments to definitions, policies, rules and assessment matters in PC13 and retain the status quo in respect of these provisions. The submitter is opposed to PC13 to the extent that it proposes to amend the historic heritage rules in the Plan in such a way that will be less enabling and/or will result in greater regulation or resource consent requirements for development requirements. The submitter is particularly concerned with proposed amendments to definitions, policies, rules, and assessment matters where such amendments will be inconsistent with: <ul style="list-style-type: none"> • strategic objective 3.3.1 to 'foster investment certainty'; and, • strategic objective 3.3.2 to 'minimise: A. transaction costs and reliance on resource consent processes; and B. the number, extent, and prescriptiveness of development controls and design standards in the rules, in order to encourage innovation and choice; and C. the requirements for notification and written approval...'; and • heritage objective 9.3.2.1.1 to enable and support: 'A. the ongoing retention, use and adaptive re-use; and B. the maintenance, repair, upgrade, restoration and reconstruction; of historic heritage 	Support
Mike Percasky/1085.3	Heritage New Zealand Pouhere Taonga/ #FS2051.50	Oppose	Delete/reject proposed amendments to definitions, policies, rules and assessment matters in PC13 and retain the status quo in respect of these provisions. The submitter is opposed to PC13 to the extent that it proposes to amend the historic heritage rules in the Plan in such a way that will be less enabling and/or will result in greater regulation or resource consent requirements for development requirements. The submitter is particularly concerned with proposed amendments to definitions, policies, rules, and assessment matters where such amendments will be inconsistent with: <ul style="list-style-type: none"> • strategic objective 3.3.1 to 'foster investment certainty'; and, • strategic objective 3.3.2 to 'minimise: A. transaction costs and reliance on resource consent processes; and B. the number, extent, and prescriptiveness of development controls and design standards in the rules, in order to encourage innovation and choice; and C. the requirements for notification and written approval...'; and • heritage objective 9.3.2.1.1 to enable and support: 'A. the ongoing retention, use and adaptive re-use; and B. the maintenance, repair, upgrade, restoration and reconstruction; of historic heritage 	Oppose

Natural and Cultural Heritage > Historic heritage > Objective and policies

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.12		Seek Amendment	Provide an additional provision (e.g., policy) to support the exclusion of properties located in the Papa Kainga/Kāinga Nohoanga Zone on land which is held as Māori Land.	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.12	Anne Dingwall/ #FS2037.1005	Seek Amendment	<p>Provide an additional provision (e.g., policy) to support the exclusion of properties located in the Papa Kainga/Kāinga Nohoanga Zone on land which is held as Māori Land.</p> <p>Rāpaki Rūnanga seeks certainty that the introduction of additional historic heritage provisions will not result in additional development constraints on properties located in the Papa Kainga/Kāinga Nohoanga Zone, particularly on land which is held as Māori land.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.12	Kāinga Ora/ #FS2082.463	Seek Amendment	<p>Provide an additional provision (e.g., policy) to support the exclusion of properties located in the Papa Kainga/Kāinga Nohoanga Zone on land which is held as Māori Land.</p> <p>Rāpaki Rūnanga seeks certainty that the introduction of additional historic heritage provisions will not result in additional development constraints on properties located in the Papa Kainga/Kāinga Nohoanga Zone, particularly on land which is held as Māori land.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and 	Support

- Consequently, discharge the councils' duties under s32 of the RMA.

Natural and Cultural Heritage > Historic heritage > Objective and policies > Objectives > Objective - Historic heritage

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Richard Abey-Nesbit/ #1009.2		Support	The submitter supports limitation of heritage areas.	

Natural and Cultural Heritage > Historic heritage > Objective and policies > Policies

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Ceres New Zealand, LLC/ #150.17		Seek Amendment	Add new Policy that better reflects and recognises significantly damaged heritage items (identified in the schedule created as part of point a above) which face significant challenges to their repair and reuse.	
Ceres New Zealand, LLC/150.17	Chapman Tripp/ #FS2043.6	Seek Amendment	Add new Policy that better reflects and recognises significantly damaged heritage items (identified in the schedule created as part of point a above) which face significant challenges to their repair and reuse.	Support
Ceres New Zealand, LLC/150.17	Catholic Diocese of Christchurch/ #FS2044.141	Seek Amendment	Add new Policy that better reflects and recognises significantly damaged heritage items (identified in the schedule created as part of point a above) which face significant challenges to their repair and reuse.	Support
Ceres New Zealand, LLC/150.17	Carter Group Limited/ #FS2045.147	Seek Amendment	Add new Policy that better reflects and recognises significantly damaged heritage items (identified in the schedule created as part of point a above) which face significant challenges to their repair and reuse.	Support
Ceres New Zealand, LLC/150.17	Daresbury Limited/ #FS2053.6	Seek Amendment	Add new Policy that better reflects and recognises significantly damaged heritage items (identified in the schedule created as part of point a above) which face significant challenges to their repair and reuse.	Support
Carter Group Limited/ #814.94		Oppose	Oppose Policy 9.3.2.2. Seek that it is deleted.	
Carter Group Limited/814.94	Susan Wall/ #FS2015.6	Oppose	Oppose Policy 9.3.2.2. Seek that it is deleted. Heritage areas (and associated provisions)are generally opposed for the reasons statedin the covering submission.	Support
Carter Group Limited/814.94	Heritage New Zealand Pouhere Taonga/ #FS2051.51	Oppose	Oppose Policy 9.3.2.2. Seek that it is deleted. Heritage areas (and associated provisions)are generally opposed for the reasons statedin the covering submission.	Oppose
Carter Group Limited/814.94	Kāinga Ora/ #FS2082.924	Oppose	Oppose Policy 9.3.2.2. Seek that it is deleted. Heritage areas (and associated provisions)are generally opposed for the reasons statedin the covering submission.	Seek Amendment

Natural and Cultural Heritage > Historic heritage > Objective and policies > Policies > Policy - Identification, assessment and scheduling of heritage areas

Submission Number	Further Submission No	Position	Decision Requested	FS Position
The Catholic Diocese of Christchurch / #823.217		Oppose	Delete Policy 9.3.2.2.2 Identification, assessment and scheduling of heritage areas.	
The Catholic Diocese of Christchurch /823.217	Susan Wall/ #FS2015.7	Oppose	Delete Policy 9.3.2.2.2 Identification, assessment and scheduling of heritage areas. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission.	Support

The Catholic Diocese of Christchurch /823.217	Anne Dingwall/ #FS2037.1449	Oppose	Delete Policy 9.3.2.2.2 Identification, assessment and scheduling of heritage areas. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission.	Oppose
The Catholic Diocese of Christchurch /823.217	Carter Group Limited/ #FS2045.390	Oppose	Delete Policy 9.3.2.2.2 Identification, assessment and scheduling of heritage areas. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission.	Support
The Catholic Diocese of Christchurch /823.217	Heritage New Zealand Pouhere Taonga/ #FS2051.52	Oppose	Delete Policy 9.3.2.2.2 Identification, assessment and scheduling of heritage areas. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission.	Oppose
The Catholic Diocese of Christchurch /823.217	Kāinga Ora/ #FS2082.1227	Oppose	Delete Policy 9.3.2.2.2 Identification, assessment and scheduling of heritage areas. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission.	Seek Amendment
Carter Group Limited / #824.125		Oppose	delete policy 9.3.2.2.2	
Kate Askew/ #1005.4		Support	Supports Policy 9.3.2.2.2. Retain as notified.	
Cameron Matthews/ #1048.23		Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas, including, but not limited to, [Policy] 9.3.2.2.2 - Identification, assessment and scheduling of heritage areas.	
Cameron Matthews/1048.23	Heritage New Zealand Pouhere Taonga/ #FS2051.53	Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas, including, but not limited to, [Policy] 9.3.2.2.2 - Identification, assessment and scheduling of heritage areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.	Oppose
Keri Whitiri/ #1069.2		Seek Amendment	Seek that the 'defining' and 'contributory' categories in Residential Heritage Areas are removed completely from the proposed new Policy Changes.	
Keri Whitiri/1069.2	Heritage New Zealand Pouhere Taonga/ #FS2051.54	Seek Amendment	<p>Seek that the 'defining' and 'contributory' categories in Residential Heritage Areas are removed completely from the proposed new Policy Changes.</p> <p>The Heritage Team of CCC have, yet again, sought to take advantage of their position and impose self-serving policy on owners of old houses in old suburbs.</p> <p>The proposed CCC Heritage Policy Changes 13 and 14 seek to not only sidestep the requirements of the National Policy Statement Urban Development by applying 'Qualifying Matters' to proposed new 'Residential Heritage Areas', they also seek to bring in categorisation of non-heritage listed properties by including them as 'contributory' or 'defining'. This new heritage categorisation effectively extends the pool of heritage properties that sit under the discretion and authority of the CCC Heritage Team, thereby further substantiating their own existence. This categorisation is unnecessary and contrary to the purpose of the NPS-UD.</p> <p>The fact that these 'contributory' or 'defining' properties are only shown in 'hard-copy' Policy Change documents, but not in online interactive digital maps, is highly misleading. It is an indicator of policy that has been poorly considered. It could result in a number of property owners not being aware of the effect the proposed Policy Changes might have on their non-listed property. Owners that this applies to have not been properly consulted, notified nor given the courtesy of actually knowing that their property is affected within PC13 and PC14, if they have relied on the interactive digital maps to inform them.</p> <p>There is little indication of the difference between the proposed new 'Residential Heritage Areas' and existing 'Residential Character Areas'. Nor is there clear information of the purpose of the new moniker and the actual regulatory requirements that all property owners within it will be subject to. The purpose and effects of PC13 and PC14 have been poorly communicated.</p>	Oppose

			<p>Furthermore, the elevation of colonial heritage values in this day and age comes from a position of privilege and bias. It undermines the intended bicultural roots of NZ society and perpetuates one ideological system that has been enshrined in physical fabric, over intangible values that have been subjugated and erased over the past 170 years.</p> <p>The NPS-UD 2020 serves a particular purpose - it is to secure sufficient development capacity for new housing. This is to counteract the housing crisis and open up opportunity for more people to have the benefit of living close to urban amenities, making 'good' areas for living more accessible to a larger part of society.</p> <p>One could argue that in perpetuating the notion of 'Residential Heritage Areas' based on colonial heritage values that a Local Government Authority is limiting opportunities for future expression with building stock that departs from the colonial status quo. The idea that existing Heritage Items are subject to current restrictions, regulatory requirements and protections is valid. The notion that new categorisations of 'contributory' and 'defining' properties is an appropriate response to the NPS-UD is not valid. The purpose of the wording change from 'Residential Character Area' to 'Residential Heritage Area' is unclear. One would hope that the proposed Policy Changes were a useful step in tipping the balance of housing affordability (an aspiration that is increasingly beyond the grasp of most young NZers) as opposed to protecting the privilege of older generations.</p> <p>By applying 'Qualifying Matters' to proposed new 'Residential Heritage Areas' CCC subverts a National Policy that is aimed at greater access to housing stock and proposes changes that seem to effectively increase colonial heritage protection and restrictions on development. This is in conflict with the intention of the National Policy Statement Urban Development 2020.</p>	
Keri Whaitiri/ #1069.3		Seek Amendment	Seeks that the full implications of the new 'Residential Heritage Areas' are disclosed and that these do not exceed the current provisions of the 'Residential Character Areas'.	

Natural and Cultural Heritage > Historic heritage > Objective and policies > Policies > Policy - Management of scheduled historic heritage

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.95		Seek Amendment	Oppose Policy 9.3.2.2.3. Seek that the original policy is retained.	
Carter Group Limited/814.95	Heritage New Zealand Pouhere Taonga/ #FS2051.55	Seek Amendment	Oppose Policy 9.3.2.2.3. Seek that the original policy is retained. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. The amendments to clause (b) of this policy are also opposed. The operative wording within this policy sensibly recognises that Significant (Group 2) heritage items are potentially capable of accommodating a greater degree of change than Highly Significant (Group 1) heritage items.	Oppose
Carter Group Limited/814.95	Kāinga Ora/ #FS2082.925	Seek Amendment	Oppose Policy 9.3.2.2.3. Seek that the original policy is retained. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. The amendments to clause (b) of this policy are also opposed. The operative wording within this policy sensibly recognises that Significant (Group 2) heritage items are potentially capable of accommodating a greater degree of change than Highly Significant (Group 1) heritage items.	Seek Amendment
The Catholic Diocese of Christchurch / #823.218		Oppose	Retain status quo.	
The Catholic Diocese of Christchurch /823.218	Anne Dingwall/ #FS2037.1450	Oppose	Retain status quo.	Oppose

			<p>Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission.</p> <p>The amendments to clause (b) of this policy are also opposed. The operative wording within this policy sensibly recognises that Significant (Group 2) heritage items are potentially capable of accommodating a greater degree of change than Highly Significant (Group 1) heritage items.</p>	
The Catholic Diocese of Christchurch /823.218	Carter Group Limited/ #FS2045.391	Oppose	<p>Retain status quo.</p> <p>Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission.</p> <p>The amendments to clause (b) of this policy are also opposed. The operative wording within this policy sensibly recognises that Significant (Group 2) heritage items are potentially capable of accommodating a greater degree of change than Highly Significant (Group 1) heritage items.</p>	Support
The Catholic Diocese of Christchurch /823.218	Heritage New Zealand Pouhere Taonga/ #FS2051.56	Oppose	<p>Retain status quo.</p> <p>Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission.</p> <p>The amendments to clause (b) of this policy are also opposed. The operative wording within this policy sensibly recognises that Significant (Group 2) heritage items are potentially capable of accommodating a greater degree of change than Highly Significant (Group 1) heritage items.</p>	Oppose
Carter Group Limited / #824.107		Seek Amendment	Oppose Policy 9.3.2.2.3. Seek that the original policy is retained.	
Daresbury Ltd/ #874.10		Seek Amendment	<p>[Regarding Policy 9.3.2.2.3 - Management of Scheduled Historic Heritage]</p> <p>Seeks to oppose the amendments to clause (a)(ii) of this policy.</p>	
Daresbury Ltd/874.10	Anne Dingwall/ #FS2037.622	Seek Amendment	<p>[Regarding Policy 9.3.2.2.3 - Management of Scheduled Historic Heritage]</p> <p>Seeks to oppose the amendments to clause (a)(ii) of this policy.</p> <p>The amendments to clause (a)(ii) of this policy are opposed. This change inappropriately shifts the focus of the plan away from providing for ongoing use and adaptive re-use of heritage items, towards more rigid preservation and protection.</p> <p>This can have the perverse outcome of preventing the retention of heritage buildings by preventing owners (particularly private owners) from using and maintaining heritage items in ways that are practical and financially feasible.</p> <p>The amendments to clause (b)(i) of this policy are also opposed. The operative wording within this policy sensibly recognises that Significant (Group 2) heritage items are potentially capable of accommodating a greater degree of change than Highly Significant (Group 1) heritage items.</p>	Oppose
Daresbury Ltd/874.10	Heritage New Zealand Pouhere Taonga/ #FS2051.57	Seek Amendment	<p>[Regarding Policy 9.3.2.2.3 - Management of Scheduled Historic Heritage]</p> <p>Seeks to oppose the amendments to clause (a)(ii) of this policy.</p> <p>The amendments to clause (a)(ii) of this policy are opposed. This change inappropriately shifts the focus of the plan away from providing for ongoing use and adaptive re-use of heritage items, towards more rigid preservation and protection.</p> <p>This can have the perverse outcome of preventing the retention of heritage buildings by preventing owners (particularly private owners) from using and maintaining heritage items in ways that are practical and financially feasible.</p>	Oppose

			The amendments to clause (b)(i) of this policy are also opposed. The operative wording within this policy sensibly recognises that Significant (Group 2) heritage items are potentially capable of accommodating a greater degree of change than Highly Significant (Group 1) heritage items.	
Melissa Macfarlane/ #1003.11		Seek Amendment	Delete references to heritage areas in Policy 9.3.2.2.3. If required, instead include a new fit for purpose targeted policy for residential heritage areas that focuses on impacts on the recognised values of the area, i.e. interwar Californian bungalows.	

Natural and Cultural Heritage > Historic heritage > Objective and policies > Policies > Policy - Ongoing use of scheduled historic heritage

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.10		Support	Retain Policy 9.3.2.2.5 as proposed	
Carter Group Limited/ #814.96		Seek Amendment	Oppose Policy 9.3.2.2.5. Seek that the original policy is retained.	
Carter Group Limited/814.96	Heritage New Zealand Pouhere Taonga/ #FS2051.58	Seek Amendment	Oppose Policy 9.3.2.2.5. Seek that the original policy is retained. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the changes to this policy are opposed.	Oppose
Carter Group Limited/814.96	Davie Lovell-Smith Limited/ #FS2065.2	Seek Amendment	Oppose Policy 9.3.2.2.5. Seek that the original policy is retained. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the changes to this policy are opposed.	Support
Carter Group Limited/814.96	Kāinga Ora/ #FS2082.926	Seek Amendment	Oppose Policy 9.3.2.2.5. Seek that the original policy is retained. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the changes to this policy are opposed.	Seek Amendment
The Catholic Diocese of Christchurch / #823.219		Oppose	Retain status quo.	
The Catholic Diocese of Christchurch /823.219	Anne Dingwall/ #FS2037.1451	Oppose	Retain status quo. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the changes to this policy are opposed.	Oppose
The Catholic Diocese of Christchurch /823.219	Carter Group Limited/ #FS2045.392	Oppose	Retain status quo. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the changes to this policy are opposed.	Support
The Catholic Diocese of Christchurch /823.219	Heritage New Zealand Pouhere Taonga/ #FS2051.59	Oppose	Retain status quo. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the changes to this policy are opposed.	Oppose
Carter Group Limited / #824.108		Seek Amendment	Oppose Policy 9.3.2.2.5. Seek that the original policy is retained.	
Melissa Macfarlane/ #1003.12		Seek Amendment	Delete references to heritage areas in Policy 9.3.2.2.5. If required, instead include a new fit for purpose targeted policy for residential heritage areas that focuses on impacts on the recognised values of the area, i.e. interwar Californian bungalow	
Melissa Macfarlane/1003.12	Heritage New Zealand Pouhere Taonga/ #FS2051.60	Seek Amendment	Delete references to heritage areas in Policy 9.3.2.2.5. If required, instead include a new fit for purpose targeted policy for residential heritage areas that focuses on impacts on the recognised values of the area, i.e. interwar Californian bungalow. The proposed changes appear to bring residential heritage areas into existing policies covering the management, ongoing use and demolition of historic heritage. These policies include specific direction for works on heritage items and generally severely limit these. The policies make sense when applied to individually listed items with specific and important heritage fabric. However, the level of specificity and restrictions are onerous for buildings included by virtue of being within a wider heritage area as they are interwar Californian bungalows. If a policy is required for residential heritage areas, then it should be targeted to impacts on the values of the area, i.e. impacts on the heritage value of interwar Californian bungalows, rather than the values of the individual building and setting.	Oppose
Tom Reece/ #1029.1		Seek Amendment		

Natural and Cultural Heritage > Historic heritage > Objective and policies > Policies > Policy - Demolition of heritage items

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.11		Seek Amendment	the addition of a newclause in 9.3.2.2.8:vi. Should demolition be approved,whether the setting should beretained/rescheduled as an open spaceheritage item. Retain a.ii.	
Heritage New Zealand Pouhere Taonga (HNZPT) /193.11	Anne Dingwall/ #FS2037.275	Seek Amendment	the addition of a newclause in 9.3.2.2.8:vi. Should demolition be approved,whether the setting should beretained/rescheduled as an open spaceheritage item. Retain a.ii. HNZPT recommends the inclusion of a new clause in9.3.2.2.8, requiring that should a heritage item beremoved, the setting will be assessed to determinewhether it should be retained/rescheduled as an openspace or heritage item. In many cases the main physicalstructure holds only part of the heritage values of an item,particularly where there may be ancillary features orintangible heritage values.We note that this does sometimes occur in practice, e.g.Former Lyttelton Police Station Cells. HNZPT supports the addition of ‘and the heritage itemwould no longer meet the threshold for scheduling’ in parta)ii of 9.3.2.2.8. We consider this wording adds a beneficialadditional layer of assessment	Support
Heritage New Zealand Pouhere Taonga (HNZPT) /193.11	Chapman Tripp/ #FS2043.1	Seek Amendment	the addition of a newclause in 9.3.2.2.8:vi. Should demolition be approved,whether the setting should beretained/rescheduled as an open spaceheritage item. Retain a.ii. HNZPT recommends the inclusion of a new clause in9.3.2.2.8, requiring that should a heritage item beremoved, the setting will be assessed to determinewhether it should be retained/rescheduled as an openspace or heritage item. In many cases the main physicalstructure holds only part of the heritage values of an item,particularly where there may be ancillary features orintangible heritage values.We note that this does sometimes occur in practice, e.g.Former Lyttelton Police Station Cells. HNZPT supports the addition of ‘and the heritage itemwould no longer meet the threshold for scheduling’ in parta)ii of 9.3.2.2.8. We consider this wording adds a beneficialadditional layer of assessment	Oppose
Heritage New Zealand Pouhere Taonga (HNZPT) /193.11	Catholic Diocese of Christchurch/ #FS2044.136	Seek Amendment	the addition of a newclause in 9.3.2.2.8:vi. Should demolition be approved,whether the setting should beretained/rescheduled as an open spaceheritage item. Retain a.ii. HNZPT recommends the inclusion of a new clause in9.3.2.2.8, requiring that should a heritage item beremoved, the setting will be assessed to determinewhether it should be retained/rescheduled as an openspace or heritage item. In many cases the main physicalstructure holds only part of the heritage values of an item,particularly where there may be ancillary features orintangible heritage values.We note that this does sometimes occur in practice, e.g.Former Lyttelton Police Station Cells. HNZPT supports the addition of ‘and the heritage itemwould no longer meet the threshold for scheduling’ in parta)ii of 9.3.2.2.8. We consider this wording adds a beneficialadditional layer of assessment	Oppose
Heritage New Zealand Pouhere Taonga (HNZPT) /193.11	Carter Group Limited/ #FS2045.142	Seek Amendment	the addition of a newclause in 9.3.2.2.8:vi. Should demolition be approved,whether the setting should beretained/rescheduled as an open spaceheritage item.	Oppose

			<p>Retain a.ii.</p> <p>HNZPT recommends the inclusion of a new clause in 9.3.2.2.8, requiring that should a heritage item be removed, the setting will be assessed to determine whether it should be retained/rescheduled as an open space or heritage item. In many cases the main physical structure holds only part of the heritage values of an item, particularly where there may be ancillary features or intangible heritage values. We note that this does sometimes occur in practice, e.g. Former Lyttelton Police Station Cells.</p> <p>HNZPT supports the addition of 'and the heritage item would no longer meet the threshold for scheduling' in part a)ii of 9.3.2.2.8. We consider this wording adds a beneficial additional layer of assessment</p>	
Heritage New Zealand Pouhere Taonga (HNZPT) /193.11	Daresbury Limited/ #FS2053.1	Seek Amendment	<p>the addition of a new clause in 9.3.2.2.8:vi. Should demolition be approved, whether the setting should be retained/rescheduled as an open space heritage item.</p> <p>Retain a.ii.</p> <p>HNZPT recommends the inclusion of a new clause in 9.3.2.2.8, requiring that should a heritage item be removed, the setting will be assessed to determine whether it should be retained/rescheduled as an open space or heritage item. In many cases the main physical structure holds only part of the heritage values of an item, particularly where there may be ancillary features or intangible heritage values. We note that this does sometimes occur in practice, e.g. Former Lyttelton Police Station Cells.</p> <p>HNZPT supports the addition of 'and the heritage item would no longer meet the threshold for scheduling' in part a)ii of 9.3.2.2.8. We consider this wording adds a beneficial additional layer of assessment</p>	Oppose
Christ's College/ #699.4		Oppose	Reject all notified changes to 9.3.2.2.8 Policy – Demolition of scheduled historic heritage	
Christ's College/699.4	Heritage New Zealand Pouhere Taonga/ #FS2051.61	Oppose	Reject all notified changes to 9.3.2.2.8 Policy – Demolition of scheduled historic heritage Christ's College opposes the notified amendments to 9.3.2.2.8 Policy – Demolition of heritage items as it subjects buildings within a heritage area to the same stringent tests as listed heritage items which have met the significance threshold for scheduling in the District Plan. It is inappropriate that buildings located within a heritage area are subject to the same policy test as listed heritage items.	Support
Christ's College/ #699.5		Seek Amendment	<p>Refine 9.3.2.2.8 Policy – Demolition of heritage item</p> <p>(a) (ii) whether the extent of the work required to retain and/or repair the heritage item or building is of such a scale that the heritage values and integrity of the heritage item or building would be significantly compromised, and the heritage item would no longer meet the criteria for scheduling in Policy 9.3.2.2.1;</p>	
Christ's College/699.5	Anne Dingwall/ #FS2037.545	Seek Amendment	<p>Refine 9.3.2.2.8 Policy – Demolition of heritage item</p> <p>(a) (ii) whether the extent of the work required to retain and/or repair the heritage item or building is of such a scale that the heritage values and integrity of the heritage item or building would be significantly compromised, and the heritage item would no longer meet the criteria for scheduling in Policy 9.3.2.2.1;</p> <p>Christ's College opposes the notified amendments to 9.3.2.2.8 Policy – Demolition of heritage items as it subjects buildings within a heritage area to the same stringent tests as listed heritage items which have met the significance threshold for scheduling in the District Plan. It is inappropriate that buildings located within a heritage area are subject to the same policy test as listed heritage items.</p> <p>Refine 9.3.2.2.8 Policy – Demolition of heritage item</p> <p>(a) (ii) whether the extent of the work required to retain and/or repair the heritage item or building is of such a scale that the heritage values and integrity of the heritage item or building would be significantly compromised, and the heritage item would no longer meet the criteria for scheduling in Policy 9.3.2.2.1;</p>	Seek Amendment

			Christ's College opposes the notified amendments to 9.3.2.2.8 Policy – Demolition of heritage items as it subjects buildings within a heritage area to the same stringent tests as listed heritage items which have met the significance threshold for scheduling in the District Plan. It is inappropriate that buildings located within a heritage area are subject to the same policy test as listed heritage items.	
Christs College/699.5	Heritage New Zealand Pouhere Taonga/ #FS2051.62	Seek Amendment	<p>Refine 9.3.2.2.8 Policy – Demolition of heritage item</p> <p>(a) (ii) whether the extent of the work required to retain and/or repair the heritage item or building is of such a scale that the heritage values and integrity of the heritage item or building would be significantly compromised, and the heritage item would no longer meet the criteria for scheduling in Policy 9.3.2.2.1;</p> <p>Christ's College opposes the notified amendments to 9.3.2.2.8 Policy – Demolition of heritage items as it subjects buildings within a heritage area to the same stringent tests as listed heritage items which have met the significance threshold for scheduling in the District Plan. It is inappropriate that buildings located within a heritage area are subject to the same policy test as listed heritage items.</p> <p>Refine 9.3.2.2.8 Policy – Demolition of heritage item</p> <p>(a) (ii) whether the extent of the work required to retain and/or repair the heritage item or building is of such a scale that the heritage values and integrity of the heritage item or building would be significantly compromised, and the heritage item would no longer meet the criteria for scheduling in Policy 9.3.2.2.1;</p> <p>Christ's College opposes the notified amendments to 9.3.2.2.8 Policy – Demolition of heritage items as it subjects buildings within a heritage area to the same stringent tests as listed heritage items which have met the significance threshold for scheduling in the District Plan. It is inappropriate that buildings located within a heritage area are subject to the same policy test as listed heritage items.</p>	Support
Carter Group Limited/ #814.97		Seek Amendment	Oppose Policy 9.3.2.2.8. Seek that the original policy is retained.	
Carter Group Limited/814.97	Heritage New Zealand Pouhere Taonga/ #FS2051.63	Seek Amendment	Oppose Policy 9.3.2.2.8. Seek that the original policy is retained. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the changes to clause (a) of this policy are opposed. In addition, the changes to clause (a)(ii) are opposed insofar that they introduce a new 'test' for evaluating the demolition of historic heritage that presents an unreasonable and inappropriate threshold that materially changes and undermines the policy. By way of example, the proposed wording may preclude the demolition of heritage items that are significantly (physically) compromised, on the basis of one or more (non-physical) heritage values (e.g. historical/social or cultural/spiritual value) remaining.	Oppose
Carter Group Limited/814.97	Davie Lovell-Smith Limited/ #FS2065.3	Seek Amendment	Oppose Policy 9.3.2.2.8. Seek that the original policy is retained. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the changes to clause (a) of this policy are opposed. In addition, the changes to clause (a)(ii) are opposed insofar that they introduce a new 'test' for evaluating the demolition of historic heritage that presents an unreasonable and inappropriate threshold that materially changes and undermines the policy. By way of example, the proposed wording may preclude the demolition of heritage items that are significantly (physically) compromised, on the basis of one or more (non-physical) heritage values (e.g. historical/social or cultural/spiritual value) remaining.	Support
Carter Group Limited/814.97	Kāinga Ora/ #FS2082.927	Seek Amendment	Oppose Policy 9.3.2.2.8. Seek that the original policy is retained. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the changes to clause (a) of this policy are opposed. In addition, the changes to clause (a)(ii) are opposed insofar that they introduce a new 'test' for evaluating the demolition of historic heritage that presents an unreasonable and inappropriate threshold that materially changes and undermines the policy. By way of example, the proposed wording may preclude the demolition of heritage items that are significantly (physically) compromised, on the basis of one or more (non-physical) heritage values (e.g. historical/social or cultural/spiritual value) remaining.	Seek Amendment
The Catholic Diocese of Christchurch / #823.220		Oppose	Retain status quo.	
The Catholic Diocese of Christchurch /823.220	Anne Dingwall/ #FS2037.1452	Oppose	Retain status quo.	Oppose

			<p>Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the changes to clause (a) of this policy are opposed.</p> <p>In addition, the changes to clause (a)(ii) are opposed insofar that they introduce a new 'test' for evaluating the demolition of historic heritage that presents an unreasonable and inappropriate threshold that materially changes and undermines the policy. By way of example, the proposed wording may preclude the demolition of heritage items that are significantly (physically) compromised, on the basis of one or more (non-physical) heritage values (e.g. historical/social or cultural/spiritual value) remaining.</p>	
The Catholic Diocese of Christchurch /823.220	Carter Group Limited/ #FS2045.393	Oppose	<p>Retain status quo.</p> <p>Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the changes to clause (a) of this policy are opposed.</p> <p>In addition, the changes to clause (a)(ii) are opposed insofar that they introduce a new 'test' for evaluating the demolition of historic heritage that presents an unreasonable and inappropriate threshold that materially changes and undermines the policy. By way of example, the proposed wording may preclude the demolition of heritage items that are significantly (physically) compromised, on the basis of one or more (non-physical) heritage values (e.g. historical/social or cultural/spiritual value) remaining.</p>	Support
The Catholic Diocese of Christchurch /823.220	Heritage New Zealand Pouhere Taonga/ #FS2051.64	Oppose	<p>Retain status quo.</p> <p>Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the changes to clause (a) of this policy are opposed.</p> <p>In addition, the changes to clause (a)(ii) are opposed insofar that they introduce a new 'test' for evaluating the demolition of historic heritage that presents an unreasonable and inappropriate threshold that materially changes and undermines the policy. By way of example, the proposed wording may preclude the demolition of heritage items that are significantly (physically) compromised, on the basis of one or more (non-physical) heritage values (e.g. historical/social or cultural/spiritual value) remaining.</p>	Oppose
Carter Group Limited / #824.109		Seek Amendment	Oppose Policy 9.3.2.2.8. Seek that the original policy is retained.	
Church Property Trustees / #825.4		Oppose	[Retain status quo with regard to Policy 9.3.2.2.8- Demolition of scheduled historic heritage]. -	
Church Property Trustees /825.4	Anne Dingwall/ #FS2037.1228	Oppose	[Retain status quo with regard to Policy 9.3.2.2.8- Demolition of scheduled historic heritage]. - The changes to clause (a)(ii) are opposed insofar that they introduce a new 'test' for evaluating the demolition of historic heritage that presents an unreasonable and inappropriate threshold that materially changes and undermines the policy. By way of example, the proposed wording may preclude the demolition of heritage items that are significantly (physically) compromised, on the basis of one or more (non-physical) heritage values (e.g. historical/social or cultural/spiritual value) remaining.	Oppose
Church Property Trustees /825.4	Heritage New Zealand Pouhere Taonga/ #FS2051.65	Oppose	[Retain status quo with regard to Policy 9.3.2.2.8- Demolition of scheduled historic heritage]. - The changes to clause (a)(ii) are opposed insofar that they introduce a new 'test' for evaluating the demolition of historic heritage that presents an unreasonable and inappropriate threshold that materially changes and undermines the policy. By way of example, the proposed wording may preclude the demolition of heritage items that are significantly (physically) compromised, on the basis of one or more (non-physical) heritage values (e.g. historical/social or cultural/spiritual value) remaining.	Oppose
Daresbury Ltd/ #874.11		Seek Amendment	[Regarding Policy 9.3.2.2.8 - Demolition of scheduled historic heritage] Seeks to oppose the changes to clause (a)(ii) of this policy.	
Daresbury Ltd/874.11	Anne Dingwall/ #FS2037.623	Seek Amendment	<p>[Regarding Policy 9.3.2.2.8 - Demolition of scheduled historic heritage]</p> <p>Seeks to oppose the changes to clause (a)(ii) of this policy.</p> <p>The changes to clause (a)(ii) are opposed insofar that they introduce a new 'test' for evaluating the demolition of historic heritage that presents an unreasonable and inappropriate threshold that materially changes and undermines the policy. By way of example, the proposed wording may</p>	Oppose

			preclude the demolition of heritage items that are significantly (physically) compromised, on the basis of one or more (non-physical) heritage values (e.g. historical/social or cultural/spiritual value) remaining.	
Daresbury Ltd/874.11	Heritage New Zealand Pouhere Taonga/ #FS2051.66	Seek Amendment	<p>[Regarding Policy 9.3.2.2.8 - Demolition of scheduled historic heritage]</p> <p>Seeks to oppose the changes to clause (a)(ii) of this policy.</p> <p>The changes to clause (a)(ii) are opposed insofar that they introduce a new 'test' for evaluating the demolition of historic heritage that presents an unreasonable and inappropriate threshold that materially changes and undermines the policy. By way of example, the proposed wording may preclude the demolition of heritage items that are significantly (physically) compromised, on the basis of one or more (non-physical) heritage values (e.g. historical/social or cultural/spiritual value) remaining.</p>	Oppose
Melissa Macfarlane/ #1003.13		Seek Amendment	Delete references to heritage areas in Policy 9.3.2.2.8. If required, instead include a new fit for purpose targeted policy for residential heritage areas that focuses on impacts on the recognised values of the area, i.e. interwar Californian bungalow	
Melissa Macfarlane/1003.13	Heritage New Zealand Pouhere Taonga/ #FS2051.67	Seek Amendment	Delete references to heritage areas in Policy 9.3.2.2.8. If required, instead include a new fit for purpose targeted policy for residential heritage areas that focuses on impacts on the recognised values of the area, i.e. interwar Californian bungalow. The proposed changes appear to bring residential heritage areas into existing policies covering the management, ongoing use and demolition of historic heritage. These policies include specific direction for works on heritage items and generally severely limit these. The policies make sense when applied to individually listed items with specific and important heritage fabric. However, the level of specificity and restrictions are onerous for buildings included by virtue of being within a wider heritage area as they are interwar Californian bungalows. If a policy is required for residential heritage areas, then it should be targeted to impacts on the values of the area, i.e. impacts on the heritage value of interwar Californian bungalows, rather than the values of the individual building and setting.	Oppose

Natural and Cultural Heritage > Historic heritage > Objective and policies > Policies > Policy - Incentives and assistance for historic heritage

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Jayne Smith/ #1017.3		Support		
Rob Seddon-Smith/ #1028.3		Seek Amendment	Seeks an effective means of compensating property owners deemed to be of heritage value for the additional expenses incurred in maintenance and any loss of value as a result of the designation.	
Ben Hay-Smith/ #1035.3		Seek Amendment	Seeks that heritage regulation should be accompanied by some sort of guarantee that a building or area of significance will actually receive the requisite funding to keep it in a good condition.	

Natural and Cultural Heritage > Historic heritage > Objective and policies > Policies > Policy - Future Work Programme

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Rob Seddon-Smith/ #1028.4		Seek Amendment	Seeks that a date not more than 30 years hence whereby the heritage status of an area and the rules governing it should be reviewed or otherwise automatically removed.	

Natural and Cultural Heritage > Historic heritage > How to interpret and apply the rules

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.13		Seek Amendment	[A]n additional clause is requested, stating that: X. the rules in sub chapter 9.3 do not apply to any activity undertaken within a Papakāinga/Kāinga Nohoanga Zone on land which is held as Māori land	

Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.13	Anne Dingwall/ #FS2037.1006	Seek Amendment	<p>[A]n additional clause is requested, stating that: X. the rules in sub chapter 9.3 do not apply to any activity undertaken within a Papakāinga/Kāinga Nohoanga Zone on land which is held as Māori land</p> <p>Rāpaki Rūnanga seeks certainty that the introduction of additional historic heritage provisions will not result in additional development constraints on properties located in the Papakāinga/Kāinga Nohoanga Zone, particularly on land which is held as Māori land.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.13	Kāinga Ora/ #FS2082.464	Seek Amendment	<p>[A]n additional clause is requested, stating that: X. the rules in sub chapter 9.3 do not apply to any activity undertaken within a Papakāinga/Kāinga Nohoanga Zone on land which is held as Māori land</p> <p>Rāpaki Rūnanga seeks certainty that the introduction of additional historic heritage provisions will not result in additional development constraints on properties located in the Papakāinga/Kāinga Nohoanga Zone, particularly on land which is held as Māori land.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Carter Group Limited/ #814.98		Oppose	Oppose 9.3.3. Seek that all references to heritage areas are deleted.	
Carter Group Limited/814.98	Davie Lovell-Smith Limited/ #FS2065.4	Oppose	Oppose 9.3.3. Seek that all references to heritage areas are deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the changes to this rule, insofar that they relate to heritage areas are opposed.	Support
Carter Group Limited/814.98	Kāinga Ora/ #FS2082.928	Oppose	Oppose 9.3.3. Seek that all references to heritage areas are deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the changes to this rule, insofar that they relate to heritage areas are opposed.	Seek Amendment
The Catholic Diocese of Christchurch / #823.221		Oppose	Delete all references to heritage areas in Rule 9.3.3 "How to interpret and apply the rules".	
The Catholic Diocese of Christchurch /823.221	Anne Dingwall/ #FS2037.1453	Oppose	Delete all references to heritage areas in Rule 9.3.3 "How to interpret and apply the rules". Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the changes to this rule, insofar that they relate to heritage areas are opposed.	Oppose
The Catholic Diocese of Christchurch /823.221	Carter Group Limited/ #FS2045.394	Oppose	Delete all references to heritage areas in Rule 9.3.3 "How to interpret and apply the rules". Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the changes to this rule, insofar that they relate to heritage areas are opposed.	Support
Carter Group Limited / #824.110		Oppose	Oppose 9.3.3. Seek that all references to heritage areas are deleted.	
Christchurch City Council / #1058.1		Seek Amendment	Change wording to 'These Heritage Area rules do not apply to the Akaroa Township Heritage Area (HA1)...	
Anne Dingwall/ #1089.5		Seek Amendment	Include Princess Margaret Hospital buildings and site in the Schedule of Heritage buildings	

Anne Dingwall/1089.5	Anne Dingwall/ #FS2037.656	Seek Amendment	Include Princess Margaret Hospital buildings and site in the Schedule of Heritage buildings Apart from its being one of the few mid-later 20C major buildings to survive post-quake demolition (which deprived the city of the former Millers building and the former Christchurch Railway Station), PMH is an integral part of the area's and city's historical psyche and offers vast potential for adaptive reuse. Equally, if not more importantly, it is an enormous store of embodied energy. If demolished, it will be a huge source of CO2 emissions, including as a result of replacement buildings on the site. CCT urges that the buildings, with 4 hectares (40,000m2) of floor space, are retained.	Support
Anne Dingwall/1089.5	Carter Group Limited/ #FS2045.160	Seek Amendment	Include Princess Margaret Hospital buildings and site in the Schedule of Heritage buildings Apart from its being one of the few mid-later 20C major buildings to survive post-quake demolition (which deprived the city of the former Millers building and the former Christchurch Railway Station), PMH is an integral part of the area's and city's historical psyche and offers vast potential for adaptive reuse. Equally, if not more importantly, it is an enormous store of embodied energy. If demolished, it will be a huge source of CO2 emissions, including as a result of replacement buildings on the site. CCT urges that the buildings, with 4 hectares (40,000m2) of floor space, are retained.	Oppose

Natural and Cultural Heritage > Historic heritage > Rules - Historic heritage

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Property Council New Zealand/ #242.21		Support	[Support] intention of introducing resource consent requirements as a restricted discretionary activity to help protect Character Areas. However, given the scale of the proposal and introduction of 11 new residential heritage areas, we wish to highlight the importance of ensuring that Christchurch has sufficient development capacity. This can be achieved through enabling and encouraging greater height and density within high density zone precincts, town centres and metropolitan centres.	
Property Council New Zealand/242.21	Heritage New Zealand Pouhere Taonga/ #FS2051.68	Support	[Support] intention of introducing resource consent requirements as a restricted discretionary activity to help protect Character Areas. However, given the scale of the proposal and introduction of 11 new residential heritage areas, we wish to highlight the importance of ensuring that Christchurch has sufficient development capacity. This can be achieved through enabling and encouraging greater height and density within high density zone precincts, town centres and metropolitan centres. The Council proposes introducing a resource consent requirement as a restricted discretionary activity to help protect Character Areas. The previous draft plan saw the addition of 65 heritage buildings, so we are glad to see this has dropped to 44 buildings post notification. We believe that it is important to effectively balance the preservation of special character with unlocking additional development capacity for Christchurch. It is crucial that Christchurch preserves heritage where appropriate, but also enable development to meet future housing needs.	Support
Ryman Healthcare Limited/ #749.7		Not Stated	Seeks to ensure that the amendments to the controls under PC13 not more restrictive than the operative District Plan as it applies to 78 Park Terrace, 100-104 Park Terrace and 20 Dorest Street.	
Carter Group Limited/ #814.99		Oppose	Oppose Rules in 9.3.4. Seek that all references to heritage areas within rule 9.3.4, including (and in particular) rules RD6-RD8 are deleted.	
Carter Group Limited/814.99	Heritage New Zealand Pouhere Taonga/ #FS2051.69	Oppose	Oppose Rules in 9.3.4. Seek that all references to heritage areas within rule 9.3.4, including (and in particular) rules RD6-RD8 are deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, changes to this rule, insofar as they relate to heritage areas are opposed.	Oppose
Carter Group Limited/814.99	Davie Lovell-Smith Limited/ #FS2065.5	Oppose	Oppose Rules in 9.3.4. Seek that all references to heritage areas within rule 9.3.4, including (and in particular) rules RD6-RD8 are deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, changes to this rule, insofar as they relate to heritage areas are opposed.	Support
Carter Group Limited/814.99	Kāinga Ora/ #FS2082.929	Oppose	Oppose Rules in 9.3.4. Seek that all references to heritage areas within rule 9.3.4, including (and in particular) rules RD6-RD8 are deleted. Heritage	Seek Amendment

			areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, changes to this rule, insofar as they relate to heritage areas are opposed.	
The Catholic Diocese of Christchurch / #823.222		Oppose	Delete all references to heritage areas within rule 9.3.4, including (and in particular) rules RD6-RD8.	
The Catholic Diocese of Christchurch /823.222	Anne Dingwall/ #FS2037.1454	Oppose	Delete all references to heritage areas within rule 9.3.4, including (and in particular) rules RD6-RD8. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, changes to this rule, insofar as they relate to heritage areas are opposed.	Oppose
The Catholic Diocese of Christchurch /823.222	Carter Group Limited/ #FS2045.395	Oppose	Delete all references to heritage areas within rule 9.3.4, including (and in particular) rules RD6-RD8. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, changes to this rule, insofar as they relate to heritage areas are opposed.	Support
The Catholic Diocese of Christchurch /823.222	Heritage New Zealand Pouhere Taonga/ #FS2051.70	Oppose	Delete all references to heritage areas within rule 9.3.4, including (and in particular) rules RD6-RD8. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, changes to this rule, insofar as they relate to heritage areas are opposed.	Oppose
Carter Group Limited / #824.111		Oppose	Oppose Rules in 9.3.4. Seek that all references to heritage areas within rule 9.3.4, including (and in particular) rules RD6-RD8 are deleted.	
Historic Places Canterbury/ #835.19		Seek Amendment	The submitter supports the proposed simplification and clarification of the rules for heritage to help make them more workable, effective and easily understood. However, the submitter is concerned that the rules around consent to demolish contain no acknowledgement of the waste generated through demolition, or the carbon retention benefits of embodied energy within buildings. It is the submitter's contention that the carbon impact of granting a demolition consent needs to be factored into the decision making process and that the rules should be amended accordingly. Owners should also be required to provide information on the cost of demolition to allow a fairer assessment of the cost to them of retaining a listed building.	
Historic Places Canterbury/835.19	Anne Dingwall/ #FS2037.606	Seek Amendment	The submitter supports the proposed simplification and clarification of the rules for heritage to help make them more workable, effective and easily understood. However, the submitter is concerned that the rules around consent to demolish contain no acknowledgement of the waste generated through demolition, or the carbon retention benefits of embodied energy within buildings. It is the submitter's contention that the carbon impact of granting a demolition consent needs to be factored into the decision making process and that the rules should be amended accordingly. Owners should also be required to provide information on the cost of demolition to allow a fairer assessment of the cost to them of retaining a listed building. While the rules provide for consideration to be paid to the costs of retention for the landowner, there is no recognition that the carbon costs or benefits should also form part of the decision making process, despite the Council's stated commitment to achieving carbon neutrality by 2045.	Support
Historic Places Canterbury/835.19	Anne Dingwall/ #FS2037.704	Seek Amendment	The submitter supports the proposed simplification and clarification of the rules for heritage to help make them more workable, effective and easily understood. However, the submitter is concerned that the rules around consent to demolish contain no acknowledgement of the waste generated through demolition, or the carbon retention benefits of embodied energy within buildings. It is the submitter's contention that the carbon impact of granting a demolition consent needs to be factored into the decision making process and that the rules should be amended accordingly. Owners should also be required to provide information on the cost of demolition to allow a fairer assessment of the cost to them of retaining a listed building. While the rules provide for consideration to be paid to the costs of retention for the landowner, there is no recognition that the carbon costs or benefits should also form part of the decision making process, despite the Council's stated commitment to achieving carbon neutrality by 2045.	Support
Historic Places Canterbury/835.19	Chapman Tripp/ #FS2043.4	Seek Amendment	The submitter supports the proposed simplification and clarification of the rules for heritage to help make them more workable, effective and easily understood. However, the submitter is concerned that the rules around consent to demolish contain no acknowledgement of the waste generated through demolition, or the carbon retention benefits of embodied energy within buildings. It is the submitter's contention that the carbon impact of granting a demolition consent needs to be factored into the decision making process and that the rules should be amended accordingly. Owners should also be required to provide information on the cost of demolition to allow a fairer assessment of the cost to them of retaining a listed building. While the rules provide for consideration to be paid to the costs of retention for the landowner, there is no recognition that the carbon costs or benefits should also form part of the decision making process, despite the Council's stated commitment to achieving carbon neutrality by 2045.	Oppose
Historic Places Canterbury/835.19	Catholic Diocese of Christchurch/ #FS2044.139	Seek Amendment	The submitter supports the proposed simplification and clarification of the rules for heritage to help make them more workable, effective and	Oppose

			easily understood. However, the submitter is concerned that the rules around consent to demolish contain no acknowledgement of the waste generated through demolition, or the carbon retention benefits of embodied energy within buildings. It is the submitter's contention that the carbon impact of granting a demolition consent needs to be factored into the decision making process and that the rules should be amended accordingly. Owners should also be required to provide information on the cost of demolition to allow a fairer assessment of the cost to them of retaining a listed building. While the rules provide for consideration to be paid to the costs of retention for the landowner, there is no recognition that the carbon costs or benefits should also form part of the decision making process, despite the Council's stated commitment to achieving carbon neutrality by 2045.	
Historic Places Canterbury/835.19	Carter Group Limited/ #FS2045.145	Seek Amendment	The submitter supports the proposed simplification and clarification of the rules for heritage to help make them more workable, effective and easily understood. However, the submitter is concerned that the rules around consent to demolish contain no acknowledgement of the waste generated through demolition, or the carbon retention benefits of embodied energy within buildings. It is the submitter's contention that the carbon impact of granting a demolition consent needs to be factored into the decision making process and that the rules should be amended accordingly. Owners should also be required to provide information on the cost of demolition to allow a fairer assessment of the cost to them of retaining a listed building. While the rules provide for consideration to be paid to the costs of retention for the landowner, there is no recognition that the carbon costs or benefits should also form part of the decision making process, despite the Council's stated commitment to achieving carbon neutrality by 2045.	Oppose
Historic Places Canterbury/835.19	Heritage New Zealand Pouhere Taonga/ #FS2051.71	Seek Amendment	The submitter supports the proposed simplification and clarification of the rules for heritage to help make them more workable, effective and easily understood. However, the submitter is concerned that the rules around consent to demolish contain no acknowledgement of the waste generated through demolition, or the carbon retention benefits of embodied energy within buildings. It is the submitter's contention that the carbon impact of granting a demolition consent needs to be factored into the decision making process and that the rules should be amended accordingly. Owners should also be required to provide information on the cost of demolition to allow a fairer assessment of the cost to them of retaining a listed building. While the rules provide for consideration to be paid to the costs of retention for the landowner, there is no recognition that the carbon costs or benefits should also form part of the decision making process, despite the Council's stated commitment to achieving carbon neutrality by 2045.	Support
Historic Places Canterbury/835.19	Daresbury Limited/ #FS2053.4	Seek Amendment	The submitter supports the proposed simplification and clarification of the rules for heritage to help make them more workable, effective and easily understood. However, the submitter is concerned that the rules around consent to demolish contain no acknowledgement of the waste generated through demolition, or the carbon retention benefits of embodied energy within buildings. It is the submitter's contention that the carbon impact of granting a demolition consent needs to be factored into the decision making process and that the rules should be amended accordingly. Owners should also be required to provide information on the cost of demolition to allow a fairer assessment of the cost to them of retaining a listed building. While the rules provide for consideration to be paid to the costs of retention for the landowner, there is no recognition that the carbon costs or benefits should also form part of the decision making process, despite the Council's stated commitment to achieving carbon neutrality by 2045.	Oppose
Peter Dyhrberg/ #885.7		Support	[Retain] the [rules relating to] Residential Heritage Areas.	
Christian Jordan/ #1086.4		Seek Amendment	Seeks a new qualifying matter requiring an assessment of the heritage value for any pre 1940 building intended for demolition.	
Christian Jordan/1086.4	Ryman Healthcare Limited/ #FS2095.4	Seek Amendment	Seeks a new qualifying matter requiring an assessment of the heritage value for any pre 1940 building intended for demolition. The qualifying matter should require options for retention and reuse of any pre 1940 building (either in situ or via relocation within the site or immediate local area) to be considered prior to granting demolition consent. Consent for demolition should only be granted if the building does not contribute to the character of the area. This should apply across the entire city and not just in Heritage areas. Heritage tells the story of our past. It is also a gift from past generations to our future. Memories of place are important for a sense of belonging and community. Actively discouraging developers who do not value heritage buildings by requiring them to do additional assessment before demolition consent is granted (irrespective of a building's heritage status), will create opportunities for other buyers to develop and restore these buildings in a way that respects their heritage values. Often it is only a marginal decision whether a building can be saved or demolished and encouraging development of later (and now often dilapidated) 'tract' or 'housing company' 1950s	Oppose

			<p>and 60s homes sitting on large sites but still within close proximity of suburban centres is a better outcome for the city.</p> <p>High quality houses with heritage value often sit on slightly larger sections which in a rapidly rising market through late 2020 to early 2022, led to decisions to demolish being made purely on the economics at that moment in time, rather than on the long view of the intrinsic value that a heritage building may have.</p> <p>As these are irreversible losses, and the value of workmanship on these buildings generally well exceeds the current market value of the improvements, real care is needed to ensure potential value for future generations is not being discarded on the basis artificial economics.</p> <p>Artificially constraining zonings outside areas of pre 1940 homes while liberalising zoning in areas containing significant numbers of pre 1940 homes, creates artificial economic rationale for heritage demolition.</p> <p>The solutions for the city should also be read in context of my submission on PC14.</p>	
Christian Jordan/1086.4	Retirement Village Association of New Zealand Incorporated/ #FS2096.4	Seek Amendment	<p>Seeks a new qualifying matter requiring an assessment of the heritage value for any pre 1940 building intended for demolition.</p> <p>The qualifying matter should require options for retention and reuse of any pre 1940 building (either in situ or via relocation within the site or immediate local area) to be considered prior to granting demolition consent. Consent for demolition should only be granted if the building does not contribute to the character of the area. This should apply across the entire city and not just in Heritage areas.</p> <p>Heritage tells the story of our past. It is also a gift from past generations to our future. Memories of place are important for a sense of belonging and community. Actively discouraging developers who do not value heritage buildings by requiring them to do additional assessment before demolition consent is granted (irrespective of a buildings heritage status), will create opportunities for other buyers to develop and restore these buildings in a way that respects their heritage values.</p> <p>Often it is only a marginal decision whether a building can be saved or demolished and encouraging development of later (and now often dilapidated) 'tract' or 'housing company' 1950s and 60s homes sitting on large sites but still within close proximity of suburban centres is a better outcome for the city.</p> <p>High quality houses with heritage value often sit on slightly larger sections which in a rapidly rising market through late 2020 to early 2022, led to decisions to demolish being made purely on the economics at that moment in time, rather than on the long view of the intrinsic value that a heritage building may have.</p> <p>As these are irreversible losses, and the value of workmanship on these buildings generally well exceeds the current market value of the improvements, real care is needed to ensure potential value for future generations is not being discarded on the basis artificial economics.</p> <p>Artificially constraining zonings outside areas of pre 1940 homes while liberalising zoning in areas containing significant numbers of pre 1940 homes, creates artificial economic rationale for heritage demolition.</p> <p>The solutions for the city should also be read in context of my submission on PC14.</p>	Oppose
Christian Jordan/1086.4	Kainga Ora - Homes and Communities/ #FS2099.8	Seek Amendment	<p>Seeks a new qualifying matter requiring an assessment of the heritage value for any pre 1940 building intended for demolition.</p> <p>The qualifying matter should require options for retention and reuse of any pre 1940 building (either in situ or via relocation within the site or immediate local area) to be considered prior to granting demolition consent. Consent for demolition should only be granted if the building does not contribute to the character of the area. This should apply across the entire city and not just in Heritage areas.</p>	Support

			<p>Heritage tells the story of our past. It is also a gift from past generations to our future. Memories of place are important for a sense of belonging and community.</p> <p>Actively discouraging developers who do not value heritage buildings by requiring them to do additional assessment before demolition consent is granted (irrespective of a buildings heritage status), will create opportunities for other buyers to develop and restore these buildings in a way that respects their heritage values.</p> <p>Often it is only a marginal decision whether a building can be saved or demolished and encouraging development of later (and now often dilapidated) 'tract' or 'housing company' 1950s and 60s homes sitting on large sites but still within close proximity of suburban centres is a better outcome for the city.</p> <p>High quality houses with heritage value often sit on slightly larger sections which in a rapidly rising market through late 2020 to early 2022, led to decisions to demolish being made purely on the economics at that moment in time, rather than on the long view of the intrinsic value that a heritage building may have.</p> <p>As these are irreversible losses, and the value of workmanship on these buildings generally well exceeds the current market value of the improvements, real care is needed to ensure potential value for future generations is not being discarded on the basis artificial economics.</p> <p>Artificially constraining zonings outside areas of pre 1940 homes while liberalising zoning in areas containing significant numbers of pre 1940 homes, creates artificial economic rationale for heritage demolition.</p> <p>The solutions for the city should also be read in context of my submission on PC14.</p>	
Anne Dingwall/ #1089.9		Seek Amendment	Amend Assessment Criteria for the demolition of Heritage Buildings to include an energy consumption and emissions 'whole of life' audit be undertaken for building projects to establish costs to the environment of energy consumption and CO2 emissions	
Anne Dingwall/1089.9	Anne Dingwall/ #FS2037.660	Seek Amendment	<p>Amend Assessment Criteria for the demolition of Heritage Buildings to include an energy consumption and emissions 'whole of life' audit be undertaken for building projects to establish costs to the environment of energy consumption and CO2 emissions</p> <p>In 2022 CCT and HPC contested a resource consent application by Canterbury Jockey Club for demolition of the Grand National Stand at Riccarton Park. Many ideas for adaptive reuse were offered. However, in our view, the Commissioner (and Council Heritage staff) placed undue emphasis on just one of five heritage criteria: 'iii. whether the costs to retain the heritage item (particularly as a result of damage) would be unreasonable.'</p> <p>In fact, the costs to repair damage were relatively modest. The high seismic strengthening costs which were cited by the applicant were by far the major 'problem'. No consideration at all was given to the effects of demolition on the wider environment and climate change (global heating).²</p> <p>CCT considers it imperative that an energy consumption and emissions 'whole of life' audit be undertaken for building projects to establish costs to the environment of energy consumption and CO2 emissions. Such audits should automatically accompany claimed QR costs of new buildings; and demolition costs should be included in an assessment of the financial costs of any project. In the GNS case, CCT and HPC had to request that such a figure be provided. An 'estimate' only of the cost of demolition was eventually provided by the applicant</p>	Support
Anne Dingwall/1089.9	Chapman Tripp/ #FS2043.14	Seek Amendment	<p>Amend Assessment Criteria for the demolition of Heritage Buildings to include an energy consumption and emissions 'whole of life' audit be undertaken for building projects to establish costs to the environment of energy consumption and CO2 emissions</p> <p>In 2022 CCT and HPC contested a resource consent application by Canterbury Jockey Club for demolition of the Grand National Stand at Riccarton Park. Many ideas for adaptive reuse were offered. However, in our view, the Commissioner (and Council Heritage staff) placed undue emphasis on just one of five heritage criteria: 'iii. whether the costs to retain the heritage item (particularly as a result of damage) would be unreasonable.'</p> <p>In fact, the costs to repair damage were relatively modest. The high seismic strengthening costs which were cited by the applicant were by far the major 'problem'. No consideration at all was given to the effects of demolition on the wider environment and climate change (global heating).²</p> <p>CCT considers it imperative that an energy consumption and emissions 'whole of life' audit be undertaken for building projects to establish costs to the environment of energy consumption and CO2 emissions. Such audits should automatically accompany claimed QR costs of new buildings; and demolition costs should be included in an assessment of the financial costs of any project. In the GNS case, CCT and HPC had to request that such a figure be provided. An 'estimate' only of the cost of demolition was eventually provided by the applicant</p>	Oppose
Anne Dingwall/1089.9	Chapman Tripp/ #FS2043.15	Seek Amendment	Amend Assessment Criteria for the demolition of Heritage Buildings to include an energy consumption and emissions 'whole of life' audit be undertaken for building projects to establish costs to the environment of energy consumption and CO2 emissions	Oppose

			<p>In 2022 CCT and HPC contested a resource consent application by Canterbury Jockey Club for demolition of the Grand National Stand at Riccarton Park. Many ideas for adaptive reuse were offered. However, in our view, the Commissioner (and Council Heritage staff) placed undue emphasis on just one of five heritage criteria: 'iii. whether the costs to retain the heritage item (particularly as a result of damage) would be unreasonable.' In fact, the costs to repair damage were relatively modest. The high seismic strengthening costs which were cited by the applicant were by far the major 'problem'. No consideration at all was given to the effects of demolition on the wider environment and climate change (global heating).²</p> <p>CCT considers it imperative that an energy consumption and emissions 'whole of life' audit be undertaken for building projects to establish costs to the environment of energy consumption and CO2 emissions. Such audits should automatically accompany claimed QR costs of new buildings; and demolition costs should be included in an assessment of the financial costs of any project. In the GNS case, CCT and HPC had to request that such a figure be provided. An 'estimate' only of the cost of demolition was eventually provided by the applicant</p>	
Anne Dingwall/1089.9	Catholic Diocese of Christchurch/ #FS2044.150	Seek Amendment	<p>Amend Assessment Criteria for the demolition of Heritage Buildings to include an energy consumption and emissions 'whole of life' audit be undertaken for building projects to establish costs to the environment of energy consumption and CO2 emissions</p> <p>In 2022 CCT and HPC contested a resource consent application by Canterbury Jockey Club for demolition of the Grand National Stand at Riccarton Park. Many ideas for adaptive reuse were offered. However, in our view, the Commissioner (and Council Heritage staff) placed undue emphasis on just one of five heritage criteria: 'iii. whether the costs to retain the heritage item (particularly as a result of damage) would be unreasonable.' In fact, the costs to repair damage were relatively modest. The high seismic strengthening costs which were cited by the applicant were by far the major 'problem'. No consideration at all was given to the effects of demolition on the wider environment and climate change (global heating).²</p> <p>CCT considers it imperative that an energy consumption and emissions 'whole of life' audit be undertaken for building projects to establish costs to the environment of energy consumption and CO2 emissions. Such audits should automatically accompany claimed QR costs of new buildings; and demolition costs should be included in an assessment of the financial costs of any project. In the GNS case, CCT and HPC had to request that such a figure be provided. An 'estimate' only of the cost of demolition was eventually provided by the applicant</p>	Oppose
Anne Dingwall/1089.9	Catholic Diocese of Christchurch/ #FS2044.151	Seek Amendment	<p>Amend Assessment Criteria for the demolition of Heritage Buildings to include an energy consumption and emissions 'whole of life' audit be undertaken for building projects to establish costs to the environment of energy consumption and CO2 emissions</p> <p>In 2022 CCT and HPC contested a resource consent application by Canterbury Jockey Club for demolition of the Grand National Stand at Riccarton Park. Many ideas for adaptive reuse were offered. However, in our view, the Commissioner (and Council Heritage staff) placed undue emphasis on just one of five heritage criteria: 'iii. whether the costs to retain the heritage item (particularly as a result of damage) would be unreasonable.' In fact, the costs to repair damage were relatively modest. The high seismic strengthening costs which were cited by the applicant were by far the major 'problem'. No consideration at all was given to the effects of demolition on the wider environment and climate change (global heating).²</p> <p>CCT considers it imperative that an energy consumption and emissions 'whole of life' audit be undertaken for building projects to establish costs to the environment of energy consumption and CO2 emissions. Such audits should automatically accompany claimed QR costs of new buildings; and demolition costs should be included in an assessment of the financial costs of any project. In the GNS case, CCT and HPC had to request that such a figure be provided. An 'estimate' only of the cost of demolition was eventually provided by the applicant</p>	Oppose
Anne Dingwall/1089.9	Carter Group Limited/ #FS2045.156	Seek Amendment	<p>Amend Assessment Criteria for the demolition of Heritage Buildings to include an energy consumption and emissions 'whole of life' audit be undertaken for building projects to establish costs to the environment of energy consumption and CO2 emissions</p> <p>In 2022 CCT and HPC contested a resource consent application by Canterbury Jockey Club for demolition of the Grand National Stand at Riccarton Park. Many ideas for adaptive reuse were offered. However, in our view, the Commissioner (and Council Heritage staff) placed undue emphasis on just one of five heritage criteria: 'iii. whether the costs to retain the heritage item (particularly as a result of damage) would be unreasonable.' In fact, the costs to repair damage were relatively modest. The high seismic strengthening costs which were cited by the applicant were by far the major 'problem'. No consideration at all was given to the effects of demolition on the wider environment and climate change (global heating).²</p> <p>CCT considers it imperative that an energy consumption and emissions 'whole of life' audit be undertaken for building projects to establish costs to the environment of energy consumption and CO2 emissions. Such audits should automatically accompany claimed QR costs of new buildings;</p>	Oppose

			and demolition costs should be included in an assessment of the financial costs of any project. In the GNS case, CCT and HPC had to request that such a figure be provided. An 'estimate' only of the cost of demolition was eventually provided by the applicant	
Anne Dingwall/1089.9	Daresbury Limited/ #FS2053.15	Seek Amendment	<p>Amend Assessment Criteria for the demolition of Heritage Buildings to include an energy consumption and emissions 'whole of life' audit be undertaken for building projects to establish costs to the environment of energy consumption and CO2 emissions</p> <p>In 2022 CCT and HPC contested a resource consent application by Canterbury Jockey Club for demolition of the Grand National Stand at Riccarton Park. Many ideas for adaptive reuse were offered. However, in our view, the Commissioner (and Council Heritage staff) placed undue emphasis on just one of five heritage criteria: 'iii. whether the costs to retain the heritage item (particularly as a result of damage) would be unreasonable.' In fact, the costs to repair damage were relatively modest. The high seismic strengthening costs which were cited by the applicant were by far the major 'problem'. No consideration at all was given to the effects of demolition on the wider environment and climate change (global heating).²</p> <p>CCT considers it imperative that an energy consumption and emissions 'whole of life' audit be undertaken for building projects to establish costs to the environment of energy consumption and CO2 emissions. Such audits should automatically accompany claimed QR costs of new buildings; and demolition costs should be included in an assessment of the financial costs of any project. In the GNS case, CCT and HPC had to request that such a figure be provided. An 'estimate' only of the cost of demolition was eventually provided by the applicant</p>	Oppose
Anne Dingwall/ #1089.10		Seek Amendment	Amend Assessment Criteria for building beside heritage items such as Hagley Park	
Anne Dingwall/1089.10	Anne Dingwall/ #FS2037.661	Seek Amendment	<p>Amend Assessment Criteria for building beside heritage items such as Hagley Park The encroachment on HP values by the 2021 Resource Consent for the Ryman Healthcare development on Park Tce and adjacent streets was of considerable concern to CCT, ICON and others. Objections were made to the exceedance of height limits of buildings facing HP. Such concerns continue, despite there being no sign of building on that site. CCT urges that height exceedances, which in this case were allowed in the extreme by the Commissioners under the operative CDP, do not occur under PC 14 with the potential for deleterious outcomes also impacting on PC 13 Heritage. Given the significance of the Government-imposed building height increases, there must be no room for further height creep. Amend Assessment Criteria for building beside heritage items such as Hagley Park The encroachment on HP values by the 2021 Resource Consent for the Ryman Healthcare development on Park Tce and adjacent streets was of considerable concern to CCT, ICON and others. Objections were made to the exceedance of height limits of buildings facing HP. Such concerns continue, despite there being no sign of building on that site. CCT urges that height exceedances, which in this case were allowed in the extreme by the Commissioners under the operative CDP, do not occur under PC 14 with the potential for deleterious outcomes also impacting on PC 13 Heritage. Given the significance of the Government-imposed building height increases, there must be no room for further height creep.</p>	Support
Anne Dingwall/1089.10	Carter Group Limited/ #FS2045.164	Seek Amendment	<p>Amend Assessment Criteria for building beside heritage items such as Hagley Park The encroachment on HP values by the 2021 Resource Consent for the Ryman Healthcare development on Park Tce and adjacent streets was of considerable concern to CCT, ICON and others. Objections were made to the exceedance of height limits of buildings facing HP. Such concerns continue, despite there being no sign of building on that site. CCT urges that height exceedances, which in this case were allowed in the extreme by the Commissioners under the operative CDP, do not occur under PC 14 with the potential for deleterious outcomes also impacting on PC 13 Heritage. Given the significance of the Government-imposed building height increases, there must be no room for further height creep. Amend Assessment Criteria for building beside heritage items such as Hagley Park The encroachment on HP values by the 2021 Resource Consent for the Ryman Healthcare development on Park Tce and adjacent streets was of considerable concern to CCT, ICON and others. Objections were made to the exceedance of height limits of buildings facing HP. Such concerns continue, despite there being no sign of building on that site. CCT urges that height exceedances, which in this case were allowed in the extreme by the Commissioners under the operative CDP, do not occur under PC 14 with the potential for deleterious outcomes also impacting on PC 13 Heritage. Given the significance of the Government-imposed building height increases, there must be no room for further height creep.</p>	Oppose
Anne Dingwall/1089.10	Daresbury Limited/ #FS2053.16	Seek Amendment	<p>Amend Assessment Criteria for building beside heritage items such as Hagley Park The encroachment on HP values by the 2021 Resource Consent for the Ryman Healthcare development on Park Tce and adjacent streets was of considerable concern to CCT, ICON and others. Objections were made to the exceedance of height limits of buildings facing HP. Such concerns continue, despite there being no sign of building on that site. CCT urges that height exceedances, which in this case were allowed in the extreme by the Commissioners under the operative CDP, do</p>	Seek Amendment

			not occur under PC 14 with the potential for deleterious outcomes also impacting on PC 13 Heritage. Given the significance of the Government-imposed building height increases, there must be no room for further height creep. Amend Assessment Criteria for building beside heritage items such as Hagley Park. The encroachment on HP values by the 2021 Resource Consent for the Ryman Healthcare development on Park Tce and adjacent streets was of considerable concern to CCT, ICON and others. Objections were made to the exceedance of height limits of buildings facing HP. Such concerns continue, despite there being no sign of building on that site. CCT urges that height exceedances, which in this case were allowed in the extreme by the Commissioners under the operative CDP, do not occur under PC 14 with the potential for deleterious outcomes also impacting on PC 13 Heritage. Given the significance of the Government-imposed building height increases, there must be no room for further height creep.	
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Natural and Cultural Heritage > Historic heritage > Rules - Historic heritage > Activity Status Tables

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Cameron Matthews/ #1048.24		Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas, including, but not limited to, [Rule] 9.3.4.1 - Activity Status Tables.	
Cameron Matthews/1048.24	Heritage New Zealand Pouhere Taonga/ #FS2051.73	Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas, including, but not limited to, [Rule] 9.3.4.1 - Activity Status Tables. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.	Oppose
Alice Burnett/ #1062.1		Seek Amendment	Seek that the activity status for development in Residential Heritage Areas is made clearer.	

Natural and Cultural Heritage > Historic heritage > Rules - Historic heritage > Activity Status Tables > Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Ceres New Zealand, LLC/ #150.21		Oppose	Delete the PC13 proposed changes to Rule 9.3.4.1.1 (P9).	
Ceres New Zealand, LLC/150.21	Chapman Tripp/ #FS2043.10	Oppose	Delete the PC13 proposed changes to Rule 9.3.4.1.1 (P9).	Support
Ceres New Zealand, LLC/150.21	Catholic Diocese of Christchurch / #FS2044.145	Oppose	Delete the PC13 proposed changes to Rule 9.3.4.1.1 (P9).	Support
Ceres New Zealand, LLC/150.21	Carter Group Limited/ #FS2045.151	Oppose	Delete the PC13 proposed changes to Rule 9.3.4.1.1 (P9).	Support
Ceres New Zealand, LLC/150.21	Heritage New Zealand Pouhere Taonga/ #FS2051.74	Oppose	Delete the PC13 proposed changes to Rule 9.3.4.1.1 (P9).	Oppose
Ceres New Zealand, LLC/150.21	Daresbury Limited/ #FS2053.10	Oppose	Delete the PC13 proposed changes to Rule 9.3.4.1.1 (P9).	Support
Ceres New Zealand, LLC/ #150.22		Oppose	Delete the proposed activity P11 regarding works to monuments in church graveyards, and in cemeteries that are listed in Appendix 9.3.7.2.	

Ceres New Zealand, LLC/150.22	Chapman Tripp/ #FS2043.11	Oppose	Delete the proposed activity P11 regarding works to monuments in church graveyards, and in cemeteries that are listed in Appendix 9.3.7.2.	Support
Ceres New Zealand, LLC/150.22	Catholic Diocese of Christchurch / #FS2044.146	Oppose	Delete the proposed activity P11 regarding works to monuments in church graveyards, and in cemeteries that are listed in Appendix 9.3.7.2.	Support
Ceres New Zealand, LLC/150.22	Carter Group Limited/ #FS2045.152	Oppose	Delete the proposed activity P11 regarding works to monuments in church graveyards, and in cemeteries that are listed in Appendix 9.3.7.2.	Support
Ceres New Zealand, LLC/150.22	Daresbury Limited/ #FS2053.11	Oppose	Delete the proposed activity P11 regarding works to monuments in church graveyards, and in cemeteries that are listed in Appendix 9.3.7.2.	Support
Ceres New Zealand, LLC/ #150.23		Oppose	Delete the proposed activity P12 regarding the demolition or relocation of a neutral building or intrusive building.	
Ceres New Zealand, LLC/150.23	Chapman Tripp/ #FS2043.12	Oppose	Delete the proposed activity P12 regarding the demolition or relocation of a neutral building or intrusive building.	Support
Ceres New Zealand, LLC/150.23	Catholic Diocese of Christchurch / #FS2044.147	Oppose	Delete the proposed activity P12 regarding the demolition or relocation of a neutral building or intrusive building.	Support
Ceres New Zealand, LLC/150.23	Carter Group Limited/ #FS2045.153	Oppose	Delete the proposed activity P12 regarding the demolition or relocation of a neutral building or intrusive building.	Support
Ceres New Zealand, LLC/150.23	Heritage New Zealand Pouhere Taonga/ #FS2051.75	Oppose	Delete the proposed activity P12 regarding the demolition or relocation of a neutral building or intrusive building.	Oppose
Ceres New Zealand, LLC/150.23	Daresbury Limited/ #FS2053.12	Oppose	Delete the proposed activity P12 regarding the demolition or relocation of a neutral building or intrusive building.	Support
Ceres New Zealand, LLC/ #150.24		Oppose	Delete the proposed changes to Matter of Discretion 9.3.6.1 - Heritage items and heritage settings.	
Ceres New Zealand, LLC/150.24	Chapman Tripp/ #FS2043.13	Oppose	Delete the proposed changes to Matter of Discretion 9.3.6.1 - Heritage items and heritage settings.	Support
Ceres New Zealand, LLC/150.24	Catholic Diocese of Christchurch / #FS2044.148	Oppose	Delete the proposed changes to Matter of Discretion 9.3.6.1 - Heritage items and heritage settings.	Support
Ceres New Zealand, LLC/150.24	Carter Group Limited/ #FS2045.154	Oppose	Delete the proposed changes to Matter of Discretion 9.3.6.1 - Heritage items and heritage settings.	Support
Ceres New Zealand, LLC/150.24	Heritage New Zealand Pouhere Taonga/ #FS2051.76	Oppose	Delete the proposed changes to Matter of Discretion 9.3.6.1 - Heritage items and heritage settings.	Oppose

Ceres New Zealand, LLC/150.24	Daresbury Limited/ #FS2053.13	Oppose	Delete the proposed changes to Matter of Discretion 9.3.6.1 - Heritage items and heritage settings.	Support
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.12		Oppose	Remov[e] P8	
Heritage New Zealand Pouhere Taonga (HNZPT) /193.12	Chapman Tripp/ #FS2043.2	Oppose	Remov[e] P8 HNZPT recommends the proposed activity P8 be amended to a restricted discretionary activity, with Council's discretion limited to the effects on the heritage item or its setting. We consider that the buildings, structures or features in a heritage setting have the potential to contribute to the heritage values of the item, and their alteration through being a permitted activity could have adverse effects on the item. In lieu of all important elements of a setting being clearly identified in the Statement of Significance, which they currently are not, then P8 has the potential to allow inappropriate alterations.	Oppose
Heritage New Zealand Pouhere Taonga (HNZPT) /193.12	Catholic Diocese of Christchurch / #FS2044.137	Oppose	Remov[e] P8 HNZPT recommends the proposed activity P8 be amended to a restricted discretionary activity, with Council's discretion limited to the effects on the heritage item or its setting. We consider that the buildings, structures or features in a heritage setting have the potential to contribute to the heritage values of the item, and their alteration through being a permitted activity could have adverse effects on the item. In lieu of all important elements of a setting being clearly identified in the Statement of Significance, which they currently are not, then P8 has the potential to allow inappropriate alterations.	Oppose
Heritage New Zealand Pouhere Taonga (HNZPT) /193.12	Carter Group Limited/ #FS2045.143	Oppose	Remov[e] P8 HNZPT recommends the proposed activity P8 be amended to a restricted discretionary activity, with Council's discretion limited to the effects on the heritage item or its setting. We consider that the buildings, structures or features in a heritage setting have the potential to contribute to the heritage values of the item, and their alteration through being a permitted activity could have adverse effects on the item. In lieu of all important elements of a setting being clearly identified in the Statement of Significance, which they currently are not, then P8 has the potential to allow inappropriate alterations.	Oppose
Heritage New Zealand Pouhere Taonga (HNZPT) /193.12	Daresbury Limited/ #FS2053.2	Oppose	Remov[e] P8 HNZPT recommends the proposed activity P8 be amended to a restricted discretionary activity, with Council's discretion limited to the effects on the heritage item or its setting. We consider that the buildings, structures or features in a heritage setting have the potential to contribute to the heritage values of the item, and their alteration through being a permitted activity could have adverse effects on the item. In lieu of all important elements of a setting being clearly identified in the Statement of Significance, which they currently are not, then P8 has the potential to allow inappropriate alterations.	Oppose
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.22		Support	Retain [activity] P1 as proposed.	
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.23		Support	Retain [activity] P2 as proposed.	
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.24		Support	Retain [activity] P12 as proposed.	
Fire and Emergency/ #842.73		Oppose	Regarding P2: Fire and Emergency seek clarity as to whether an intrusive building within a residential heritage area would be subject to the activity specific standards set out in permitted activity rule 9.3.4.1.1. Fire and Emergency request that the boundaries of RHA 2 are reduced to exclude the Fire and Emergency City Station site at 91 Chester Street East as shown in Figure 2 below.	



Figure 2: Requested relief to remove 91 Chester Street East from RHA 2.

Fire and
Emergency/842.7
3

Christian
Jordan/
#FS2084.2

Oppose

Regarding P2:

Fire and Emergency seek clarity as to whether an intrusive building within a residential heritage area would be subject to the activity specific standards set out in permitted activity rule 9.3.4.1.1.

Fire and Emergency request that the boundaries of RHA 2 are reduced to exclude the Fire and Emergency City Station site at 91 Chester Street East as shown in Figure 2 below.

Oppose



Figure 2: Requested relief to remove 91 Chester Street East from RHA 2.

The site at 91 Chester Street East is held in the same Record of Title as the Christchurch City Fire Station (accessed via Kilmore Street) and is an integral part of the wider site. The site is currently occupied by portacom buildings which are used by Fire and Emergency. The site is intended to be developed into district offices and a resource garage which has been a longstanding proposal and integral to the functioning of the wider site.

Fire and Emergency seek clarity as to whether an intrusive building within a residential heritage area would be subject to the activity specific standards set out in permitted activity rule 9.3.4.1.1. This would result in unnecessary cost and time delays for Fire and Emergency to repair a building that is not of heritage value.

Notwithstanding this, Fire and Emergency has sought in section 1.2 of this submission, that 91 Chester Street East be removed from RHA 2.

Fire and Emergency/ #842.74	Oppose	Regarding P3: Ensure that 91 Chester Street East is not subject to this control; remove site from RHA.
Fire and Emergency/ #842.75	Oppose	Regarding P12: Ensure that 91 Chester Street East is not subject to this rule; remove site from RHA.
Fire and Emergency/ #842.76	Oppose	Regarding P13: Ensure that 91 Chester Street East is not subject to this rule; remove site from RHA.
Daresbury Ltd/ #874.12	Oppose	[Regarding Rule 9.3.4.1.1 (P9)] Seeks to oppose the deletion of P9.

Daresbury Ltd/874.12	Anne Dingwall/ #FS2037.624	Oppose	<p>[Regarding Rule 9.3.4.1.1 (P9)]</p> <p>Seeks to oppose the deletion of P9.</p> <p>The deletion of P9 is opposed. There are many heritage buildings in Christchurch which are still in a state of disrepair and are significantly damaged as a result of the Canterbury earthquakes. It is premature to remove these rules and standards, which sensibly provide specific guidance for heritage buildings that have been earthquake damaged.</p>	Oppose
Daresbury Ltd/874.12	Heritage New Zealand Pouhere Taonga/ #FS2051.77	Oppose	<p>[Regarding Rule 9.3.4.1.1 (P9)]</p> <p>Seeks to oppose the deletion of P9.</p> <p>The deletion of P9 is opposed. There are many heritage buildings in Christchurch which are still in a state of disrepair and are significantly damaged as a result of the Canterbury earthquakes. It is premature to remove these rules and standards, which sensibly provide specific guidance for heritage buildings that have been earthquake damaged.</p>	Oppose
Jayne Smith/ #1017.2		Seek Amendment		
Cambridge 137 Limited/ #1092.3		Seek Amendment	Delete changes to Rule 9.3.4.1.1 (P9) and proposed deletion of P11 and P12.	
Cambridge 137 Limited/1092.3	Anne Dingwall/ #FS2037.646	Seek Amendment	<p>Delete changes to Rule 9.3.4.1.1 (P9) and proposed deletion of P11 and P12.</p> <p>There are several heritage buildings within Christchurch which remain significantly damaged and vacant because of the various Canterbury earthquakes. The Operative Christchurch District Plan (“Operative Plan”) specifically provided Rules and Matters of Discretion relating to the upgrade, replacement, reconstruction, restoration, alteration, and relocation of a heritage item.</p> <p>However, resultant of PC13, these Rules and Matters of Discretion are proposed to be deleted, or significantly altered so that the resultant effect is entirely different to that of the Operative Plan. This approach seems premature while there continue to be several significantly damaged heritage buildings within Christchurch.</p>	Oppose
Cambridge 137 Limited/1092.3	Heritage New Zealand Pouhere Taonga/ #FS2051.78	Seek Amendment	<p>Delete changes to Rule 9.3.4.1.1 (P9) and proposed deletion of P11 and P12.</p> <p>There are several heritage buildings within Christchurch which remain significantly damaged and vacant because of the various Canterbury earthquakes. The Operative Christchurch District Plan (“Operative Plan”) specifically provided Rules and Matters of Discretion relating to the upgrade, replacement, reconstruction, restoration, alteration, and relocation of a heritage item.</p> <p>However, resultant of PC13, these Rules and Matters of Discretion are proposed to be deleted, or significantly altered so that the resultant effect is entirely different to that of the Operative Plan. This approach seems premature while there continue to be several significantly damaged heritage buildings within Christchurch.</p>	Oppose

Natural and Cultural Heritage > Historic heritage > Rules - Historic heritage > Activity Status Tables > Controlled activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.14		Support	Retain as proposed	

Natural and Cultural Heritage > Historic heritage > Rules - Historic heritage > Activity Status Tables > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Ceres New Zealand, LLC/ #150.18		Seek Amendment	Add new activity (RD9) to the rule for the repair, restoration, reconstruction, or alteration of a heritage item identified in the new schedule [sought by submitter for significantly damaged heritage items that face significant challenges to their ongoing restoration and economic use].	
Ceres New Zealand, LLC/150.18	Chapman Tripp/ #FS2043.7	Seek Amendment	Add new activity (RD9) to the rule for the repair, restoration, reconstruction, or alteration of a heritage item identified in the new schedule [sought by submitter for significantly damaged heritage items that face significant challenges to their ongoing restoration and economic use].	Support
Ceres New Zealand, LLC/150.18	Catholic Diocese of Christchurch/ #FS2044.142	Seek Amendment	Add new activity (RD9) to the rule for the repair, restoration, reconstruction, or alteration of a heritage item identified in the new schedule [sought by submitter for significantly damaged heritage items that face significant challenges to their ongoing restoration and economic use].	Support
Ceres New Zealand, LLC/150.18	Carter Group Limited/ #FS2045.148	Seek Amendment	Add new activity (RD9) to the rule for the repair, restoration, reconstruction, or alteration of a heritage item identified in the new schedule [sought by submitter for significantly damaged heritage items that face significant challenges to their ongoing restoration and economic use].	Support
Ceres New Zealand, LLC/150.18	Daresbury Limited/ #FS2053.7	Seek Amendment	Add new activity (RD9) to the rule for the repair, restoration, reconstruction, or alteration of a heritage item identified in the new schedule [sought by submitter for significantly damaged heritage items that face significant challenges to their ongoing restoration and economic use].	Support
Ceres New Zealand, LLC/ #150.19		Seek Amendment	Add new activity (RD10) to the rule for the the demolition of a heritage item identified in the new schedule [sought by submitter for significantly damaged heritage items that face significant challenges to their ongoing restoration and economic use].	
Ceres New Zealand, LLC/150.19	Chapman Tripp/ #FS2043.8	Seek Amendment	Add new activity (RD10) to the rule for the the demolition of a heritage item identified in the new schedule [sought by submitter for significantly damaged heritage items that face significant challenges to their ongoing restoration and economic use].	Support
Ceres New Zealand, LLC/150.19	Catholic Diocese of Christchurch/ #FS2044.143	Seek Amendment	Add new activity (RD10) to the rule for the the demolition of a heritage item identified in the new schedule [sought by submitter for significantly damaged heritage items that face significant challenges to their ongoing restoration and economic use].	Support
Ceres New Zealand, LLC/150.19	Carter Group Limited/ #FS2045.149	Seek Amendment	Add new activity (RD10) to the rule for the the demolition of a heritage item identified in the new schedule [sought by submitter for significantly damaged heritage items that face significant challenges to their ongoing restoration and economic use].	Support
Ceres New Zealand, LLC/150.19	Daresbury Limited/ #FS2053.8	Seek Amendment	Add new activity (RD10) to the rule for the the demolition of a heritage item identified in the new schedule [sought by submitter for significantly damaged heritage items that face significant challenges to their ongoing restoration and economic use].	Support
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.13		Seek Amendment	[The inclusion of] a new restricteddiscretionary activity:a. Alteration, relocation or demolitionof a building, structure or feature in aheritage setting, where the building,structure or feature is notindividually scheduled as a heritageitem.b. This rule does not apply to workssubject to rules 9.3.4.1.3 RD1 andRD2. The Council’s discretion shall be limitedto the following matters:9.3.6.1 Heritage items and heritagesettings.	
Heritage New Zealand Pouhere Taonga (HNZPT) /193.13	Chapman Tripp/ #FS2043.3	Seek Amendment	[The inclusion of] a new restricteddiscretionary activity:a. Alteration, relocation or demolitionof a building, structure or feature in aheritage setting, where the building,structure or feature is notindividually scheduled as a heritageitem.b. This rule does not apply to workssubject to rules 9.3.4.1.3 RD1 andRD2. The Council’s discretion shall be limitedto the following matters:9.3.6.1 Heritage items and heritagesettings. HNZPT recommends the proposed activity P8 be amendedto a restricted discretionary activity, with Council’sdiscretion limited to the effects on the heritage item or itssetting.We consider that the buildings, structures or features in aheritage setting have the potential to contribute to theheritage values of the item, and their alteration throughbeing a permitted activity could have adverse effects onthe item.In lieu of all important elements of a setting being clearlyidentified in the Statement of Significance, which theycurrently are not, then P8 has the potential to allowinappropriate alterations.	Oppose
Heritage New Zealand Pouhere Taonga (HNZPT) /193.13	Catholic Diocese of Christchurch/ #FS2044.138	Seek Amendment	[The inclusion of] a new restricteddiscretionary activity:a. Alteration, relocation or demolitionof a building, structure or feature in aheritage setting, where the building,structure or feature is notindividually scheduled as a heritageitem.b. This rule does not apply to workssubject to rules 9.3.4.1.3 RD1 andRD2. The Council’s discretion shall be limitedto the following matters:9.3.6.1 Heritage items and heritagesettings. HNZPT recommends the proposed activity P8 be amendedto a restricted discretionary activity, with Council’sdiscretion limited to the effects on the heritage item or itssetting.We consider that the buildings, structures or features in aheritage setting have the potential to contribute to theheritage values of the item,	Oppose

			and their alteration throughbeing a permitted activity could have adverse effects onthe item.In lieu of all important elements of a setting being clearlyidentified in the Statement of Significance, which theycurrently are not, then P8 has the potential to allowinappropriate alterations.	
Heritage New Zealand Pouhere Taonga (HNZPT) /193.13	Carter Group Limited/ #FS2045.144	Seek Amendment	[The inclusion of] a new restricteddiscretionary activity:a. Alteration, relocation or demolitionof a building, structure or feature in aheritage setting, where the building,structure or feature is notindividually scheduled as a heritageitem.b. This rule does not apply to workssubject to rules 9.3.4.1.3 RD1 andRD2. The Council’s discretion shall be limitedto the following matters:9.3.6.1 Heritage items and heritagesettings. HNZPT recommends the proposed activity P8 be amendedto a restricted discretionary activity, with Council’sdiscretion limited to the effects on the heritage item or itssetting.We consider that the buildings, structures or features in aheritage setting have the potential to contribute to theheritage values of the item, and their alteration throughbeing a permitted activity could have adverse effects onthe item.In lieu of all important elements of a setting being clearlyidentified in the Statement of Significance, which theycurrently are not, then P8 has the potential to allowinappropriate alterations.	Oppose
Heritage New Zealand Pouhere Taonga (HNZPT) /193.13	Daresbury Limited/ #FS2053.3	Seek Amendment	[The inclusion of] a new restricteddiscretionary activity:a. Alteration, relocation or demolitionof a building, structure or feature in aheritage setting, where the building,structure or feature is notindividually scheduled as a heritageitem.b. This rule does not apply to workssubject to rules 9.3.4.1.3 RD1 andRD2. The Council’s discretion shall be limitedto the following matters:9.3.6.1 Heritage items and heritagesettings. HNZPT recommends the proposed activity P8 be amendedto a restricted discretionary activity, with Council’sdiscretion limited to the effects on the heritage item or itssetting.We consider that the buildings, structures or features in aheritage setting have the potential to contribute to theheritage values of the item, and their alteration throughbeing a permitted activity could have adverse effects onthe item.In lieu of all important elements of a setting being clearlyidentified in the Statement of Significance, which theycurrently are not, then P8 has the potential to allowinappropriate alterations.	Oppose
Heritage New Zealand Pouhere Taonga (HNZPT) /193.13	Kāinga Ora/ #FS2082.108	Seek Amendment	[The inclusion of] a new restricteddiscretionary activity:a. Alteration, relocation or demolitionof a building, structure or feature in aheritage setting, where the building,structure or feature is notindividually scheduled as a heritageitem.b. This rule does not apply to workssubject to rules 9.3.4.1.3 RD1 andRD2. The Council’s discretion shall be limitedto the following matters:9.3.6.1 Heritage items and heritagesettings. HNZPT recommends the proposed activity P8 be amendedto a restricted discretionary activity, with Council’sdiscretion limited to the effects on the heritage item or itssetting.We consider that the buildings, structures or features in aheritage setting have the potential to contribute to theheritage values of the item, and their alteration throughbeing a permitted activity could have adverse effects onthe item.In lieu of all important elements of a setting being clearlyidentified in the Statement of Significance, which theycurrently are not, then P8 has the potential to allowinappropriate alterations.	Oppose
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.25		Support	Retain [activity] RD6 as proposed.	
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.26		Support	Retain [activity] RD7 as proposed.	
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.27		Support	Retain [activity] RD8 as proposed.	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.14		Seek Amendment	[On RD6 (a) (i) and (ii)] Provide an additional exclusion clause,whereby land which is held as MāoriLand, that is in the Lyttelton ResidentialHeritage Area (RHA) and zonedResidential Banks Peninsula is exemptfrom complying with this rule.	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.14	Anne Dingwall/ #FS2037.1007	Seek Amendment	[On RD6 (a) (i) and (ii)] Provide an additional exclusion clause,whereby land which is held as MāoriLand, that is in the Lyttelton ResidentialHeritage Area (RHA) and zonedResidential Banks Peninsula is exemptfrom complying with this rule. Rāpaki Rūnanga is concernedthat this rule will furtherrestrict their developmentaspirations on their whenua,noting that any new buildingor alterations to existingbuilding (exterior façade), aswell as fences and wallsexceeding 1.5m in height islikely to require resourceconsent. [T]hesechanges are necessary to: <ul style="list-style-type: none"> • Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils’ duties under s32 of the RMA. 	Support
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.14	Kāinga Ora/ #FS2082.465	Seek Amendment	[On RD6 (a) (i) and (ii)] Provide an additional exclusion clause,whereby land which is held as MāoriLand, that is in the Lyttelton ResidentialHeritage Area (RHA) and zonedResidential Banks Peninsula is exemptfrom complying with this rule. Rāpaki Rūnanga is concernedthat this rule will furtherrestrict their developmentaspirations on their whenua,noting that any new buildingor alterations to existingbuilding (exterior façade), aswell as fences and wallsexceeding 1.5m in height islikely to require resourceconsent.	Support

			<p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	
Hilary Talbot/ #700.7		Seek Amendment	the drafting of these rules should be reviewed to see if a more nuanced approach to buildings in heritage areas is appropriate.	
Hilary Talbot/700.7	Anne Dingwall/ #FS2037.552	Seek Amendment	<p>the drafting of these rules should be reviewed to see if a more nuanced approach to buildings in heritage areas is appropriate.</p> <p>The Council's website states:</p> <p>"We're proposing that, within the identified RHAs, resource consent would be needed for new buildings, additions or alterations to buildings, new fences and walls higher than 1.5 metres, and to demolish or relocate those buildings considered most significant (called "defining" or "contributory" buildings). We'll assess all development proposals on how they affect the heritage values of the area."</p> <p>In the rules the permitted activities are a narrow category of maintenance and repairs (subject to council oversight).</p> <p>Other activities appear to be regulated as resource consents. Some of these activities may be quite minor and many if not most out of sight of the road. This is wider than the word development I have bolded above. I assume the rules do not apply to the interiors of buildings in heritage areas unless they are listed as heritage items but this is not</p> <p>The reason I have focused on this is from experience. In the area I lived in Wellington we were subject to two broad rules - demolition of buildings constructed before 1930 and window alterations would require resource consents.</p> <p>At some juncture the Wellington council issued a draft proposal to have more detailed regulation including restricting satellite dishes (very useful when you live against a hill) and skylights. This caused quite a back-lash. Time shows attachments like satellite dishes, however ugly, don't affect houses permanently. Skylights facing the road can be inappropriate but there are more discrete sites for their placement. But it was unfair as many houses already had them in place. These examples show that achieving the right balance can be challenging.</p>	Support
Hilary Talbot/700.7	Anne Dingwall/ #FS2037.993	Seek Amendment	<p>the drafting of these rules should be reviewed to see if a more nuanced approach to buildings in heritage areas is appropriate.</p> <p>The Council's website states:</p> <p>"We're proposing that, within the identified RHAs, resource consent would be needed for new buildings, additions or alterations to buildings, new fences and walls higher than 1.5 metres, and to demolish or relocate those buildings considered most significant (called "defining" or "contributory" buildings). We'll assess all development proposals on how they affect the heritage values of the area."</p> <p>In the rules the permitted activities are a narrow category of maintenance and repairs (subject to council oversight).</p> <p>Other activities appear to be regulated as resource consents. Some of these activities may be quite minor and many if not most out of sight of the road. This is wider than the word development I have bolded above. I assume the rules do not apply to the interiors of buildings in heritage areas unless they are listed as heritage items but this is not</p> <p>The reason I have focused on this is from experience. In the area I lived in Wellington we were subject to two broad rules - demolition of buildings constructed before 1930 and window alterations would require resource consents.</p> <p>At some juncture the Wellington council issued a draft proposal to have more detailed regulation including restricting satellite dishes (very useful when you live against a hill) and skylights. This caused quite a back-lash. Time shows attachments like satellite dishes, however ugly, don't affect houses permanently. Skylights facing the road can be inappropriate but there are more discrete sites for their placement. But it was unfair as many houses already had them in place. These examples show that achieving the right balance can be challenging.</p>	Support
Christchurch City Council/ #751.43		Seek Amendment	[In RD8] replace "ResidentialVisitor Accommodation" with "ResidentialGuest Accommodation".	

Christchurch City Council/751.43	Anne Dingwall/ #FS2037.865	Seek Amendment	[In RD8] replace "ResidentialVisitor Accommodation" with "ResidentialGuest Accommodation". [A]s th[e Residential Visitor Accommodation] zone is stillsubject to an appeal on PC4.	Support
Christchurch City Council/ #751.47		Seek Amendment	Add to RD1: b. Where the buildings in a heritage area but is not a heritageitem, Rule 9.3.4.1.3 RD6 will apply instead.	
Christchurch City Council/751.47	Anne Dingwall/ #FS2037.869	Seek Amendment	Add to RD1: b. Where the buildings in a heritage area but is not a heritageitem, Rule 9.3.4.1.3 RD6 will apply instead. There is an overlap between RD1and RD6 because the definition ofalteration will now includealterations to buildings in a heritagearea. A clause similar to that in RD6b. would assist.	Support
Christchurch City Council/751.47	Catholic Diocese of Christchurch/ #FS2044.5	Seek Amendment	Add to RD1: b. Where the buildings in a heritage area but is not a heritageitem, Rule 9.3.4.1.3 RD6 will apply instead. There is an overlap between RD1and RD6 because the definition ofalteration will now includealterations to buildings in a heritagearea. A clause similar to that in RD6b. would assist.	Oppose
Christchurch City Council/751.47	Carter Group Limited/ #FS2045.5	Seek Amendment	Add to RD1: b. Where the buildings in a heritage area but is not a heritageitem, Rule 9.3.4.1.3 RD6 will apply instead. There is an overlap between RD1and RD6 because the definition ofalteration will now includealterations to buildings in a heritagearea. A clause similar to that in RD6b. would assist.	Oppose
Historic Places Canterbury/ #835.22		Support	The submitter welcomes the inclusion of Residential Character Areas as a Qualifying matter andthe introduction of restricted discretionary status to help better manage and protect character areas.	
Historic Places Canterbury/835.22	Anne Dingwall/ #FS2037.609	Support	The submitter welcomes the inclusion of Residential Character Areas as a Qualifying matter andthe introduction of restricted discretionary status to help better manage and protect character areas.	Support
Historic Places Canterbury/835.22	Anne Dingwall/ #FS2037.707	Support	The submitter welcomes the inclusion of Residential Character Areas as a Qualifying matter andthe introduction of restricted discretionary status to help better manage and protect character areas.	Support
Fire and Emergency/ #842.77		Oppose	Regarding RD6: Ensure that 91 Chester Street East is not subject to this rule; remove site from RHA.	
Fire and Emergency/ #842.78		Support	Regarding RD8: Retain as notified.	
Melissa Macfarlane/ #1003.5		Seek Amendment	Exclude heritage areas from thedefinition of heritage fabric oramend RD1 so it does not applyto activities covered by Rule9.3.4.1.3 RD6.	
Melissa Macfarlane/ #1003.6		Seek Amendment	Delete Rule 9.3.4.1.3 RD6entirely or if ResidentialHeritage Areas remain includedin the proposed plan, include amore appropriate and targetedrule within a residential heritagearea such as that set out below,or similar changes which havethe same effect of targeting therule: RD6 a. In a Residential HeritageArea i. new buildings greater than30m2in area; or ii. the addition of a secondstorey to defining orcontributory buildings; or iii. the alteration of definingor contributory externalbuilding fabric by more than35%.	
Melissa Macfarlane/1003.6	Heritage New Zealand Pouhere Taonga/ #FS2051.79	Seek Amendment	Delete Rule 9.3.4.1.3 RD6entirely or if ResidentialHeritage Areas remain includedin the proposed plan, include amore appropriate and targetedrule within a residential heritagearea such as that set out below,or similar changes which havethe same effect of targeting therule: RD6 a. In a Residential HeritageArea i. new buildings greater than30m2in area; or ii. the addition of a secondstorey to defining orcontributory buildings; or iii. the alteration of definingor contributory externalbuilding fabric by more than35%.	Oppose

			<p>The proposed rule appears to make any new buildings and alterations to any building exteriors (whether it is to the defining building or to another building on the site, such as a garage) restricted discretionary activities (noting the exclusions in clause c. It is not clear if the rule is restricted only to the dwellings themselves, or if it covers all buildings on the site).</p> <p>I note the dwellings themselves are not listed, and neither are the settings, so it seems onerous that a new building (which could include a 7m2 garden shed) requires resource consent (unless located to the rear of the dwelling and less than 5m in height).</p> <p>Any alterations to any building exteriors, which could include minor works such as installing a cat door to the defining building or a side door on a detached garage, would appear to require resource consent. This is onerous and has the practical effect of listing the dwelling and any other existing buildings, and also listing the setting. This is excessive as the dwelling itself is not a listed heritage item and neither are any other existing buildings on the site.</p> <p>Assuming these are captured, installing a cat door to the main dwelling or a side door to a garage will have no impact on the residential heritage area which has been identified on the basis of a consistent dwelling style (bungalow) and building period (interwar). Alterations would have to be significant before the identified values of the St Albans Residential Heritage Area could be undermined. This rule is therefore inefficient. It is noted that RD6 is similar to RD 1 for alterations to buildings, yet RD1 is appropriate as the rule applies to listed heritage buildings which have specific identified heritage fabric, whereas buildings in a residential heritage area are not individually listed because of their heritage fabric but rather the contribution they make to the wider heritage area. It is not appropriate to have the same alterations rule applying to non-listed buildings in a residential heritage area.</p>	
Kate Askew/ #1005.1		Support		
Emily Arthur / #1036.1		Seek Amendment	Amend RD7 so that consent is not required to demolish a contributory building in a Residential Heritage Area.	
Emily Arthur /1036.1	Heritage New Zealand Pouhere Taonga/ #FS2051.80	Seek Amendment	Amend RD7 so that consent is not required to demolish a contributory building in a Residential Heritage Area. I live at 128 Chester Street East. My house has been designated as 'contributing' to the character of the street. My property has significant structural issues and it is not cost effective for me to fix it. I think it is unfair that those in the category of contributory should be made to get a consent to demolish a house, given they must rebuild in character anyway. I am opposed to this restriction for contributory houses. Amend RD7 so that consent is not required to demolish a contributory building in a Residential Heritage Area. I live at 128 Chester Street East. My house has been designated as 'contributing' to the character of the street. My property has significant structural issues and it is not cost effective for me to fix it. I think it is unfair that those in the category of contributory should be made to get a consent to demolish a house, given they must rebuild in character anyway. I am opposed to this restriction for contributory houses.	Oppose
Oxford Terrace Baptist Church/ #1052.5		Seek Amendment	Seeks that any development of 94-96 Chester Street East be publicly notified.	
Oxford Terrace Baptist Church/1052.5	Christian Jordan/ #FS2084.4	Seek Amendment	<p>Seeks that any development of 94-96 Chester Street East be publicly notified. The property at 94-96 Chester Street East has been derelict since the earthquakes as the previous houses were demolished. This site is adjacent to 98-100 Chester Street East which is owned by the Oxford Terrace Baptist Church, and which is proposed to be added to the Register of Historic buildings. Four significant heritage buildings are near this site.</p> <p>Our submission is: The possible development of this site, if not done sympathetically and in character with 98-100 Chester Street East and the four other heritage buildings, will have a significant detrimental effect on the collective heritage and amenity values of this part of Chester Street East.</p> <p>We seek the following decision from Council: To publicly notify a resource consent for any development on 94-96 Chester Street East.</p>	Support

Natural and Cultural Heritage > Historic heritage > Rules - Matters of discretion

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Ceres New Zealand, LLC/ #150.20		Seek Amendment	Add a new Matter of Discretion relating to the provision of a heritage restoration assessment assessment or a heritage demolition assessment (the latter being applicable if the heritage item is to be demolished); engineering and Quantity Surveying evidence; photographic records; and a deconstruction salvage plan.	
Ceres New Zealand, LLC/150.20	Chapman Tripp/ #FS2043.9	Seek Amendment	Add a new Matter of Discretion relating to the provision of a heritage restoration assessment assessment or a heritage demolition assessment (the latter being applicable if the heritage item is to be demolished); engineering and Quantity Surveying evidence; photographic records; and a deconstruction salvage plan.	Support

Ceres New Zealand, LLC/150.20	Catholic Diocese of Christchurch/ #FS2044.144	Seek Amendment	Add a new Matter of Discretion relating to the provision of a heritage restoration assessment assessment or a heritage demolition assessment (the latter being applicable if the heritage item is to be demolished); engineering and Quantity Surveying evidence; photographic records; and a deconstruction salvage plan.	Support
Ceres New Zealand, LLC/150.20	Carter Group Limited/ #FS2045.150	Seek Amendment	Add a new Matter of Discretion relating to the provision of a heritage restoration assessment assessment or a heritage demolition assessment (the latter being applicable if the heritage item is to be demolished); engineering and Quantity Surveying evidence; photographic records; and a deconstruction salvage plan.	Support
Ceres New Zealand, LLC/150.20	Daresbury Limited/ #FS2053.9	Seek Amendment	Add a new Matter of Discretion relating to the provision of a heritage restoration assessment assessment or a heritage demolition assessment (the latter being applicable if the heritage item is to be demolished); engineering and Quantity Surveying evidence; photographic records; and a deconstruction salvage plan.	Support

Natural and Cultural Heritage > Historic heritage > Rules - Matters of discretion > Heritage items and heritage settings

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.100		Seek Amendment	Oppose 9.3.6.1(a). Seek that the original (a) is retained.	
Carter Group Limited/814.100	Cambridge 137 Limited/ #FS2042.62	Seek Amendment	Oppose 9.3.6.1(a). Seek that the original (a) is retained. The submitter opposes the deletion of clause(a), given that damage incurred as a result of the Canterbury earthquakes of 2010 and 2011 including the costs of repair and reconstruction, remains a relevant matter for consideration	Support
Carter Group Limited/814.100	Heritage New Zealand Pouhere Taonga/ #FS2051.81	Seek Amendment	Oppose 9.3.6.1(a). Seek that the original (a) is retained. The submitter opposes the deletion of clause(a), given that damage incurred as a result of the Canterbury earthquakes of 2010 and 2011 including the costs of repair and reconstruction, remains a relevant matter for consideration	Oppose
Carter Group Limited/814.100	Kāinga Ora/ #FS2082.930	Seek Amendment	Oppose 9.3.6.1(a). Seek that the original (a) is retained. The submitter opposes the deletion of clause(a), given that damage incurred as a result of the Canterbury earthquakes of 2010 and 2011 including the costs of repair and reconstruction, remains a relevant matter for consideration	Seek Amendment
Carter Group Limited/ #814.101		Seek Amendment	Oppose 9.3.6.1(p). Seek that this (p) is deleted.	
Carter Group Limited/814.101	Heritage New Zealand Pouhere Taonga/ #FS2051.82	Seek Amendment	Oppose 9.3.6.1(p). Seek that this (p) is deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the matters under clause (p) are opposed.	Oppose
Carter Group Limited/814.101	Kāinga Ora/ #FS2082.931	Seek Amendment	Oppose 9.3.6.1(p). Seek that this (p) is deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the matters under clause (p) are opposed.	Seek Amendment
The Catholic Diocese of Christchurch / #823.223		Oppose	Retain status quo for 9.3.6.1(a).	
The Catholic Diocese of Christchurch /823.223	Anne Dingwall/ #FS2037.1455	Oppose	Retain status quo for 9.3.6.1(a). The submitter opposes the deletion of clause (a), given that damage incurred as a result of the Canterbury earthquakes of 2010 and 2011 including the costs of repair and reconstruction, remains a relevant matter for consideration.	Oppose
The Catholic Diocese of Christchurch /823.223	Carter Group Limited/ #FS2045.396	Oppose	Retain status quo for 9.3.6.1(a). The submitter opposes the deletion of clause (a), given that damage incurred as a result of the Canterbury earthquakes of 2010 and 2011 including the costs of repair and reconstruction, remains a relevant matter for consideration.	Support
The Catholic Diocese of Christchurch /823.223	Heritage New Zealand Pouhere Taonga/ #FS2051.83	Oppose	Retain status quo for 9.3.6.1(a). The submitter opposes the deletion of clause (a), given that damage incurred as a result of the Canterbury earthquakes of 2010 and 2011 including the costs of repair and reconstruction, remains a relevant matter for consideration.	Oppose
The Catholic Diocese of Christchurch / #823.224		Oppose	Delete proposed 9.3.6.1(p).	
The Catholic Diocese of Christchurch /823.224	Anne Dingwall/ #FS2037.1456	Oppose	Delete proposed 9.3.6.1(p). Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the matters under clause (p) are opposed.	Oppose

The Catholic Diocese of Christchurch /823.224	Carter Group Limited/ #FS2045.397	Oppose	Delete proposed 9.3.6.1(p). Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the matters under clause (p) are opposed.	Support
The Catholic Diocese of Christchurch /823.224	Heritage New Zealand Pouhere Taonga/ #FS2051.84	Oppose	Delete proposed 9.3.6.1(p). Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the matters under clause (p) are opposed.	Oppose
Carter Group Limited / #824.112		Seek Amendment	amend to retain status quo for 9.3.6.1 (a) [inferred operative plan matter of discretion]	
Carter Group Limited / #824.113		Seek Amendment	amend to retain status quo for 9.3.6.1 (p) [inferred operative plan matter of discretion]	
Church Property Trustees / #825.5		Oppose	Retain status quo for 9.3.6.1(a).	
Church Property Trustees /825.5	Anne Dingwall/ #FS2037.1229	Oppose	Retain status quo for 9.3.6.1(a). The submitter opposes the deletion of clause(a), given that damage incurred as a result ofthe Canterbury earthquakes of 2010 and 2011including the costs of repair and reconstruction,remains a relevant matter for consideration.	Oppose
Church Property Trustees /825.5	Heritage New Zealand Pouhere Taonga/ #FS2051.85	Oppose	Retain status quo for 9.3.6.1(a). The submitter opposes the deletion of clause(a), given that damage incurred as a result ofthe Canterbury earthquakes of 2010 and 2011including the costs of repair and reconstruction,remains a relevant matter for consideration.	Oppose
Daresbury Ltd/ #874.13		Oppose	[Seeks to oppose the proposed changes to] 'Matters of discretion 9.3.6.1(a)'. [Seeks to oppose the proposed changes to] 'Matters of discretion 9.3.6.1(a)'. The submitter opposes the deletion of clause(a), given that damage [to Daresbury House] incurred as a result ofthe Canterbury earthquakes of 2010 and 2011including the costs of repair andreconstruction, remains a relevant matter forconsideration.There are many heritage buildings inChristchurch which are still in a state ofdisrepair and are significantly damaged as aresult of the Canterbury earthquakes. It ispremature to remove these rules andstandards, which sensibly provide specificguidance for heritage buildings that have beearthquake-damaged.	Oppose
Daresbury Ltd/874.13	Anne Dingwall/ #FS2037.625	Oppose		
Daresbury Ltd/874.13	Heritage New Zealand Pouhere Taonga/ #FS2051.86	Oppose	[Seeks to oppose the proposed changes to] 'Matters of discretion 9.3.6.1(a)'. The submitter opposes the deletion of clause(a), given that damage [to Daresbury House] incurred as a result ofthe Canterbury earthquakes of 2010 and 2011including the costs of repair andreconstruction, remains a relevant matter forconsideration.There are many heritage buildings inChristchurch which are still in a state ofdisrepair and are significantly damaged as aresult of the Canterbury earthquakes. It ispremature to remove these rules andstandards, which sensibly provide specificguidance for heritage buildings that have beearthquake-damaged.	Oppose
Cambridge 137 Limited/ #1092.4		Oppose	Delete Matter of Discretion 9.3.6.1 proposed by PC13.	
Cambridge 137 Limited/1092.4	Anne Dingwall/ #FS2037.647	Oppose	Delete Matter of Discretion 9.3.6.1 proposed by PC13. There are several heritagebuildings withinChristchurch which remainsignificantly damaged andvacant because of thevarious Canterburyearthquakes. TheOperative ChristchurchDistrict Plan (“OperativePlan”) specifically providedRules and Matters ofDiscretion relating to theupgrade, replacement,reconstruction, restoration,alteration, and relocation ofa heritage item. However, resultant ofPC13, these Rules andMatters of Discretion areproposed to be deleted, orsignificantly altered so thatthe resultant effect isentirely different to that ofthe Operative Plan. Thisapproach seems prematurewhile there continue to beseveral significantlydamaged heritagebuildings withinChristchurch.	Oppose
Cambridge 137 Limited/1092.4	Heritage New Zealand Pouhere Taonga/ #FS2051.87	Oppose	Delete Matter of Discretion 9.3.6.1 proposed by PC13. There are several heritagebuildings withinChristchurch which remainsignificantly damaged andvacant because of thevarious Canterburyearthquakes. TheOperative ChristchurchDistrict Plan (“OperativePlan”) specifically providedRules and Matters ofDiscretion relating to theupgrade, replacement,reconstruction, restoration,alteration, and relocation ofa heritage item. However, resultant ofPC13, these Rules andMatters of Discretion areproposed to be deleted, orsignificantly altered so thatthe resultant effect isentirely different to that ofthe Operative Plan. Thisapproach seems prematurewhile there continue to beseveral significantlydamaged heritagebuildings withinChristchurch.	Oppose

Natural and Cultural Heritage > Historic heritage > Rules - Matters of discretion > Akaroa Township Heritage Area

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council / #1058.5		Seek Amendment	In Matter of Discretion 9.3.6.3 replace 'Akaroa Design and Appearance Advisory Committee' with 'Akaroa Design Panel'	

Natural and Cultural Heritage > Historic heritage > Rules - Matters of discretion > Residential Heritage Areas (excluding Akaroa Township Heritage Area) - new buildings, fences and walls, and exterior alterations to buildings

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.15		Support	Retain as proposed	
Carter Group Limited/ #814.102		Oppose	Oppose Rule 9.3.6.4. Seek that it is deleted.	
Carter Group Limited/814.102	Heritage New Zealand Pouhere Taonga/ #FS2051.88	Oppose	Oppose Rule 9.3.6.4. Seek that it is deleted. Heritage areas (and associated provisions)are generally opposed for the reasons statedin the covering submission. Accordingly, thematters in rule 9.3.6.4 are opposed	Oppose
Carter Group Limited/814.102	Davie Lovell-Smith Limited/ #FS2065.6	Oppose	Oppose Rule 9.3.6.4. Seek that it is deleted. Heritage areas (and associated provisions)are generally opposed for the reasons statedin the covering submission. Accordingly, thematters in rule 9.3.6.4 are opposed	Support
Carter Group Limited/814.102	Kāinga Ora/ #FS2082.932	Oppose	Oppose Rule 9.3.6.4. Seek that it is deleted. Heritage areas (and associated provisions)are generally opposed for the reasons statedin the covering submission. Accordingly, thematters in rule 9.3.6.4 are opposed	Seek Amendment
The Catholic Diocese of Christchurch / #823.225		Oppose	Delete proposed rule 9.3.6.4.	
The Catholic Diocese of Christchurch /823.225	Anne Dingwall/ #FS2037.1457	Oppose	Delete proposed rule 9.3.6.4. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the matters in rule 9.3.6.4 are opposed.	Oppose
The Catholic Diocese of Christchurch /823.225	Carter Group Limited/ #FS2045.398	Oppose	Delete proposed rule 9.3.6.4. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the matters in rule 9.3.6.4 are opposed.	Support
The Catholic Diocese of Christchurch /823.225	Heritage New Zealand Pouhere Taonga/ #FS2051.89	Oppose	Delete proposed rule 9.3.6.4. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the matters in rule 9.3.6.4 are opposed.	Oppose
Carter Group Limited / #824.114		Oppose	Oppose Rule 9.3.6.4. Seek that it is deleted.	
Kāinga Ora – Homes and Communities / #834.334		Oppose	Oppose thePC13 provisions, contained in section 9.3.6.4.	
Kāinga Ora – Homes and Communities /834.334	Catholic Diocese of Christchurch/ #FS2044.132	Oppose	Oppose thePC13 provisions, contained in section 9.3.6.4. Kāinga Ora seeks the deletion of any proposals in PC14 that seek amendments asmatters pertain to RHAs and RHAIOS, consistent with the relief sought in this PC13submission. Kāinga Ora considers that the proposed changes across PC13 andPC14 are not qualifying matters, as the assessments in its view, do not meet therequirements under s6, s77I, s77J, s77K, and/or s77L of the RMA.c) The RHAs and RHAIOS lack a strong evidence basis and fail to consider unimplemented resource consents.d) Kāinga Ora also opposes the proposed RHAs and RHAIOS as being a qualifyingmatter as proposed in PC14 as we consider the Council has sought to elevate(conflate) special character as historic heritage. Kāinga Ora, therefore oppose thePC13 provisions, contained in section 9.3.6.4 and the associated Schedule B in9.3.7.3	Support
Kāinga Ora – Homes and Communities /834.334	Carter Group Limited/ #FS2045.138	Oppose	Oppose thePC13 provisions, contained in section 9.3.6.4. Kāinga Ora seeks the deletion of any proposals in PC14 that seek amendments asmatters pertain to RHAs and RHAIOS, consistent with the relief sought in this PC13submission. Kāinga Ora considers that the proposed changes across PC13 andPC14 are not qualifying matters, as the assessments in its view, do not meet therequirements under s6, s77I, s77J, s77K, and/or s77L of the RMA.c) The RHAs and RHAIOS lack a strong evidence basis and fail to consider unimplemented resource consents.d) Kāinga Ora also opposes the	Support

			proposed RHAs and RHAIOS as being a qualifying matter as proposed in PC14 as we consider the Council has sought to elevate (conflate) special character as historic heritage. Kāinga Ora, therefore oppose the PC13 provisions, contained in section 9.3.6.4 and the associated Schedule B in 9.3.7.3	
Kāinga Ora – Homes and Communities /834.334	Heritage New Zealand Pouhere Taonga / #FS2051.90	Oppose	Oppose the PC13 provisions, contained in section 9.3.6.4. Kāinga Ora seeks the deletion of any proposals in PC14 that seek amendments as matters pertain to RHAs and RHAIOS, consistent with the relief sought in this PC13 submission. Kāinga Ora considers that the proposed changes across PC13 and PC14 are not qualifying matters, as the assessments in its view, do not meet the requirements under s6, s77I, s77J, s77K, and/or s77L of the RMA. c) The RHAs and RHAIOS lack a strong evidence basis and fail to consider unimplemented resource consents. d) Kāinga Ora also opposes the proposed RHAs and RHAIOS as being a qualifying matter as proposed in PC14 as we consider the Council has sought to elevate (conflate) special character as historic heritage. Kāinga Ora, therefore oppose the PC13 provisions, contained in section 9.3.6.4 and the associated Schedule B in 9.3.7.3	Oppose
Fire and Emergency / #842.79		Oppose	Ensure that this standard does not apply to 91 Chester Street East; remove the RHA from this site.	
Melissa Macfarlane / #1003.1		Seek Amendment	Either deleted 9.3.6.4 or amend 9.3.6.4 to remove matters that focus on the dwelling itself (which is not individually listed) and target the assessment to impacts on the wider residential heritage area.	

Natural and Cultural Heritage > Historic heritage > Rules - Matters of discretion > Residential Heritage Areas (excluding Akaroa Township Heritage Area) - demolition or relocation of a defining building or contributory building

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.16		Support	Retain as proposed	
Carter Group Limited / #814.103		Oppose	Oppose 9.3.6.5. Seek that these matters of discretion are deleted.	
Carter Group Limited / 814.103	Heritage New Zealand Pouhere Taonga / #FS2051.91	Oppose	Oppose 9.3.6.5. Seek that these matters of discretion are deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the matters in rule 9.3.6.5 are opposed.	Oppose
Carter Group Limited / 814.103	Davie Lovell-Smith Limited / #FS2065.7	Oppose	Oppose 9.3.6.5. Seek that these matters of discretion are deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the matters in rule 9.3.6.5 are opposed.	Support
Carter Group Limited / 814.103	Kāinga Ora / #FS2082.933	Oppose	Oppose 9.3.6.5. Seek that these matters of discretion are deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the matters in rule 9.3.6.5 are opposed.	Seek Amendment
The Catholic Diocese of Christchurch / #823.226		Oppose	Delete proposed rule 9.3.6.5.	
The Catholic Diocese of Christchurch / 823.226	Anne Dingwall / #FS2037.1458	Oppose	Delete proposed rule 9.3.6.5. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the matters in rule 9.3.6.5 are opposed.	Oppose
The Catholic Diocese of Christchurch / 823.226	Carter Group Limited / #FS2045.399	Oppose	Delete proposed rule 9.3.6.5. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the matters in rule 9.3.6.5 are opposed.	Support
The Catholic Diocese of Christchurch / 823.226	Heritage New Zealand Pouhere Taonga / #FS2051.92	Oppose	Delete proposed rule 9.3.6.5. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the matters in rule 9.3.6.5 are opposed.	Oppose
Carter Group Limited / #824.115		Oppose	Oppose 9.3.6.5. Seek that these matters of discretion are deleted.	

Natural and Cultural Heritage > Historic heritage > Rules - Matters of discretion > Sites in the High Density Residential Zone and Residential Visitor Accommodation Zone Sharing a boundary with a Residential Heritage Area

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.44		Seek Amendment	[R]eplace "ResidentialVisitor Accommodation" with "ResidentialGuest Accommodation"	
Christchurch City Council/751.44	Anne Dingwall/ #FS2037.866	Seek Amendment	[R]eplace "ResidentialVisitor Accommodation" with "ResidentialGuest Accommodation" [A]s th[e Residential Visitor Accommodation] zone is stillsubject to an appeal on PC4.	Support
Carter Group Limited/ #814.104		Oppose	Oppose 9.3.6.6. Seek that it is deleted.	
Carter Group Limited/814.104	Kāinga Ora/ #FS2082.934	Oppose	Oppose 9.3.6.6. Seek that it is deleted. Heritage areas (and associated provisions)are generally opposed for the reasons statedin the covering submission. Accordingly, thematters in rule 9.3.6.6 are opposed.	Seek Amendment
The Catholic Diocese of Christchurch / #823.227		Oppose	Delete proposed rule 9.3.6.6.	
The Catholic Diocese of Christchurch /823.227	Anne Dingwall/ #FS2037.1459	Oppose	Delete proposed rule 9.3.6.6. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the matters in rule 9.3.6.6 are opposed.	Oppose
The Catholic Diocese of Christchurch /823.227	Carter Group Limited/ #FS2045.400	Oppose	Delete proposed rule 9.3.6.6. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the matters in rule 9.3.6.6 are opposed.	Support
The Catholic Diocese of Christchurch /823.227	Kāinga Ora/ #FS2082.1228	Oppose	Delete proposed rule 9.3.6.6. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the matters in rule 9.3.6.6 are opposed.	Seek Amendment
Carter Group Limited / #824.116		Oppose	Oppose 9.3.6.6. Seek that it is deleted.	
Historic Places Canterbury/ #835.23		Seek Amendment	The submitter notes where a High Density Residential Zone or a Residential VisitorAccommodation Zone adjoins a Residential Heritage Area, provision has been made to assess theimpact of a proposed building's location, design, scale and form on heritage values or whether itwould visually dominate or reduce the visibility of the site from a road or other public space. However, it is unclear from the wording whether the emphasis is on the fact of a site sharing aboundary or the zone sharing the boundary. It appears from the s. 32 report that it refers to a sitesharing a boundary and that sites separated by a road are not captured by this rule because such sites“will generally have reduced dominance effects due to their separation distance”. The submitter considers thatthis assumption is questionable and suggests these rules need refinement.	
Historic Places Canterbury/835.23	Anne Dingwall/ #FS2037.610	Seek Amendment	The submitter notes where a High Density Residential Zone or a Residential VisitorAccommodation Zone adjoins a Residential Heritage Area, provision has been made to assess theimpact of a proposed building's location, design, scale and form on heritage values or whether itwould visually dominate or reduce the visibility of the site from a road or other public space. However, it is unclear from the wording whether the emphasis is on the fact of a site sharing aboundary or the zone sharing the boundary. It appears from the s. 32 report that it refers to a sitesharing a boundary and that sites separated by a road are not captured by this rule because such sites“will generally have reduced dominance effects due to their separation distance”. The submitter considers thatthis assumption is questionable and suggests these rules need refinement. The potential for visual dominance will be affected both by the width of the carriageway and also by the relationship between relative heights of adjoining zones. Furthermore, if High Density Residential sites are considered to have the potential for causing significant visual dominance effects, then this must hold even more true between a Residential Heritage Area and the Central City Zone with an allowable height of 90m. This zone adjoins part of the Inner City West Residential Heritage area and though they do not “share a boundary” at any point because the two zones are separated by Montreal Street, there can be little doubt that the width of the street would not give sufficient separation to avoid visual domination of a 90m building over an 11m building.	Support
Historic Places Canterbury/835.23	Anne Dingwall/ #FS2037.708	Seek Amendment	The submitter notes where a High Density Residential Zone or a Residential VisitorAccommodation Zone adjoins a Residential Heritage Area, provision has been made to assess theimpact of a proposed building's location, design, scale and form on heritage values or whether itwould visually dominate or reduce the visibility of the site from a road or other public space. However, it is unclear from the wording whether the emphasis is on the fact of a site sharing aboundary or the zone sharing the boundary. It appears from the s. 32 report that it refers to a sitesharing a boundary and that sites separated by a road are not captured by this rule because such sites“will generally have reduced dominance effects due to their separation distance”. The submitter considers thatthis assumption is questionable and suggests these rules need refinement. The potential for visual dominance will be affected both by the width of the carriageway and also by the relationship between relative heights of adjoining zones. Furthermore, if High Density Residential sites are considered to have the potential for causing significant visual dominance effects, then this must hold even more true between a Residential Heritage Area and the Central City Zone with an allowable height of 90m. This zone adjoins part of the Inner City West Residential Heritage area and though they do not “share a boundary” at any point because the two zones are separated by Montreal Street, there can be little doubt that the width of the street would not give sufficient separation to avoid visual domination of a 90m building over an 11m building.	Support
Fire and Emergency/ #842.80		Support	Retain as notified.	

Keith and Helen Paterson and Verity/ #1002.2		Seek Amendment	Amend the matters of discretion for 9.3.6.6 requiring consultation neighbouring properties.	
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Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Criteria for the assessment of significance of heritage values

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.337		Oppose	Oppose the assessments supporting the identification of RHAs andRHAIOS as they predominantly focus on physical built form, and do not have sufficientconsideration of historical values associated with the place.	
Kāinga Ora – Homes and Communities /834.337	Catholic Diocese of Christchurch/ #FS2044.135	Oppose	Oppose the assessments supporting the identification of RHAs andRHAIOS as they predominantly focus on physical built form, and do not have sufficientconsideration of historical values associated with the place. Kāinga Ora consider that the assessments supporting the identification of RHAs andRHAIOS predominantly focus on physical built form, and do not have sufficientconsideration of historical values associated with the place	Support
Kāinga Ora – Homes and Communities /834.337	Carter Group Limited/ #FS2045.141	Oppose	Oppose the assessments supporting the identification of RHAs andRHAIOS as they predominantly focus on physical built form, and do not have sufficientconsideration of historical values associated with the place. Kāinga Ora consider that the assessments supporting the identification of RHAs andRHAIOS predominantly focus on physical built form, and do not have sufficientconsideration of historical values associated with the place	Support
Fire and Emergency/ #842.82		Oppose	Remove 91 Chester Street East from RHA.	
Faye Collins/ #1090.4		Seek Amendment	Seeks that heritage settings to be defined as meeting the significance threshold.	
Faye Collins/1090.4	Anne Dingwall/ #FS2037.649	Seek Amendment	Seeks that heritage settings to be defined as meeting the significance threshold. Heritage settings need to be defined as meeting the significance threshold. The Council'spolicy on heritage does not regard significant heritage settings as meeting the threshold. TheBoard understands other Councils do include heritage settings as being worthy of protection.(The Board will provide policies from other Councils at the hearing).	Support

Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Schedule of Significant Historic Heritage Items

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Melissa and Scott Alman/ #86.6		Support	Retain existing Heritage Items on Helmores Lane (IDs 248, 249 & 250)	
Ceres New Zealand, LLC/ #150.16		Seek Amendment	Create a new schedule to identify significantly damaged heritage items which face significant challenges to their ongoing restoration and economic reuse. The list is narrow, is likely to extend to no more than a dozen or so buildings, and could include the following: Victoria Mansions, Peterborough Centre, Harley Chambers (Cambridge Tce), Englefield House (Fitzgerald Ave), Empire Hotel (Norwich Quay), Daresbury (Daresbury Lane), and the Dux/ Student Union building at the Arts Centre.	
Ceres New Zealand, LLC/150.16	Chapman Tripp/ #FS2043.5	Seek Amendment	Create a new schedule to identify significantly damaged heritage items which face significant challenges to their ongoing restoration and economic reuse. The list is narrow, is likely to extend to no more than a dozen or so buildings, and could include the following: Victoria Mansions, Peterborough Centre, Harley Chambers (Cambridge Tce), Englefield House (Fitzgerald Ave), Empire Hotel (Norwich Quay), Daresbury (Daresbury Lane), and the Dux/ Student Union building at the Arts Centre.	Support
Ceres New Zealand, LLC/150.16	Catholic Diocese of Christchurch/ #FS2044.140	Seek Amendment		Support

			<p>Create a new schedule to identify significantly damaged heritage items which face significant challenges to their ongoing restoration and economic reuse.</p> <p>The list is narrow, is likely to extend to no more than a dozen or so buildings, and could include the following: Victoria Mansions, Peterborough Centre, Harley Chambers (Cambridge Tce), Englefield House (Fitzgerald Ave), Empire Hotel (Norwich Quay), Daresbury (Daresbury Lane), and the Dux/ Student Union building at the Arts Centre.</p>	
Ceres New Zealand, LLC/150.16	Carter Group Limited/ #FS2045.146	Seek Amendment	<p>Create a new schedule to identify significantly damaged heritage items which face significant challenges to their ongoing restoration and economic reuse.</p> <p>The list is narrow, is likely to extend to no more than a dozen or so buildings, and could include the following: Victoria Mansions, Peterborough Centre, Harley Chambers (Cambridge Tce), Englefield House (Fitzgerald Ave), Empire Hotel (Norwich Quay), Daresbury (Daresbury Lane), and the Dux/ Student Union building at the Arts Centre.</p>	Support
Ceres New Zealand, LLC/150.16	Daresbury Limited/ #FS2053.5	Seek Amendment	<p>Create a new schedule to identify significantly damaged heritage items which face significant challenges to their ongoing restoration and economic reuse.</p> <p>The list is narrow, is likely to extend to no more than a dozen or so buildings, and could include the following: Victoria Mansions, Peterborough Centre, Harley Chambers (Cambridge Tce), Englefield House (Fitzgerald Ave), Empire Hotel (Norwich Quay), Daresbury (Daresbury Lane), and the Dux/ Student Union building at the Arts Centre.</p>	Support
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.17		Support	Retain as proposed	
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.28		Oppose	Amend column heading to remove reference to registration: Heritage NZ Pouhere Taonga Heritage List number & registration type	
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.29		Oppose	Amend Item 1401 to include list number and category: Heritage NZ Pouhere Taonga Heritage List number & type 3128 Category 2	
Heritage New Zealand Pouhere Taonga (HNZPT) /193.29	Anne Dingwall/ #FS2037.277	Oppose	<p>Amend Item 1401 to include list number and category: Heritage NZ Pouhere Taonga Heritage List number & type 3128 Category 2</p> <p>The Schedule entry for Heritage Item No. 1401, Commercial Building and Setting, Former Public Trust Office, omits the HNZPT list number and category.</p> <p>Amend Item 1401 to include list number and category: Heritage NZ Pouhere Taonga Heritage List number & type 3128 Category 2</p> <p>The Schedule entry for Heritage Item No. 1401, Commercial Building and Setting, Former Public Trust Office, omits the HNZPT list number and category.</p>	Support
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.30		Oppose	Amend Setting Map 629 to show the current location of Heritage Item 107.	
Justin Avi/ #402.5		Seek Amendment	Remove Antonio Hall from the heritage list and upzone it to high density residential zone [265 Riccarton Road].	
Justin Avi/402.5	Heritage New Zealand Pouhere Taonga/ #FS2051.95	Seek Amendment	Remove Antonio Hall from the heritage list and upzone it to high density residential zone [265 Riccarton Road]. Antonio Hall in Riccarton is definitely not a heritage zone, it is an eyesore. It is better for us to buy it, upzone it to high density residential zone, and build apartments on it to cater for university students and for commuters (plus its going to be really close to the proposed MRT station).	Oppose
Rod Corbett/ #636.3		Seek Amendment	The submitter requests that the existing War Memorial within the Jane Deans Close cul-de-sac be preserved as a heritage item inmemory of the members of the NZ 20th Battalion & 20th Regiment who lost their lives in support of New Zealand'sfreedom.	

Rod Corbett/636.3	Christchurch International Airport Limited/ #FS2052.270	Seek Amendment	The submitter requests that the existing War Memorial within the Jane Deans Close cul-de-sac be preserved as a heritage item in memory of the members of the NZ 20th Battalion & 20th Regiment who lost their lives in support of New Zealand's freedom. There is a unique War Memorial within the Jane Deans Close cul-de-sac which must be preserved as a heritage item in memory of the members of the NZ 20th Battalion & 20th Regiment who lost their lives in support of New Zealand's freedom.	Support
Philippa Tucker/ #709.1		Seek Amendment	Amend the schedule of heritage items to include the street, housing, trees, plaques.	
Christchurch City Council/ #751.39		Seek Amendment	Add new item, Spreydon Lodge to App 9.3.7.2 Schedule of Significant Historic Heritage. Heritage significance in the Schedule will be 'Significant' and Scheduled Interior in the Schedule will be 'Yes – limited to interior staircase and ground floor marble fire surround'. Add new Statement of significance. Add new HAM #862 as link to schedule. Change Setting shape and size to that shown on the map attached. Amend setting shape on PM45C to that now proposed. Ensure this is shown on PM45D. [Refer to ATTACHMENT 6].	
Christchurch City Council/751.39	Anne Dingwall/ #FS2037.861	Seek Amendment	Add new item, Spreydon Lodge to App 9.3.7.2 Schedule of Significant Historic Heritage. Heritage significance in the Schedule will be 'Significant' and Scheduled Interior in the Schedule will be 'Yes – limited to interior staircase and ground floor marble fire surround'. Add new Statement of significance. Add new HAM #862 as link to schedule. Change Setting shape and size to that shown on the map attached. Amend setting shape on PM45C to that now proposed. Ensure this is shown on PM45D. [Refer to ATTACHMENT 6]. Add new item to schedule as it was agreed with owner too late to be included in notified plan changes - Spreydon Lodge, 2 Monsaraz Boulevard.	Support
Christchurch City Council/751.39	Andrew Mactier/ #FS2066.10	Seek Amendment	Add new item, Spreydon Lodge to App 9.3.7.2 Schedule of Significant Historic Heritage. Heritage significance in the Schedule will be 'Significant' and Scheduled Interior in the Schedule will be 'Yes – limited to interior staircase and ground floor marble fire surround'. Add new Statement of significance. Add new HAM #862 as link to schedule. Change Setting shape and size to that shown on the map attached. Amend setting shape on PM45C to that now proposed. Ensure this is shown on PM45D. [Refer to ATTACHMENT 6]. Add new item to schedule as it was agreed with owner too late to be included in notified plan changes - Spreydon Lodge, 2 Monsaraz Boulevard.	Support
Christchurch City Council/ #751.40		Seek Amendment	Revise settings of: <ol style="list-style-type: none"> 364 Riccarton Road, item # 464, map 23 – now 350 Riccarton Road – subdivided 2020 – revise setting as per attached map and address update on schedule [ATTACHMENTS 7 & 8]. 20 Mona Vale Avenue, item # 384, map 66 - sub-divided and house moved forward on section – revised item and setting as per attached map [ATTACHMENTS 9 & 10]. 2 items – 106 Papanui Road, item # 422, map 113 and 110 Papanui Road, item # 423, map 112 – property boundaries redrawn - alter settings to reflect new property boundary - revise as per attached map [ATTACHMENTS 11, 12, 13 & 14]. 29 Major Aitken Drive, item # 1456 - map 858 - revised setting as per attached map and revised name of item in schedule to align with recent Heritage New Zealand Pouhere Taonga listing [ATTACHMENTS 15 & 16]. 	
Christchurch City Council/751.40	Anne Dingwall/ #FS2037.862	Seek Amendment	Revise settings of: <ol style="list-style-type: none"> 364 Riccarton Road, item # 464, map 23 – now 350 Riccarton Road – subdivided 2020 – revise setting as per attached map and address update on schedule [ATTACHMENTS 7 & 8]. 20 Mona Vale Avenue, item # 384, map 66 - sub-divided and house moved forward on section – revised item and setting as per attached map [ATTACHMENTS 9 & 10]. 2 items – 106 Papanui Road, item # 422, map 113 and 110 Papanui Road, item # 423, map 112 – property boundaries redrawn - alter settings to reflect new property boundary - revise as per attached map [ATTACHMENTS 11, 12, 13 & 14]. 29 Major Aitken Drive, item # 1456 - map 858 - revised setting as per attached map and revised name of item in schedule to align with recent Heritage New Zealand Pouhere Taonga listing [ATTACHMENTS 15 & 16]. 	Support

			<p>The settings of items on five Heritage Aerial Maps need to be revised because of changed circumstances. Four need to be revised because of subdivision or boundary adjustment, as heritage settings generally align with property titles. A fifth setting needs to be revised to match a recent Heritage NZ listing.</p> <p>The statements of significance for these items need minor amendments to reflect these changes; and two minor amendments are needed to the schedule for address, and name of the item for the item listed by Heritage NZ (former Sanitorium Open Air Shelter).</p>	
Margaret Howley/ #765.3		Support	Supports the scheduling of heritage items for the Papanui WWII Memorial Planting	
Carter Group Limited/ #814.105		Seek Amendment	Delete Heritage Item 390 and Heritage Setting 287 regarding 32 Armagh Street from Appendix 9.3.7.2.	
Carter Group Limited/814.105	Kāinga Ora/ #FS2082.935	Seek Amendment	Delete Heritage Item 390 and Heritage Setting 287 regarding 32 Armagh Street from Appendix 9.3.7.2. For the reasons stated in the covering submission, the listing of the item and setting at 32 Armagh Street (and 325 Montreal Street) is inappropriate. Accordingly, this listing should be deleted.	Seek Amendment
Carter Group Limited/ #814.247		Seek Amendment	Amend heritage setting 336 for New Regent Street heritage item 404 in Appendix 9.3.7.2 so that northern extent of the setting ends at the southernmost point of Armagh Street.	
Malaghans Investments Limited/ #818.2		Support	[Retain heritage protection for New Regent Street]	
The Catholic Diocese of Christchurch / #823.228		Oppose	Delete Heritage Item 390 and Heritage Setting 287 regarding 32 Armagh Street from Appendix 9.3.7.2.	
The Catholic Diocese of Christchurch /823.228	Anne Dingwall/ #FS2037.1460	Oppose	Delete Heritage Item 390 and Heritage Setting 287 regarding 32 Armagh Street from Appendix 9.3.7.2. For the reasons stated in the covering submission, the listing of the item and setting at 32 Armagh Street (and 325 Montreal Street) is inappropriate. Accordingly, this listing should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.228	Carter Group Limited/ #FS2045.401	Oppose	Delete Heritage Item 390 and Heritage Setting 287 regarding 32 Armagh Street from Appendix 9.3.7.2. For the reasons stated in the covering submission, the listing of the item and setting at 32 Armagh Street (and 325 Montreal Street) is inappropriate. Accordingly, this listing should be deleted.	Support
Carter Group Limited / #824.117		Seek Amendment	Delete Heritage Item 390 and Heritage Setting 287 regarding 32 Armagh Street from Appendix 9.3.7.2.	
Church Property Trustees / #825.6		Seek Amendment	Delete Heritage Item 465 and Heritage Setting 220 regarding 65 Riccarton Road from Appendix 9.3.7.2.	
Church Property Trustees /825.6	Anne Dingwall/ #FS2037.1230	Seek Amendment	<p>Delete Heritage Item 465 and Heritage Setting 220 regarding 65 Riccarton Road from Appendix 9.3.7.2.</p> <p>The Church was badly damaged during the Canterbury earthquakes and was listed as an Earthquake Prone Building having an NBS of less than 20% on 27 May 2019. The Church is currently in an extremely poor state of repair, and lacks the structural integrity required for its safe usage.</p> <p>the Riccarton parish merged with the Spreydon parish a number of years ago. The Diocese therefore has no use for the Church, the Site itself is redundant and surplus to the Diocese's uses.</p> <p>CPT have investigated in depth the feasibility of reinstating the Church, however, none of the options are economically viable for the Diocese. The Diocese has also investigated the sale of the Site to developers who might otherwise wish to reinstate the Church themselves. CPT's resounding feedback from these market enquiries was that purchasers were reluctant to take on the risk of an extremely low NBS building, and the uncertainty around future use and potential cost of repair.</p>	Oppose
Historic Places Canterbury/ #835.24		Support	The submitter supports the proposed addition of sites and interiors to the heritage schedule, including the upgrading of some listings. The submitter commends the commitment of the Council to providing interior protection for scheduled buildings and recognises that this is an ongoing process. It is pleasing that 26 interiors are proposed to be added to the schedule in this plan change.	
Historic Places Canterbury/835.24	Anne Dingwall/ #FS2037.611	Support	The submitter supports the proposed addition of sites and interiors to the heritage schedule, including the upgrading of some listings. The submitter commends the commitment of the Council to providing interior protection for scheduled buildings and recognises that this is an ongoing process. It is pleasing that 26 interiors are proposed to be added to the schedule in this plan change. The submitter is pleased to note that their recommended additional listings have now been included in the proposed change. They also note that others are under investigation but have not been included because of time constraints in completing the necessary investigations. They acknowledge that thorough investigation is essential and support the continuation of this work. They hope, in due course, to see listing of the Barnett Avenue Pensioner Cottages, the Upper Riccarton War Memorial Library, The Princess Margaret Hospital and the former High Court, for all of which they previously submitted supporting information.	Support
Historic Places Canterbury/835.24	Anne Dingwall/ #FS2037.709	Support	The submitter supports the proposed addition of sites and interiors to the heritage schedule, including the upgrading of some listings. The submitter commends the commitment of the Council to providing interior protection for scheduled buildings and recognises that this is an ongoing process. It is pleasing that 26 interiors are proposed to be added to the schedule in this plan change. The submitter is pleased to note that their recommended additional listings have now been included in the proposed change. They also note that others are under investigation but have not been included because of time constraints in	Support

			completing the necessary investigations. They acknowledge that thorough investigation is essential and support the continuation of this work. They hope, in due course, to see listing of the Barnett Avenue Pensioner Cottages, the Upper Riccarton War Memorial Library, The Princess Margaret Hospital and the former High Court, for all of which we they previously submitted supporting information.	
Historic Places Canterbury/ #835.25		Oppose	The submitter notes that Paragraph 3.3.15 of the s. 32 Report states that the owners of Daresbury (Highly Significant) and 32 Armagh St (Significant) wish to have their buildings removed from the Heritage Schedule. The submitter is strongly opposed to this. Though 32 Armagh is only scheduled as Significant we believe it is important that this building should also be retained on the list, especially as it forms part of the Inner City West Residential Heritage Area.	
Historic Places Canterbury/835.25	Anne Dingwall/ #FS2037.612	Oppose	The submitter notes that Paragraph 3.3.15 of the s. 32 Report states that the owners of Daresbury (Highly Significant) and 32 Armagh St (Significant) wish to have their buildings removed from the Heritage Schedule. The submitter is strongly opposed to this. Though 32 Armagh is only scheduled as Significant we believe it is important that this building should also be retained on the list, especially as it forms part of the Inner City West Residential Heritage Area. Daresbury is a major building in the English Domestic Revival style by Samuel Hurst Seagar, one of Christchurch's most significant architects. Not only is it one of Seagar's finest buildings, it has important cultural associations including as the residence of the Governor General from 1940-50. A number of significant large scale domestic buildings by Seagar were lost in the earthquakes, making it all the more important that Daresbury should continue to be listed. Daresbury, it should be noted, is a category 1 item on the Heritage New Zealand list.	Support
Historic Places Canterbury/835.25	Anne Dingwall/ #FS2037.710	Oppose	The submitter notes that Paragraph 3.3.15 of the s. 32 Report states that the owners of Daresbury (Highly Significant) and 32 Armagh St (Significant) wish to have their buildings removed from the Heritage Schedule. The submitter is strongly opposed to this. Though 32 Armagh is only scheduled as Significant we believe it is important that this building should also be retained on the list, especially as it forms part of the Inner City West Residential Heritage Area. Daresbury is a major building in the English Domestic Revival style by Samuel Hurst Seagar, one of Christchurch's most significant architects. Not only is it one of Seagar's finest buildings, it has important cultural associations including as the residence of the Governor General from 1940-50. A number of significant large scale domestic buildings by Seagar were lost in the earthquakes, making it all the more important that Daresbury should continue to be listed. Daresbury, it should be noted, is a category 1 item on the Heritage New Zealand list.	Support
Bruce Neill Alexander/ #857.1		Seek Amendment	The submitter seeks that their property, 111 Hackthorne Road is included in the heritage schedule due to its age and history.	
Susanne Antill/ #870.13		Oppose	Oppose the sentence "" Heritage that should be protected, with a number of new buildings, items and interiors added to the Schedule of Significant Historic Heritage"	
Daresbury Ltd/ #874.14		Seek Amendment	[Seeks council] deletes Heritage Item 185 and Heritage setting 602 over Daresbury House from Appendix 9.3.7.2.	
Daresbury Ltd/874.14	Anne Dingwall/ #FS2037.626	Seek Amendment	<p>[Seeks council] deletes Heritage Item 185 and Heritage setting 602 over Daresbury House from Appendix 9.3.7.2.</p> <p>Daresbury House was once a significant heritage homestead but has been heavily damaged by the Canterbury earthquakes and has sat in limbo since 2011.</p> <p>Since acquiring the site on an 'as is where is' basis from the previous owner, Daresbury Limited has commissioned detailed engineering, quantity surveying, and heritage reports to examine whether Daresbury House can be economically restored in a manner that is sensitive to its heritage values. The findings of these reports is that first, restoration is simply not economically feasible, and second the extent of such works would result in the loss of significant heritage fabric such that the resultant building would largely constitute a replica rather than an authentic restoration.</p> <p>The extensive repair work that would be required to make the building structurally sound effectively requires destruction of the remaining heritage fabric of the building. The building is dangerous, well below Building Code standards, and is not inhabitable.</p> <p>Much of its heritage features are lost. Repairing the building so that it can be viably used and bringing it up to Building Code requirements will result in even further loss of heritage fabric (due to the scale and extent of the structural engineering work needed) and will be so expensive that it is economically unviable. Daresbury House's heritage status is considerably diminished and can no longer be considered significant. This building should no longer be included on the Schedule.</p> <p>The heritage setting associated with Daresbury House is extensive – on both the north and south sides of the Waimairi Stream. Subdivision consent has been granted for that land north of the Waimairi Stream, the works associated with the subdivision are now complete and the titles are on the market. As noted above, Daresbury House has been extensively earthquake damaged and no longer has significant heritage values. This heritage setting should therefore be removed in its entirety.</p> <p>The scope of PC14 is broad and presents a timely opportunity to review the extent of the schedule of heritage items. Such a review is especially relevant in instances where additional information on individual items has become available following the District Plan Review. The provision of such information is integral to the need to carefully weigh costs and benefits of any proposed regulation (such as scheduling) under s 32 RMA.</p>	Oppose

			<p>PC14 provides a good opportunity to review the heritage listings in the District Plan, and provide for the removal of some of the listed items so that they may be demolished where appropriate and consistent with Policy 9.3.2.2.8.</p> <p>Daresbury Limited therefore seeks that:</p> <ul style="list-style-type: none"> - Daresbury House (Heritage Item 185) be removed from the Schedule of Significant Historic Heritage in Appendix 9.3.7.2 of the District Plan; and - Associated Heritage Setting 602 be removed from the same 	
Daresbury Ltd/874.14	Heritage New Zealand Pouhere Taonga/ #FS2051.96	Seek Amendment	<p>[Seeks council] deletes Heritage Item 185 and Heritage setting 602 over Daresbury House from Appendix 9.3.7.2.</p> <p>Daresbury House was once a significant heritage homestead but has been heavily damaged by the Canterbury earthquakes and has sat in limbo since 2011.</p> <p>Since acquiring the site on an 'as is where is' basis from the previous owner, Daresbury Limited has commissioned detailed engineering, quantity surveying, and heritage reports to examine whether Daresbury House can be economically restored in a manner that is sensitive to its heritage values. The findings of these reports is that first, restoration is simply not economically feasible, and second the extent of such works would result in the loss of significant heritage fabric such that the resultant building would largely constitute a replica rather than an authentic restoration.</p> <p>The extensive repair work that would be required to make the building structurally sound effectively requires destruction of the remaining heritage fabric of the building. The building is dangerous, well below Building Code standards, and is not inhabitable.</p> <p>Much of its heritage features are lost. Repairing the building so that it can be viably used and bringing it up to Building Code requirements will result in even further loss of heritage fabric (due to the scale and extent of the structural engineering work needed) and will be so expensive that it is economically unviable. Daresbury House's heritage status is considerably diminished and can no longer be considered significant. This building should no longer be included on the Schedule.</p> <p>The heritage setting associated with Daresbury House is extensive – on both the north and south sides of the Waimairi Stream. Subdivision consent has been granted for that land north of the Waimairi Stream, the works associated with the subdivision are now complete and the titles are on the market. As noted above, Daresbury House has been extensively earthquake damaged and no longer has significant heritage values. This heritage setting should therefore be removed in its entirety.</p> <p>The scope of PC14 is broad and presents a timely opportunity to review the extent of the schedule of heritage items. Such a review is especially relevant in instances where additional information on individual items has become available following the District Plan Review. The provision of such information is integral to the need to carefully weigh costs and benefits of any proposed regulation (such as scheduling) under s 32 RMA.</p> <p>PC14 provides a good opportunity to review the heritage listings in the District Plan, and provide for the removal of some of the listed items so that they may be demolished where appropriate and consistent with Policy 9.3.2.2.8.</p> <p>Daresbury Limited therefore seeks that:</p> <ul style="list-style-type: none"> - Daresbury House (Heritage Item 185) be removed from the Schedule of Significant Historic Heritage in Appendix 9.3.7.2 of the District Plan; and - Associated Heritage Setting 602 be removed from the same 	Oppose
Daresbury Ltd/874.14	Christian Jordan/ #FS2084.5	Seek Amendment	<p>[Seeks council] deletes Heritage Item 185 and Heritage setting 602 over Daresbury House from Appendix 9.3.7.2.</p> <p>Daresbury House was once a significant heritage homestead but has been heavily damaged by the Canterbury earthquakes and has sat in limbo since 2011.</p> <p>Since acquiring the site on an 'as is where is' basis from the previous owner, Daresbury Limited has commissioned detailed engineering, quantity surveying, and heritage reports to examine whether Daresbury House can be economically restored in a manner that is sensitive to its heritage values. The findings of these reports is that first, restoration is simply not economically feasible, and second the extent of such works would result in the loss of significant heritage fabric such that the resultant building would largely constitute a replica rather than an authentic restoration.</p> <p>The extensive repair work that would be required to make the building structurally sound effectively requires destruction of the remaining heritage fabric of the building. The building is dangerous, well below Building Code standards, and is not inhabitable.</p>	Oppose

			<p>Much of its heritage features are lost. Repairing the building so that it can be viably used and bringing it up to Building Code requirements will result in even further loss of heritage fabric (due to the scale and extent of the structural engineering work needed) and will be so expensive that it is economically unviable. Daresbury House's heritage status is considerably diminished and can no longer be considered significant. This building should no longer be included on the Schedule.</p> <p>The heritage setting associated with Daresbury House is extensive – on both the north and south sides of the Waimairi Stream. Subdivision consent has been granted for that land north of the Waimairi Stream, the works associated with the subdivision are now complete and the titles are on the market. As noted above, Daresbury House has been extensively earthquake damaged and no longer has significant heritage values. This heritage setting should therefore be removed in its entirety.</p> <p>The scope of PC14 is broad and presents a timely opportunity to review the extent of the schedule of heritage items. Such a review is especially relevant in instances where additional information on individual items has become available following the District Plan Review. The provision of such information is integral to the need to carefully weigh costs and benefits of any proposed regulation (such as scheduling) under s 32 RMA.</p> <p>PC14 provides a good opportunity to review the heritage listings in the District Plan, and provide for the removal of some of the listed items so that they may be demolished where appropriate and consistent with Policy 9.3.2.2.8.</p> <p>Daresbury Limited therefore seeks that:</p> <ul style="list-style-type: none"> - Daresbury House (Heritage Item 185) be removed from the Schedule of Significant Historic Heritage in Appendix 9.3.7.2 of the District Plan; and - Associated Heritage Setting 602 be removed from the same 	
Susanne and Janice Antill/ #893.14		Seek Amendment	[Revise the heritage protections in PC14 to better ensure that intensification enabled by the plan change does not erode heritage values of Christchurch]	
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.33		Seek Amendment	[That the] war memorial statue on Jane Deans Close Cul -de- Sac [is] recognised as a Heritage Item.	
Waipuna Halswell-Hornby-Riccarton Community Board/902.33	Kāinga Ora/ #FS2082.1295	Seek Amendment	<p>[That the] war memorial statue on Jane Deans Close Cul -de- Sac [is] recognised as a Heritage Item.</p> <p>Jane Deans Close Cul -de- Sac was formed and developed in the late 1990s. All of the houses are two storied with substantial gardens, some of them award-winning. There is a war memorial statue, erected soon after the street was formed post 1997, replacing the original 1948 memorial. The statue recognises the soldiers of the 20th Infantry Battalion and Armoured Regiment who lost their lives in Greece, Crete, North Africa from 1939 to 1945. An Anzac Day commemoration is held there every year to which the Board sends a representative. The Board requests this memorial be recognised as a Heritage Item and has included this in its submission on Plan Change 13.</p>	Oppose
John Hardie/ #1012.2		Seek Amendment	47 Rue Balguerie Akaroa should be removed from the heritage schedule.	
Julie Florkowski/ #1019.1		Support	Supports the Residential Heritage Areas of Otautahi, Christchurch (specifically, Alpha Avenue).	
Chris Florkowski/ #1020.1		Support	Support the 16 Papanui War Memorial Avenues including Alpha Avenue have been accorded 'highly significant' status;	
Matty Lovell/ #1021.2		Support		
Ben Hay-Smith/ #1035.2		Oppose	Oppose the heritage protection overlays for 9 Ford Road, Opawa, 129 High Street, Christchurch, 159 Manchester Street, 35 Rata Street, Riccarton, and the 25 baches at Taylor's Mistake.	
Ben Hay-Smith/ #1035.4		Support	Supports the intent of these provisions for preserving cemeteries and publicly used bridges.	
justin avi/ #1037.2		Seek Amendment	Remove Antonio Hall (265 Riccarton Road) from the heritage list.	
Peter Earl/ #1038.2		Oppose	The submitter opposes the scheduling of heritage buildings in Plan Change 14.	
Cameron Parsonson/ #1043.2		Seek Amendment	Remove 471 ferry road from the schedule of designated heritage buildings.	
Cameron Parsonson/1043.2	Heritage New Zealand Pouhere Taonga/ #FS2051.97	Seek Amendment	<p>Remove 471 ferry road from the schedule of designated heritage buildings.</p> <p>I make application to remove 471 ferry road from the schedule of designated heritage buildings for the following reasons:</p>	Oppose

			<p>Original method of construction means that it is not possible to economically disassemble and rebuild the structure.</p> <p>Engineering a rebuild of this stacked rubble-stone building would be expensive and require near full disassembly of the structure in order to rebuild it, putting it beyond feasibility.</p> <p>There is little community interest in the asset being restored. Its construction material is its most novel endearing feature, but if restored would offer little economic or commercial interest to the owner or the community.</p> <p>Any rebuild would likely require significant local government heritage grants if it was to be pursued.</p> <p>The building is landlocked; access is via an easement over another property from the rear and new traffic islands and the pedestrian crossing configuration mean that it's Ferry road frontage is unusable.</p>	
Papanui Heritage Group/ #1050.2		Support	Support the scheduling of the sixteen (we believe fifteen Papanui Memorial Avenues, plus Tillman Avenue), to the District Plan's Schedule of Significant Historic Heritage for protection.	
The Rannerdale Trust/ #1055.1		Seek Amendment	Seek change the extent of the heritage area surrounding Stevenholm House (also known as Rannerdale House and Kauri House) to reflect the recent subdivision of the wider property (RMA20223600)	
The Rannerdale Trust/ #1055.2		Seek Amendment	Seek removal of the vehicle access from Suva Street, driveway and parking areas from within the heritage setting boundary;	
The Canterbury Jockey Club/ #1059.3		Support	Retain the deletion of Heritage Item 453 from Appendix 9.3.7.2 Schedule of Significant Historic Heritage Items as notified.	
Graham Robinson/ #1065.1		Seek Amendment	The submitter requests that the Teddington Lockup (153 Governor's Bay-Teddington Road) should be scheduled as a heritage item in the District Plan, for its high heritage values.	
Catherine Elvidge/ #1067.1		Seek Amendment	<p>The submitter seeks that the 16 Papanui War Memorial Avenues not be listed as a heritage item in Appendix 9.3.7.2. Alternatively they seek that:</p> <ul style="list-style-type: none"> - The listing be amended to include the specific aspects of the streets which comprise the item. - The plaques not be included in the listing. - A street-by-street assessment of each street be undertaken and only trees from the original memorial planting or others of significant landscape value be listed. - The trees be included in sub-chapter 9.4 Significant and other trees, rule 9.4.1.1 P6 and P12, instead of sub-chapter 9.3 Historic heritage. 	
Danny Whiting/ #1070.1		Seek Amendment	Reduce the spatial extent of the heritage setting 423 (for heritage item 209 at 27 Glandovey Road) so as to exclude 7 and 9 Thornycroft Street.	
Richard and Suzanne Peebles/ #1072.2		Seek Amendment	Reduce the spatial extent of the heritage setting 423 (for heritage item 209 at 27 Glandovey Road) so as to exclude 7 and 9 Thornycroft Street.	
James David Bundy/ #1074.1		Seek Amendment	<p>The submitter requests the following buildings be added to the heritage schedule:</p> <ul style="list-style-type: none"> - Burnside Stable at 79 Bamfords Road, Allandale - Lockup at Allandale on Council reserve. 	
Waihoru Spreydon-Cashmere-Heathcote Community Board / #1077.3		Support	<p>Supports the inclusion of the following properties to the Heritage Schedule:</p> <ul style="list-style-type: none"> - The Tuberculosis Sanatorium Shelter Hut in Coronation Reserve, Huntsbury - The modernist dwelling on Ford Rd, Opawa - Sydenham Cemetery on Roker St, Somerfield - Somerfield War Memorial Community Centre and Setting, on Studholme St, Somerfield - 25 baches at Taylors Mistake and their settings 	
Waihoru Spreydon-Cashmere-Heathcote Community Board /1077.3	Anne Dingwall/ #FS2037.666	Support		Support

			<p>Supports the inclusion of the following properties to the Heritage Schedule:</p> <ul style="list-style-type: none"> - The Tuberculosis Sanatorium Shelter Hut in Coronation Reserve, Huntsbury - The modernist dwelling on Ford Rd, Opawa - Sydenham Cemetery on Roker St, Somerfield - Somerfield War Memorial Community Centre and Setting, on Studholme St, Somerfield - 25 baches at Taylors Mistake and their settings <p>The Waihoru Spreydon-Cashmere Community Board (The Board) appreciates the opportunity to make a submission to the Christchurch City Council on the Proposed Draft Heritage Plan Change (PC13), and thanks staff for the work done on this matter.</p> <p>The Board's statutory role is, "to represent, and act as an advocate for, the interests of its community" and "to prepare an annual submission to the territorial authority for expenditure within the community" (Local Government Act 2002, section 52). The Board provides this submission in its capacity as a representative of the communities in the Spreydon-Cashmere-Heathcote area.</p> <p>Our Community Board Plan's vision is that Spreydon-Cashmere-Heathcote is a place where people are actively engaged and contribute to thriving communities and environments, where they feel they belong and are safe and connected with each other.</p> <p>The Board understands the need for increased intensification to address a range of issues, not least of which is climate change mitigation. The Board's concern is that intensification does not occur in an ad hoc fashion, but instead takes into account all the social and environmental factors that enables people to continue to enjoy and thrive in their local settings, and considers the proposed plan changes as a key tool for creating a cohesive approach.</p>	
Mike Percasky/ #1085.2		Oppose	Retain the existing spatial extent of the heritage item and setting for the Duncan's Buildings as shown on Aerial map reference 693, Heritage item number 1432, heritage setting number 604.	
Christian Jordan/ #1086.2		Oppose	[Oppose] this plan review to be used to remove any Historic Sites from the register even if the site is damaged or destroyed.	
Christian Jordan/1086.2	Kainga Ora - Homes and Communities/ #FS2099.5	Oppose	<p>[Oppose] this plan review to be used to remove any Historic Sites from the register even if the site is damaged or destroyed.</p> <p>Heritage tells the story of our past. It is also a gift from past generations to our future. Memories of place are important for a sense of belonging and community. Actively discouraging developers who do not value heritage buildings by requiring them to do additional assessment before demolition consent is granted (irrespective of a building's heritage status), will create opportunities for other buyers to develop and restore these buildings in a way that respects their heritage values.</p> <p>Often it is only a marginal decision whether a building can be saved or demolished and encouraging development of later (and now often dilapidated) 'tract' or 'housing company' 1950s and 60s homes sitting on large sites but still within close proximity of suburban centres is a better outcome for the city.</p> <p>High quality houses with heritage value often sit on slightly larger sections which in a rapidly rising market through late 2020 to early 2022, led to decisions to demolish being made purely on the economics at that moment in time, rather than on the long view of the intrinsic value that a heritage building may have.</p> <p>As there are irreversible losses, and the value of workmanship on these buildings generally well exceeds the current market value of the improvements, real care is needed to ensure potential value for future generations is not being discarded on the basis of artificial economics.</p> <p>Artificially constraining zonings outside areas of pre 1940 homes while liberalising zoning in areas containing significant numbers of pre 1940 homes, creates artificial economic rationale for heritage demolition.</p> <p>The solutions for the city should also be read in context of my submission on PC14.</p>	Oppose

Faye Collins/ #1090.5		Seek Amendment	Seeks that the war memorial, sites in Jane Deans Close is added to the heritage list.	
Faye Collins/1090.5	Anne Dingwall/ #FS2037.650	Seek Amendment	Seeks that the war memorial, sites in Jane Deans Close is added to the heritage list. The Board recommends inclusion of a war memorial, sited in Jane Deans Close, in honour of those who died in the 20th Battalion in World War 2. The 20th Battalion left from this area and served in Greece, Crete and North Africa from 1940 to 1945. A well-attended Anzac service is held at the memorial every year	Support
Cambridge 137 Limited/ #1092.2		Oppose	Delete within Appendix 9.3.7.2 'Schedule of Significant Historic Heritage' reference to the Heritage Listing (Building and Setting) for 137 Cambridge Terrace 'Commercial Building and Setting, Harley Chambers' Item No 78 and Setting No 309.	
Cambridge 137 Limited/1092.2	Anne Dingwall/ #FS2037.645	Oppose	Delete within Appendix 9.3.7.2 'Schedule of Significant Historic Heritage' reference to the Heritage Listing (Building and Setting) for 137 Cambridge Terrace 'Commercial Building and Setting, Harley Chambers' Item No 78 and Setting No 309. The basis for opposition is that the respective Statement of Significance for Harley Chambers bears no reality to: a. the condition of the building, b. its seismic risk, and that c. any endeavours to provide any purpose or function would be both financially unworkable and result in the removal of residual heritage fabric to the extent that the building would not warrant scheduling.5. Accordingly, the retention of 137 Cambridge Terrace within Appendix 9.3.7.2 is not the most appropriate way to achieve Objective 9.3.2.1.1 and Policy 9.3.2.2.1, and in particular Policy 9.3.2.2.1(c)(i) and (ii) as these relate to significance, integrity, engineering and financial reasonableness. See full submission	Oppose
Cambridge 137 Limited/1092.2	Heritage New Zealand Pouhere Taonga/ #FS2051.98	Oppose	Delete within Appendix 9.3.7.2 'Schedule of Significant Historic Heritage' reference to the Heritage Listing (Building and Setting) for 137 Cambridge Terrace 'Commercial Building and Setting, Harley Chambers' Item No 78 and Setting No 309. The basis for opposition is that the respective Statement of Significance for Harley Chambers bears no reality to: a. the condition of the building, b. its seismic risk, and that c. any endeavours to provide any purpose or function would be both financially unworkable and result in the removal of residual heritage fabric to the extent that the building would not warrant scheduling.5. Accordingly, the retention of 137 Cambridge Terrace within Appendix 9.3.7.2 is not the most appropriate way to achieve Objective 9.3.2.1.1 and Policy 9.3.2.2.1, and in particular Policy 9.3.2.2.1(c)(i) and (ii) as these relate to significance, integrity, engineering and financial reasonableness. See full submission	Oppose
Cambridge 137 Limited/1092.2	Christian Jordan/ #FS2084.8	Oppose	Delete within Appendix 9.3.7.2 'Schedule of Significant Historic Heritage' reference to the Heritage Listing (Building and Setting) for 137 Cambridge Terrace 'Commercial Building and Setting, Harley Chambers' Item No 78 and Setting No 309. The basis for opposition is that the respective Statement of Significance for Harley Chambers bears no reality to: a. the condition of the building, b. its seismic risk, and that c. any endeavours to provide any purpose or function would be both financially unworkable and result in the removal of residual heritage fabric to the extent that the building would not warrant scheduling.5. Accordingly, the retention of 137 Cambridge Terrace within Appendix 9.3.7.2 is not the most appropriate way to achieve Objective 9.3.2.1.1 and Policy 9.3.2.2.1, and in particular Policy 9.3.2.2.1(c)(i) and (ii) as these relate to significance, integrity, engineering and financial reasonableness. See full submission	Oppose

Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Schedule of Significant Historic Heritage Items

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Peter Beck/ #22.1		Seek Amendment	Extend the Chester Street East Residential Heritage Areas to cover the entire street.	
Peter Beck/22.1	Anne Dingwall/ #FS2037.55	Seek Amendment	<p>Extend the Chester Street East Residential Heritage Areas to cover the entire street.</p> <p>As the owner of 6/173 Chester Street East it is clear that the consultant who provided his/her recommendation is completely mistaken in that the argument against including the whole of the street used a percentage-of-historic-dwelling calculation system that counted the seven historic units at 1 73 only as 'one' building. In fact they are and have always been each under separate title. Astonishingly the consultant states that 'because it has been partly rebuilt, its heritage values are compromised'. On the basis of this logic then such buildings as the Cathedral in the square [of which I was Dean from 2002 to 2012] clearly has its heritage value compromised!!</p> <p>The consultant clearly did not realise that historically [and currently] these units were mixed-use commercial and residential from their construction. It is simply wrong to state that they are simply 'a non-residential building converted to residential use.' This incorrect analysis has resulted in the belief that the high standard required by the legislation has not been reached in our street. In fact this is because of the underestimation of both the numbers and the historical nature of the buildings. This result of this mistaken analysis is that already two buildings over 100 years old have already been demolished. It is my view that this should not be allowed to continue.</p> <p>I respectfully ask the City Council to include the whole of Chester Street East in preserving and enhancing areas of special heritage and character and so leave a legacy for current and future generations.</p>	Support
Logan Brunner/ #191.1		Oppose	[That proposed Residential Heritage Areas are removed]	
Logan Brunner/191.1	Anne Dingwall/ #FS2037.264	Oppose	<p>[That proposed Residential Heritage Areas are removed]</p> <p>We oppose all changes to heritage areas. The PC13 changes represent a considerable expansion in number and area heritage precincts. These heavily restrict people from building more housing and are often located in parts of the city with the best street grids for livable intensification. The council claims that the number of properties is low, but this is concealing the large lots and large land area these areas consume, and proximity to amenities. The council should consider keeping the amount of heritage area fixed, adding more if they please, but removing other areas deemed to be of the lowest value.</p> <p>Heritage or character value should not be used as a reason to protect housing that is not up to standard. These designations are often removed from the reality of the value that these houses actually provide to their residents. The aesthetic value of these houses should not trump the need of residents to live in comfortable, safe, and healthy homes. What is the point of housing if not to provide those qualities?</p>	Oppose
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.18		Support	Retain as proposed.	
Cody Cooper/ #289.3		Oppose	Remove Lyttelton as a heritage area and instead pick a specific street or smaller area to designate as heritage.	
Dominic Mahoney/ #329.4		Seek Amendment	[That] four streets (St James, Windermere, Dormer and Perry) [are recognised as a Residential Heritage Area]	
Hilary Talbot/ #700.2		Support	[Re: Englefield Heritage Area] support the creation of the Heritage Area and the continuation of the character area with more stringent controls.	
Hilary Talbot/700.2	Anne Dingwall/ #FS2037.547	Support	[Re: Englefield Heritage Area] support the creation of the Heritage Area and the continuation of the character area with more stringent controls. Hanmer Street provides a coherent streetscape and there are very few of these streetscapes left. Once broken they are gone forever.	Support
Hilary Talbot/700.2	Anne Dingwall/ #FS2037.988	Support	[Re: Englefield Heritage Area] support the creation of the Heritage Area and the continuation of the character area with more stringent controls. Hanmer Street provides a coherent streetscape and there are very few of these streetscapes left. Once broken they are gone forever.	Support
Hilary Talbot/ #700.4		Support	Supports the retention of Heritage listed Englefield House	
Hilary Talbot/700.4	Anne Dingwall/ #FS2037.549	Support	Supports the retention of Heritage listed Englefield House Older houses have many fine qualities for living but in order to survive they need to be able to provide for modern life. This includes installing modern technology, making them more energy efficient and enabling more light to enter.	Support

			There is a balance to be struck over retrofitting double glazing, sky lights, heat pump units, solar panels, external hot water cylinders, television aerials etc.	
Hilary Talbot/700.4	Anne Dingwall/ #FS2037.990	Support	Supports the retention of Heritage listed Englefield House Older houses have many fine qualities for living but in order to survive they need to be able to provide for modern life. This includes installing modern technology, making them more energy efficient and enabling more light to enter. There is a balance to be struck over retrofitting double glazing, sky lights, heat pump units, solar panels, external hot water cylinders, television aerials etc.	Support
Philippa Tucker/ #709.3		Seek Amendment	Amend the schedule of heritage items to include Windermere properties in heritage area	
Lower Cashmere Residents Association/ #741.4		Seek Amendment	Make Cashmere View St a heritage street.	
Lower Cashmere Residents Association/741.4	Kāinga Ora/ #FS2082.494	Seek Amendment	Make Cashmere View St a heritage street. Some streets reflect the time they were built, showcasing a particular style of the times. We would like to see the Cashmere View st declared a heritage area	Oppose
Carter Group Limited/ #814.106		Seek Amendment	Oppose 9.3.7.3. Seek that the original appendix is retained.	
Carter Group Limited/814.106	Kāinga Ora/ #FS2082.936	Seek Amendment	Oppose 9.3.7.3. Seek that the original appendix is retained. Heritage areas (and associated provisions)are generally opposed for the reasons statedin the covering submission. Accordingly, thechanges to this schedule are opposed.	Seek Amendment
The Catholic Diocese of Christchurch / #823.229		Oppose	Retain status quo.	
The Catholic Diocese of Christchurch /823.229	Anne Dingwall/ #FS2037.1461	Oppose	Retain status quo. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the changes to this schedule are opposed.	Oppose
The Catholic Diocese of Christchurch /823.229	Carter Group Limited/ #FS2045.402	Oppose	Retain status quo. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, the changes to this schedule are opposed.	Support
Carter Group Limited / #824.118		Seek Amendment	Oppose 9.3.7.3. Seek that the original appendix is retained.	
Kāinga Ora – Homes and Communities / #834.335		Oppose	Oppose Residential Heritage Areas as listed in 9.3.7.3.	
Kāinga Ora – Homes and Communities /834.335	Catholic Diocese of Christchurch/ #FS2044.133	Oppose	Oppose Residential Heritage Areas as listed in 9.3.7.3. Kāinga Ora seeks the deletion of any proposals in PC14 that seek amendments as matters pertain to RHAs and RHAIOs, consistent with the relief sought in this PC13 submission. Kāinga Ora considers that the proposed changes across PC13 and PC14 are not qualifying matters, as the assessments in its view, do not meet their requirements under s6, s77I, s77J, s77K, and/or s77L of the RMA.c) The RHAs and RHAIOs lack a strong evidence basis and fail to consider unimplemented resource consents.d) Kāinga Ora also opposes the proposed RHAs and RHAIOs as being a qualifying matter as proposed in PC14 as we consider the Council has sought to elevate (conflate) special character as historic heritage. Kāinga Ora, therefore oppose the PC13 provisions, contained in section 9.3.6.4 and the associated Schedule B in 9.3.7.3	Support
Kāinga Ora – Homes and Communities /834.335	Carter Group Limited/ #FS2045.139	Oppose	Oppose Residential Heritage Areas as listed in 9.3.7.3. Kāinga Ora seeks the deletion of any proposals in PC14 that seek amendments as matters pertain to RHAs and RHAIOs, consistent with the relief sought in this PC13 submission. Kāinga Ora considers that the proposed changes across PC13 and PC14 are not qualifying matters, as the assessments in its view, do not meet their requirements under s6, s77I, s77J, s77K, and/or s77L of the RMA.c) The RHAs and RHAIOs lack a strong evidence basis and fail to consider unimplemented resource consents.d) Kāinga Ora also opposes the proposed RHAs and RHAIOs as being a qualifying matter as proposed in PC14 as we consider the Council has sought to elevate (conflate) special character as historic heritage. Kāinga Ora, therefore oppose the PC13 provisions, contained in section 9.3.6.4 and the associated Schedule B in 9.3.7.3	Support
Fire and Emergency/ #842.81		Oppose	Remove 91 Chester Street East from the Schedule.	
Fire and Emergency/842.81	Christian Jordan/ #FS2084.3	Oppose	Remove 91 Chester Street East from the Schedule. Fire and Emergency oppose the inclusion of 91 Chester Street East as part of the RHA 2 as it imposes unnecessary restrictions on the site with regard to new buildings and alterations to existing buildings and introduces additional resource consent requirements.	Oppose

			This will not only increase the cost to Fire and Emergency but restrict the design and builtform of their future district offices and resourcinggarage. Therefore, it is sought the 91 Chester Street East is removed from RHA 2. It is further requested that Appendices 9.3.7.7.1, 9.3.7.8.1 and 9.3.7.9.1 are updated to reflect the removal of the site.	
Peter Dyhrberg/ #885.4		Support	[Retain] the Residential Heritage Areas.	
Kerstin Rupp/ #1001.1		Seek Amendment		
Keith and Helen Paterson and Verity/ #1002.1		Seek Amendment		
Melissa Macfarlane/ #1003.7		Seek Amendment	Delete HA3 from Appendix 9.3.7.3 and retain the area as a residential character area instead.	
Kate Askew/ #1005.3		Seek Amendment	Amend Appendix 9.3.7.3 to include 10 Shelley Street, as a defining building.	
Simon and Judith Adamson and Hudson/ #1013.1		Seek Amendment		
Susan Parle/ #1014.1		Seek Amendment		
Susan Parle/ #1014.2		Support		
Mary Crowe/ #1015.1		Seek Amendment		
Waipapa Papanui-Innes-Central Community Board/ #1016.3		Seek Amendment	Continue to consider any additional suggestions of historical significance that are received through this process.	
Waipapa Papanui-Innes-Central Community Board/ #1016.4		Seek Amendment	Include Dover Street (original workers' cottages of historical significance) in schedule.	
Jayne Smith/ #1017.1		Support		
Bosco Peters/ #1022.2		Seek Amendment	Seeks that Appendix 9.3.7.3 include the entire of Chester Street East as part of the Residential Heritage Area.	
Marius and Roanna Purcaru/ #1024.1		Seek Amendment		
Kristin Mokes/ #1025.2		Oppose	Reconsider adding so many more heritage sites - especially [in the] suburbs.	
Daniel John Rutherford/ #1027.1		Oppose	Seek that Appendix 9.3.7.3 is amended to remove 20 MacMillan Avenue from the proposed Residential Heritage Area.	
Rob Seddon-Smith/ #1028.2		Seek Amendment	Seeks a clear definition of what constitutes the particular 'heritage' character of each area, so that it is easy to determine how any proposed development might meet such character standards.	
Paul Mollard/ #1030.2		Oppose	Remove any reference to residential heritage areas and make those areas subject to the same development rules as the rest of the city.	
Sam Spekrijse/ #1033.3		Oppose	Oppose all heritage overlays for residential heritage areas.	
Neil McNulty/ #1040.2		Oppose	Oppose the Residential Heritage Area as it applies to Forbes Street, Sydenham.	
Ruth Morrison/ #1041.1		Seek Amendment	Keep the area around Paparoa St, Dormer St, Rayburn Ave and Perry St as heritage area	
Ross Boswell/ #1045.1		Seek Amendment	The submitter requests that Council add the memorial in Jane Deans Close to the list of recognised heritage sites.	
Cameron Matthews/ #1048.30		Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas.	
Cameron Matthews/1048.30	Heritage New Zealand Pouhere Taonga/ #FS2051.93	Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.	Oppose
Cameron Matthews/ #1048.34		Seek Amendment	Remove all Residential Heritage Areas from the plan, particularly [the] Lyttelton [Residential Heritage Area].	
Cameron Matthews/1048.34	Heritage New Zealand Pouhere Taonga/ #FS2051.94	Seek Amendment	Remove all Residential Heritage Areas from the plan, particularly [the] Lyttelton [Residential Heritage Area]. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan. Lyttelton - Heritage restrictions cover most of the town, enforcing arbitrary design standards and density restrictions on an otherwise organic urban character, appreciated for its authenticity to the diverse makeup people living there and the interesting juxtaposition of natural landscapes, active heavy industry, artistic expression, and good hospitality venues. The proposed restriction will limit Lyttelton's authentic, vibrant character by constraining the aesthetics of built structures to some fixed period, which will develop inauthentically to the needs and preferences of the	Oppose

			current and future residents, while worsening housing affordability - exacerbating gentrification.	
Cameron Matthews/ #1048.35		Seek Amendment	Remove all Residential Heritage Areas from the plan, particularly [the] Piko/Shand [Residential Heritage Area].	
Cameron Matthews/ #1048.36		Support	Remove all Residential Heritage Areas from the plan, particularly [the] Inner City West [Residential Heritage Area].	
Cameron Matthews/1048.36	Davie Lovell-Smith Limited/ #FS2065.12	Support	<p>Remove all Residential Heritage Areas from the plan, particularly [the] Inner City West [Residential Heritage Area].</p> <p>I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.</p> <p>Inner City West - Heritage restrictions here would apply to many buildings of low quality, low significance, and in an extremely central and desirable location, walkable to the City Centre, Botanic Gardens, Arts Centre, City Council building, etc. The relevant heritage structures nearby are already protected by individual designations. This is an ideal place for more new structures, not less.</p> <p>Remove all Residential Heritage Areas from the plan, particularly [the] Inner City West [Residential Heritage Area].</p> <p>I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.</p> <p>Inner City West - Heritage restrictions here would apply to many buildings of low quality, low significance, and in an extremely central and desirable location, walkable to the City Centre, Botanic Gardens, Arts Centre, City Council building, etc. The relevant heritage structures nearby are already protected by individual designations. This is an ideal place for more new structures, not less.</p>	Support
Sarah Smith/ #1051.1		Seek Amendment	The submitter requests that the historic Kukupa school building is added to the heritage schedule.	
Oxford Terrace Baptist Church/ #1052.4		Seek Amendment	Seek that the whole of Chester Street East be included in the Residential Heritage Area.	
Jono De Wit/ #1053.3		Oppose	Oppose the Piko Crescent Heritage Area.	
Anita Collie/ #1056.1		Seek Amendment	The deletion of heritage item 1060 Mitre Hotel and Setting – 40Norwich Quay, Lyttelton from the District Plan through PlanChange 13.	
Elizabeth Harris/ #1061.3		Oppose	The submitter seeks that the Inner City West Residential Heritage Area overlay is removed from 31 Cashel Street and other sites on Cashel Street.	
Alice Burnett/ #1062.2		Seek Amendment	Amend Residential Heritage Area - Heritage Report and Site Record Forms - HA6 Inner City West to remove references to 31 Worcester containing buildings on site.	
Marie Byrne/ #1063.1		Seek Amendment	Include existing Medium Density Residential area in Phillipstown Cashel Street to Ferry Road, Bordesley Street to Nursery Road to a Qualifying matter - heritage area.	
Keri Whaitiri/ #1069.1		Seek Amendment	Seek that the 'defining' and 'contributory' categories in Residential Heritage Areas are removed completely from the proposed new Policy Changes.	
Keri Whaitiri/1069.1	Susan Wall/ #FS2015.2	Seek Amendment	<p>Seek that the 'defining' and 'contributory' categories in Residential Heritage Areas are removed completely from the proposed new Policy Changes.</p> <p>The Heritage Team of CCC have, yet again, sought to take advantage of their position and impose self-serving policy on owners of old houses in old suburbs.</p> <p>The proposed CCC Heritage Policy Changes 13 and 14 seek to not only sidestep the requirements of the National Policy Statement Urban Development by applying 'Qualifying Matters' to proposed new 'Residential Heritage Areas', they also seek to bring in categorisation of non-heritage listed properties by including them as 'contributory' or 'defining'. This new heritage categorisation effectively extends the pool of heritage properties that sit under the discretion and authority of the CCC Heritage Team, thereby further substantiating their own existence. This categorisation is unnecessary and contrary to the purpose of the NPS-UD.</p>	Support

			<p>The fact that these 'contributory' or 'defining' properties are only shown in 'hard-copy' Policy Change documents, but not in online interactive digital maps, is highly misleading. It is an indicator of policy that has been poorly considered. It could result in a number of property owners not being aware of the effect the proposed Policy Changes might have on their non-listed property. Owners that this applies to have not been properly consulted, notified nor given the courtesy of actually knowing that their property is affected within PC13 and PC14, if they have relied on the interactive digital maps to inform them.</p> <p>There is little indication of the difference between the proposed new 'Residential Heritage Areas' and existing 'Residential Character Areas'. Nor is there clear information of the purpose of the new moniker and the actual regulatory requirements that all property owners within it will be subject to. The purpose and effects of PC13 and PC14 have been poorly communicated.</p> <p>Furthermore, the elevation of colonial heritage values in this day and age comes from a position of privilege and bias. It undermines the intended bicultural roots of NZ society and perpetuates one ideological system that has been enshrined in physical fabric, over intangible values that have been subjugated and erased over the past 170 years.</p> <p>The NPS-UD 2020 serves a particular purpose - it is to secure sufficient development capacity for new housing. This is to counteract the housing crisis and open up opportunity for more people to have the benefit of living close to urban amenities, making 'good' areas for living more accessible to a larger part of society.</p> <p>One could argue that in perpetuating the notion of 'Residential Heritage Areas' based on colonial heritage values that a Local Government Authority is limiting opportunities for future expression with building stock that departs from the colonial status quo. The idea that existing Heritage Items are subject to current restrictions, regulatory requirements and protections is valid. The notion that new categorisations of 'contributory' and 'defining' properties is an appropriate response to the NPS-UD is not valid. The purpose of the wording change from 'Residential Character Area' to 'Residential Heritage Area' is unclear. One would hope that the proposed Policy Changes were a useful step in tipping the balance of housing affordability (an aspiration that is increasingly beyond the grasp of most young NZers) as opposed to protecting the privilege of older generations.</p> <p>By applying 'Qualifying Matters' to proposed new 'Residential Heritage Areas' CCC subverts a National Policy that is aimed at greater access to housing stock and proposes changes that seem to effectively increase colonial heritage protection and restrictions on development. This is in conflict with the intention of the National Policy Statement Urban Development 2020.</p>	
181 High Limited / #1073.1		Seek Amendment	Reduce the spatial extent of the heritagesetting 555 as proposed on Aerial mapreference 693, for Heritage item number 1313so that it is coincidental to the extent of the heritage item.	
Julie Villard/ #1078.2		Seek Amendment	Oppose the extent of the Lyttelton Residential Heritage Area. Seek that this be reduced.	
Lyttelton Port Company Limited/ #1083.2		Support	Supports the extent of the Lyttelton Residential Heritage Area as notified.	
Anton Casutt/ #1088.3		Seek Amendment	Seeks that Scott Street, Sydenham is added to a Residential Heritage Area or Character Area.	
Anne Dingwall/ #1089.2		Support	Support the Scheduled Highly SignificantEnglefield Lodge	

Anne Dingwall/1089.2	Anne Dingwall/ #FS2037.653	Support	Support the Scheduled Highly Significant Englefield Lodge This is the site of the city's oldest substantial heritage residence with an enormously important historical connection to the founding of the city. It should be noted that this RHA is the eastern-most in the city.	Support
Anne Dingwall/1089.2	Carter Group Limited/ #FS2045.157	Support	Support the Scheduled Highly Significant Englefield Lodge This is the site of the city's oldest substantial heritage residence with an enormously important historical connection to the founding of the city. It should be noted that this RHA is the eastern-most in the city.	Oppose
Anne Dingwall/ #1089.4		Seek Amendment	Include Upper Riccarton War Memorial Library in the Schedule of Heritage buildings	
Anne Dingwall/1089.4	Anne Dingwall/ #FS2037.655	Seek Amendment	Include Upper Riccarton War Memorial Library in the Schedule of Heritage buildings its future remains an open question with CCT and HPC awaiting a staff report following the groups' September 2022 submission on future adaptive reuse.	Support
Anne Dingwall/1089.4	Carter Group Limited/ #FS2045.159	Seek Amendment	Include Upper Riccarton War Memorial Library in the Schedule of Heritage buildings its future remains an open question with CCT and HPC awaiting a staff report following the groups' September 2022 submission on future adaptive reuse.	Oppose
Anne Dingwall/ #1089.6		Seek Amendment	Include Daresbury House in the Schedule of Heritage buildings	
Anne Dingwall/1089.6	Anne Dingwall/ #FS2037.657	Seek Amendment	Include Daresbury House in the Schedule of Heritage buildings This is one of the nation's great domestic buildings, a Hurst Seager masterpiece, residence of the Governor-General (1940 -1950). Daresbury received the Christchurch Civic Trust Supreme Award for restoration and refurbishment in November 2010. If it is removed from the Schedule, this heritage taonga will be completely open to demolition, with no protection whatsoever because a resource consent to demolish will not be required. Furthermore, although it was built after 1900, its potential protection under an archaeological authority, which may pertain to the site, gives no guarantee of protection for the building itself. CCT considers it essential that Daresbury remains as a Highly Significant building on the CCC Heritage Schedule. Include Daresbury House in the Schedule of Heritage buildings This is one of the nation's great domestic buildings, a Hurst Seager masterpiece, residence of the Governor-General (1940 -1950). Daresbury received the Christchurch Civic Trust Supreme Award for restoration and refurbishment in November 2010. If it is removed from the Schedule, this heritage taonga will be completely open to demolition, with no protection whatsoever because a resource consent to demolish will not be required. Furthermore, although it was built after 1900, its potential protection under an archaeological authority, which may pertain to the site, gives no guarantee of protection for the building itself. CCT considers it essential that Daresbury remains as a Highly Significant building on the CCC Heritage Schedule.	Support
Anne Dingwall/1089.6	Carter Group Limited/ #FS2045.161	Seek Amendment	Include Daresbury House in the Schedule of Heritage buildings This is one of the nation's great domestic buildings, a Hurst Seager masterpiece, residence of the Governor-General (1940 -1950). Daresbury received the Christchurch Civic Trust Supreme Award for restoration and refurbishment in November 2010. If it is removed from the Schedule, this heritage taonga will be completely open to demolition, with no protection whatsoever because a resource consent to demolish will not be required. Furthermore, although it was built after 1900, its potential protection under an archaeological authority, which may pertain to the site, gives no guarantee of protection for the building itself. CCT considers it essential that Daresbury remains as a Highly Significant building on the CCC Heritage Schedule. Include Daresbury House in the Schedule of Heritage buildings This is one of the nation's great domestic buildings, a Hurst Seager masterpiece, residence of the Governor-General (1940 -1950). Daresbury received the Christchurch Civic Trust Supreme Award for restoration and refurbishment in November 2010. If it is removed from the Schedule, this heritage taonga will be completely open to demolition, with no protection whatsoever because a resource consent to demolish will not be required. Furthermore, although it was built after 1900, its potential protection under an archaeological authority, which may pertain to the site, gives no guarantee of protection for the building itself. CCT considers it essential that Daresbury remains as a Highly Significant building on the CCC Heritage Schedule.	Oppose
Anne Dingwall/ #1089.7		Oppose	Include Englefield Lodge in the Schedule of Heritage buildings	
Anne Dingwall/1089.7	Anne Dingwall/ #FS2037.658	Oppose	Include Englefield Lodge in the Schedule of Heritage buildings : it is greatly appreciated that Englefield Avonville historic area has been notified as a Residential Heritage Area. As noted earlier, along with many others, CCT despairs at the continuing 'demolition by neglect' of Englefield Lodge, a Highly Significant building on the CCC Heritage Schedule. Recipient In 1973 of an undertaking by Prime Minister Norman Kirk to ensure its continued existence, this residence is the city's oldest remaining substantial heritage dwelling (1855-6, 280 m2). It should form the core of a vibrant Englefield Avonville Residential Heritage Area. Retention of this key scheduled building could involve a PPP between council and eg Box 112 who are '... investors, developers, constructors ...' and Christchurch City Council Include Englefield Lodge in the Schedule of Heritage buildings : it is greatly	Support

			appreciated that Englefield Avonville historicarea has been notified as a Residential Heritage Area. As noted earlier, alongwith many others, CCT despairs at the continuing 'demolition by neglect' ofEnglefield Lodge, a Highly Significant building on the CCC Heritage Schedule.Recipient In 1973 of an undertaking by Prime Minister Norman Kirk to ensureits continued existence, this residence is the city's oldest remainingsubstantial heritage dwelling (1855-6, 280 m2). It should form the core of avibrant Englefield Avonville Residential Heritage Area. Retention of this keyscheduled building could involve a PPP between council and eg Box 112who are '... investors, developers, constructors ...' and ChristchurchCity Council	
Anne Dingwall/1089.7	Carter Group Limited/ #FS2045.162	Oppose	Include Englefield Lodge in the Schedule of Heritage buildings : it is greatly appreciated that Englefield Avonville historicarea has been notified as a Residential Heritage Area. As noted earlier, alongwith many others, CCT despairs at the continuing 'demolition by neglect' ofEnglefield Lodge, a Highly Significant building on the CCC Heritage Schedule.Recipient In 1973 of an undertaking by Prime Minister Norman Kirk to ensureits continued existence, this residence is the city's oldest remainingsubstantial heritage dwelling (1855-6, 280 m2). It should form the core of avibrant Englefield Avonville Residential Heritage Area. Retention of this keyscheduled building could involve a PPP between council and eg Box 112who are '... investors, developers, constructors ...' and ChristchurchCity Council	Oppose
Anne Dingwall/ #1089.8		Seek Amendment	Include Barnett Avenue Pensioner Cottages in the Schedule of Heritage buildings	
Anne Dingwall/1089.8	Anne Dingwall/ #FS2037.659	Seek Amendment	Include Barnett Avenue Pensioner Cottages in the Schedule of Heritage buildings CCT is disappointed thatChristchurch's (and the nation's) very first city council-provided pensioners' rental accommodation complex, the Barnett Ave Pensioner Cottages, is noton the revised Schedule. CCT had earlier argued that it should be andcontinues to believe that the 'conserve and upcycle' concept for buildings –good for heritage and good for the environment – could be applied.Appropriate earthquake strengthening of the remaining buildings (whichsurvived the quakes relatively well and were rated at approximately 41%NBS in 2014), retrofitting of double glazing, installation of efficient heatingsystems and so on, along with appropriate internal remodelling, could wellbe competitive with demolition and new-build financial and environmentalcosts. An opportunity to celebrate the uniqueness of this building complex isin danger of being totally lost. Include Barnett Avenue Pensioner Cottages in the Schedule of Heritage buildings CCT is disappointed thatChristchurch's (and the nation's) very first city council-provided pensioners' rental accommodation complex, the Barnett Ave Pensioner Cottages, is noton the revised Schedule. CCT had earlier argued that it should be andcontinues to believe that the 'conserve and upcycle' concept for buildings –good for heritage and good for the environment – could be applied.Appropriate earthquake strengthening of the remaining buildings (whichsurvived the quakes relatively well and were rated at approximately 41%NBS in 2014), retrofitting of double glazing, installation of efficient heatingsystems and so on, along with appropriate internal remodelling, could wellbe competitive with demolition and new-build financial and environmentalcosts. An opportunity to celebrate the uniqueness of this building complex isin danger of being totally lost.	Support
Anne Dingwall/1089.8	Carter Group Limited/ #FS2045.163	Seek Amendment	Include Barnett Avenue Pensioner Cottages in the Schedule of Heritage buildings CCT is disappointed thatChristchurch's (and the nation's) very first city council-provided pensioners' rental accommodation complex, the Barnett Ave Pensioner Cottages, is noton the revised Schedule. CCT had earlier argued that it should be andcontinues to believe that the 'conserve and upcycle' concept for buildings –good for heritage and good for the environment – could be applied.Appropriate earthquake strengthening of the remaining buildings (whichsurvived the quakes relatively well and were rated at approximately 41%NBS in 2014), retrofitting of double glazing, installation of efficient heatingsystems and so on, along with appropriate internal remodelling, could wellbe competitive with demolition and new-build financial and environmentalcosts. An opportunity to celebrate the uniqueness of this building complex isin danger of being totally lost. Include Barnett Avenue Pensioner Cottages in the Schedule of Heritage buildings CCT is disappointed thatChristchurch's (and the nation's) very first city council-provided pensioners' rental accommodation complex, the Barnett Ave Pensioner Cottages, is noton the revised Schedule. CCT had earlier argued that it should be andcontinues to believe that the 'conserve and upcycle' concept for buildings –good for heritage and good for the environment – could be applied.Appropriate earthquake strengthening of the remaining buildings (whichsurvived the quakes relatively well and were rated at approximately 41%NBS in 2014), retrofitting of double glazing, installation of efficient heatingsystems and so on, along with appropriate internal remodelling, could wellbe competitive with demolition and new-build financial and environmentalcosts. An opportunity to celebrate the uniqueness of this building complex isin danger of being totally lost.	Oppose

Faye Collins/ #1090.6		Seek Amendment	Seeks that the Residential Heritage Area at Mona Vale be extended to the Britten stables and war memorial at Jane Deans Close.	
Faye Collins/1090.6	Anne Dingwall/ #FS2037.651	Seek Amendment	Seeks that the Residential Heritage Area at Mona Vale be extended to the Britten stables and war memorial at Jane Deans Close. In the Board's opinion a larger area could be included from Mona Vale, to the Britten stables(possible heritage) to the war memorial at Jane Deans Close (see below). In the attached Residential Heritage Area template this area meets 11 of the possible 13 criteria for a Residential Heritage area. The Board fails to understand why critical heritage settings are not seen as significant	Support
Rosie Linterman/ #1091.2		Seek Amendment	Seek that Beverley Street be included as a Residential Heritage Area.	

Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Heritage item and heritage setting exemptions from zone rules

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.46		Seek Amendment	<ol style="list-style-type: none"> 1. Reinstate text/remove strikeouts: Residential Suburban zone and Residential Density Transition zone. (17 x) 2. Strike out: Low Density Residential Airport Influence Zone and Airport Influence Density Precinct (13 X) 3. Reinstate text/remove strikeouts: Residential Hills zone (x3) and reorder in table to DP order of subchapters 4. Change Residential New Neighbourhood zone to Future Urban zone (x1, p125 of PC13 rules document) 	
Christchurch City Council/751.46	Anne Dingwall/ #FS2037.868	Seek Amendment	<ol style="list-style-type: none"> 1. Reinstate text/remove strikeouts: Residential Suburban zone and Residential Density Transition zone. (17 x) 2. Strike out: Low Density Residential Airport Influence Zone and Airport Influence Density Precinct (13 X) 3. Reinstate text/remove strikeouts: Residential Hills zone (x3) and reorder in table to DP order of subchapters 4. Change Residential New Neighbourhood zone to Future Urban zone (x1, p125 of PC13 rules document) <p>Some zone names need updating as a result of PC14 changes</p>	Support
Carter Group Limited/ #814.107		Seek Amendment	Oppose 9.3.7.4. Seek that the original Appendix is retained.	
Carter Group Limited/814.107	Davie Lovell-Smith Limited/ #FS2065.8	Seek Amendment	Oppose 9.3.7.4. Seek that the original Appendix is retained. The exemptions provided in Appendix 9.3.7.4 are an important tool for incentivising the adaptive reuse and ongoing protection of heritage items. As such, the amendments proposed to this appendix which reduce the extent of exemptions is inconsistent with the Plan's objectives in relation to heritage and section 6 of the Act.	Support
Carter Group Limited/814.107	Kāinga Ora/ #FS2082.937	Seek Amendment	Oppose 9.3.7.4. Seek that the original Appendix is retained. The exemptions provided in Appendix 9.3.7.4 are an important tool for incentivising the adaptive reuse and ongoing protection of heritage items. As such, the amendments proposed to this appendix which reduce the extent of exemptions is inconsistent with the Plan's objectives in relation to heritage and section 6 of the Act.	Seek Amendment
The Catholic Diocese of Christchurch / #823.230		Oppose	Retain status quo.	
The Catholic Diocese of Christchurch /823.230	Anne Dingwall/ #FS2037.1462	Oppose	Retain status quo. The exemptions provided in Appendix 9.3.7.4 are an important tool for incentivising the adaptive reuse and ongoing protection of heritage items. As such, the amendments proposed to this appendix which reduce the extent of exemptions is inconsistent with the Plan's objectives in relation to heritage and section 6 of the Act	Oppose
The Catholic Diocese of Christchurch /823.230	Carter Group Limited/ #FS2045.403	Oppose	Retain status quo. The exemptions provided in Appendix 9.3.7.4 are an important tool for incentivising the adaptive reuse and ongoing protection of heritage items. As such, the amendments proposed to this appendix which reduce the extent of exemptions is inconsistent with the Plan's objectives in relation to heritage and section 6 of the Act	Support
Carter Group Limited / #824.119		Seek Amendment	Oppose 9.3.7.4. Seek that the original Appendix is retained.	
Church Property Trustees / #825.8		Oppose	[Retain the status quo with regard to Appendix 9.3.7.4 Heritage item and heritage setting exemptions].	

Church Property Trustees /825.8	Anne Dingwall/ #FS2037.1232	Oppose	[Retain the status quo with regard to Appendix 9.3.7.4 Heritage item and heritage setting exemptions]. The exemptions provided in Appendix 9.3.7.4 are an important tool for incentivising the adaptive reuse and ongoing protection of heritage items. As such, the amendments proposed to this appendix which reduce the extent of exemptions is inconsistent with the Plan's objectives in relation to heritage and section 6 of the Act.	Oppose
Daresbury Ltd/ #874.15		Seek Amendment	[Seeks to oppose the changes proposed to Appendix 9.3.7.4]	
Daresbury Ltd/874.15	Anne Dingwall/ #FS2037.627	Seek Amendment	[Seeks to oppose the changes proposed to Appendix 9.3.7.4] The exemptions provided in Appendix 9.3.7.4 are an important tool for incentivising the adaptive reuse and ongoing protection of heritage items. As such, the amendments proposed to this appendix which reduce the extent of exemptions is inconsistent with the Plan's objectives in relation to heritage and section 6 of the Act.	Oppose

Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Residential Heritage Areas - Aerial Maps

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Susanne Trim/ #37.5		Seek Amendment	Retain the proposed [Residential Heritage Areas] except Heaton St.	
Susanne Trim/37.5	Brighton Observatory of Environment and Economics/ #FS2092.2	Seek Amendment	Retain the proposed [Residential Heritage Areas] except Heaton St. In terms of the increased heritage coverage, I support most of the proposed areas except Heaton St.	Seek Amendment
Christs College/ #699.8		Oppose	Delete Qualifying Matter - Residential Heritage Area from the following properties. <ul style="list-style-type: none"> • Armagh Street – Numbers 6, 14, 16, 20 and 22 • Gloucester Street – Numbers 4, 6, 8, 13, 14 and 19 • Rolleston Avenue – Numbers 54, 64 and 72 (excluding the Heritage Items and Setting 267 at 64 Rolleston Ave). 	
Christs College/699.8	Christian Jordan/ #FS2093.1	Oppose	Delete Qualifying Matter - Residential Heritage Area from the following properties. <ul style="list-style-type: none"> • Armagh Street – Numbers 6, 14, 16, 20 and 22 • Gloucester Street – Numbers 4, 6, 8, 13, 14 and 19 • Rolleston Avenue – Numbers 54, 64 and 72 (excluding the Heritage Items and Setting 267 at 64 Rolleston Ave). <p>Christ's College also owns land to the east of Rolleston Avenue, located on the block between Armagh Street to the north and Gloucester Street to the South, and on the south-western side of Gloucester Street. This land is currently occupied by houses for dayboys and boarders and other buildings associated with the educational, administrative and boarding functions of the school.</p> <p>It is across this block of Christ's College land on the eastern side of Rolleston Avenue where future development to accommodate improved facilities and future roll growth at the school is likely to be directed given the significant development constraints at the main campus caused through the combination of heritage buildings/ settings and waterway setbacks.</p> <p>Christ's College have obtained a Certificate of Compliance (RMA/2022/3077) for the demolition of the existing buildings on the site to ground level (excluding the heritage listed building at 2 and 64 Rolleston Ave). This certificate of compliance lapses on 6 October 2027.</p> <p>There is no reference to the Inner West Residential Heritage Area under Sub-chapter 13.6 SP School or under Sub-chapter 14.6 Rules – High Density Residential Zone, therefore the inclusion of the Heritage Area over this land is seen as being both redundant but also confusing.</p>	Oppose
Christs College/699.8	Christian Jordan/ #FS2093.2	Oppose		Oppose

			<p>Delete Qualifying Matter - Residential Heritage Area from the following properties.</p> <ul style="list-style-type: none"> • Armagh Street – Numbers 6, 14, 16, 20 and 22 • Gloucester Street – Numbers 4, 6, 8, 13, 14 and 19 • Rolleston Avenue – Numbers 54, 64 and 72 (excluding the Heritage Items and Setting 267 at 64 Rolleston Ave). <p>Christ's College also owns land to the east of Rolleston Avenue, located on the block between Armagh Street to the north and Gloucester Street to the South, and on the south-western side of Gloucester Street. This land is currently occupied by houses for dayboys and boarders and other buildings associated with the educational, administrative and boarding functions of the school.</p> <p>It is across this block of Christ's College land on the eastern side of Rolleston Avenue where future development to accommodate improved facilities and future roll growth at the school is likely to be directed given the significant development constraints at the main campus caused through the combination of heritage buildings/ settings and waterway setbacks.</p> <p>Christ's College have obtained a Certificate of Compliance (RMA/2022/3077) for the demolition of the existing buildings on the site to ground level (excluding the heritage listed building at 2 and 64 Rolleston Ave). This certificate of compliance lapses on 6 October 2027.</p> <p>There is no reference to the Inner West Residential Heritage Area under Sub-chapter 13.6 SP School or under Sub-chapter 14.6 Rules – High Density Residential Zone, therefore the inclusion of the Heritage Area over this land is seen as being both redundant but also confusing.</p>	
Carter Group Limited/ #814.108		Oppose	Oppose 9.3.7.7. Seek that this is deleted.	
Carter Group Limited/814.108	Davie Lovell-Smith Limited/ #FS2065.9	Oppose	Oppose 9.3.7.7. Seek that this is deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Appendix 9.3.7.7 should be deleted.	Support
Carter Group Limited/814.108	Kāinga Ora/ #FS2082.938	Oppose	Oppose 9.3.7.7. Seek that this is deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Appendix 9.3.7.7 should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.231		Oppose	Delete Appendix 9.3.7.7.	
The Catholic Diocese of Christchurch /823.231	Anne Dingwall/ #FS2037.1463	Oppose	Delete Appendix 9.3.7.7. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Appendix 9.3.7.7 should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.231	Carter Group Limited/ #FS2045.404	Oppose	Delete Appendix 9.3.7.7. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Appendix 9.3.7.7 should be deleted.	Support
Carter Group Limited / #824.120		Oppose	Oppose 9.3.7.7. Seek that this is deleted.	
Christian Jordan/ #1086.5		Seek Amendment	Further heritage areas need to be assessed and created across the city to protect Christchurch's remaining built history.	
Christian Jordan/1086.5	Kainga Ora - Homes and Communities/ #FS2099.9	Seek Amendment	<p>Further heritage areas need to be assessed and created across the city to protect Christchurch's remaining built history.</p> <p>Further heritage areas need to be assessed and created across the city to protect Christchurch's remaining built history. Further thorough examination of the city needs to be undertaken to achieve this, however a requirement for all pre 1940 homes to be assessed prior to demolition consent being granted would counteract the urgency in identifying the appropriate areas needing protection.</p> <p>Built history tells the story of the city and after a period of such great loss following the Christchurch earthquakes, far greater effort needs to be made to preserve the best of what remains.</p>	Oppose

			<p>Heritage tells the story of our past. It is also a gift from past generations to our future. Memories of place are important for a sense of belonging and community.</p> <p>Actively discouraging developers who do not value heritage buildings by requiring them to do additional assessment before demolition consent is granted (irrespective of a buildings heritage status), will create opportunities for other buyers to develop and restore these buildings in a way that respects their heritage values.</p> <p>Often it is only a marginal decision whether a building can be saved or demolished and encouraging development of later (and now often dilapidated) 'tract' or 'housing company' 1950s and 60s homes sitting on large sites but still within close proximity of suburban centres is a better outcome for the city.</p> <p>High quality houses with heritage value often sit on slightly larger sections which in a rapidly rising market through late 2020 to early 2022, led to decisions to demolish being made purely on the economics at that moment in time, rather than on the long view of the intrinsic value that a heritage building may have.</p> <p>As these are irreversible losses, and the value of workmanship on these buildings generally well exceeds the current market value of the improvements, real care is needed to ensure potential value for future generations is not being discarded on the basis artificial economics.</p> <p>Artificially constraining zonings outside areas of pre 1940 homes while liberalising zoning in areas containing significant numbers of pre 1940 homes, creates artificial economic rationale for heritage demolition.</p> <p>The solutions for the city should also be read in context of my submission on PC14.</p>	
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Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Residential Heritage Areas - Site Contributions Maps

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Susanne Trim/ #37.6		Seek Amendment	Retain the proposed [Residential Heritage Areas] except Heaton St.	
Christ's College/ #699.9		Oppose	<p>Delete Qualifying Matter - Residential Heritage Area from the following properties.</p> <ul style="list-style-type: none"> • Armagh Street – Numbers 6, 14, 16, 20 and 22 • Gloucester Street – Numbers 4, 6, 8, 13, 14 and 19 • Rolleston Avenue – Numbers 54, 64 and 72 (excluding the Heritage Items and Setting 267 at 64 Rolleston Ave). 	
Christ's College/699.9	Christian Jordan/ #FS2093.3	Oppose	<p>Delete Qualifying Matter - Residential Heritage Area from the following properties.</p> <ul style="list-style-type: none"> • Armagh Street – Numbers 6, 14, 16, 20 and 22 • Gloucester Street – Numbers 4, 6, 8, 13, 14 and 19 • Rolleston Avenue – Numbers 54, 64 and 72 (excluding the Heritage Items and Setting 267 at 64 Rolleston Ave). <p>Christ's College also owns land to the east of Rolleston Avenue, located on the block between Armagh Street to the north and Gloucester Street to the South, and on the south-western side of Gloucester Street. This land is currently occupied by houses for dayboys and boarders and other buildings associated with the educational, administrative and boarding functions of the school.</p> <p>It is across this block of Christ's College land on the eastern side of Rolleston Avenue where future development to accommodate improved facilities and future roll growth at the school is likely to be directed given the significant development constraints at the main campus caused through the combination of heritage buildings/ settings and waterway setbacks.</p>	Oppose

			<p>Christ's College have obtained a Certificate of Compliance (RMA/2022/3077) for the demolition of the existing buildings on the site to ground level (excluding the heritage listed building at 2 and 64 Rolleston Ave). This certificate of compliance lapses on 6 October 2027.</p> <p>There is no reference to the Inner West Residential Heritage Area under Sub-chapter 13.6 SP School or under Sub-chapter 14.6 Rules – High Density Residential Zone, therefore the inclusion of the Heritage Area over this land is seen as being both redundant but also confusing.</p>	
Christchurch City Council/ #751.41		Seek Amendment	[Amend Inner Cty West HA6]: Change colour of 31 Worcester St from green(contributory) to orange (intrusive), Changecolour of 1 Armagh St from blue (defining) togreen (contributory). [Refer to ATTACHMENTS 17 & 18].	
Christchurch City Council/751.41	Anne Dingwall/ #FS2037.863	Seek Amendment	[Amend Inner Cty West HA6]: Change colour of 31 Worcester St from green(contributory) to orange (intrusive), Changecolour of 1 Armagh St from blue (defining) togreen (contributory). [Refer to ATTACHMENTS 17 & 18]. The property at 31 Worcester St hasbeen demolished so its contributionshould change from contributory tointrusive. There is a mistake in thecolour for the contribution of theproperty at 1 Armagh St.	Support
Christchurch City Council/751.41	Davie Lovell-Smith Limited/ #FS2065.1	Seek Amendment	[Amend Inner Cty West HA6]: Change colour of 31 Worcester St from green(contributory) to orange (intrusive), Changecolour of 1 Armagh St from blue (defining) togreen (contributory). [Refer to ATTACHMENTS 17 & 18]. The property at 31 Worcester St hasbeen demolished so its contributionshould change from contributory tointrusive. There is a mistake in thecolour for the contribution of theproperty at 1 Armagh St.	Support
Carter Group Limited/ #814.109		Oppose	Oppose 9.3.7.8. Seek that this is deleted.	
Carter Group Limited/814.109	Davie Lovell-Smith Limited/ #FS2065.10	Oppose	Oppose 9.3.7.8. Seek that this is deleted. Heritage areas (and associated provisions)are generally opposed for the reasons stated in the covering submission. Accordingly,Appendix 9.3.7.8 should be deleted.	Support
Carter Group Limited/814.109	Kāinga Ora/ #FS2082.939	Oppose	Oppose 9.3.7.8. Seek that this is deleted. Heritage areas (and associated provisions)are generally opposed for the reasons stated in the covering submission. Accordingly,Appendix 9.3.7.8 should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.232		Oppose	Delete Appendix 9.3.7.8	
The Catholic Diocese of Christchurch /823.232	Anne Dingwall/ #FS2037.1464	Oppose	Delete Appendix 9.3.7.8 Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Appendix 9.3.7.8 should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.232	Carter Group Limited/ #FS2045.405	Oppose	Delete Appendix 9.3.7.8 Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Appendix 9.3.7.8 should be deleted.	Support
Carter Group Limited / #824.121		Oppose	Oppose 9.3.7.8. Seek that this is deleted.	
Melissa Macfarlane/ #1003.2		Seek Amendment	Amend 48 Malvern Street as a 'neutral building' rather than a 'defining building'.	
Christian Jordan/ #1086.6		Seek Amendment	Further heritage areas need to be assessed and created across the city to protect Christchurch's remaining built history.	
Christian Jordan/1086.6	Kainga Ora - Homes and Communities/ #FS2099.10	Seek Amendment	<p>Further heritage areas need to be assessed and created across the city to protect Christchurch's remaining built history.</p> <p>Further heritage areas need to be assessed and created across the city to protect Christchurch's remaining built history. Further thorough examination of the city needs to be undertaken to achieve this, however a requirement for all pre 1940 homes to be assessed prior to demolition consent being granted would counteract the urgency in identifying the appropriate areas needing protection.</p> <p>Built history tells the story of the city and after a period of such great loss following the Christchurch earthquakes, far greater effort needs to be made to preserve the best of what remains.</p> <p>Heritage tells the story of our past. It is also a gift from past generations to our future. Memories of place are important for a sense of belonging and community. Actively discouraging developers who do not value heritage buildings by requiring them to do additional assessment before demolition consent is granted (irrespective of a buildings heritage status), will create opportunities for other buyers to develop and restore these buildings in a way</p>	Oppose

		<p>that respects their heritage values.</p> <p>Often it is only a marginal decision whether a building can be saved or demolished and encouraging development of later (and now often dilapidated) 'tract' or 'housing company' 1950s and 60s homes sitting on large sites but still within close proximity of suburban centres is a better outcome for the city.</p> <p>High quality houses with heritage value often sit on slightly larger sections which in a rapidly rising market through late 2020 to early 2022, led to decisions to demolish being made purely on the economics at that moment in time, rather than on the long view of the intrinsic value that a heritage building may have.</p> <p>As these are irreversible losses, and the value of workmanship on these buildings generally well exceeds the current market value of the improvements, real care is needed to ensure potential value for future generations is not being discarded on the basis artificial economics.</p> <p>Artificially constraining zonings outside areas of pre 1940 homes while liberalising zoning in areas containing significant numbers of pre 1940 homes, creates artificial economic rationale for heritage demolition.</p> <p>The solutions for the city should also be read in context of my submission on PC14.</p>	
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Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Residential Heritage Areas - Interface Sites and Character Area Overlap Maps

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Susanne Trim/ #37.7		Seek Amendment	Retain the proposed [Residential Heritage Areas] except Heaton St.	
Jaimita de Jongh/ #583.5		Support	Supports Beckenham Loop Character Area	
Christ's College/ #699.10		Oppose	<p>Delete Qualifying Matter - Residential Heritage Area from the following properties.</p> <ul style="list-style-type: none"> • Armagh Street – Numbers 6, 14, 16, 20 and 22 • Gloucester Street – Numbers 4, 6, 8, 13, 14 and 19 • Rolleston Avenue – Numbers 54, 64 and 72 (excluding the Heritage Items and Setting 267 at 64 Rolleston Ave). 	
Christ's College/699.10	Christian Jordan/ #FS2093.4	Oppose	<p>Delete Qualifying Matter - Residential Heritage Area from the following properties.</p> <ul style="list-style-type: none"> • Armagh Street – Numbers 6, 14, 16, 20 and 22 • Gloucester Street – Numbers 4, 6, 8, 13, 14 and 19 • Rolleston Avenue – Numbers 54, 64 and 72 (excluding the Heritage Items and Setting 267 at 64 Rolleston Ave). <p>Christ's College also owns land to the east of Rolleston Avenue, located on the block between Armagh Street to the north and Gloucester Street to the South, and on the south-western side of Gloucester Street. This land is currently occupied by houses for dayboys and boarders and other buildings associated with the educational, administrative and boarding functions of the school.</p> <p>It is across this block of Christ's College land on the eastern side of Rolleston Avenue where future development to accommodate improved facilities and future roll growth at the school is likely to be directed given the significant development constraints at the main campus caused through the combination of heritage buildings/ settings and waterway setbacks.</p> <p>Christ's College have obtained a Certificate of Compliance (RMA/2022/3077) for the demolition of the existing buildings on the site to ground level (excluding the heritage listed building at 2 and 64 Rolleston Ave). This certificate of compliance lapses on 6 October 2027.</p>	Oppose

			There is no reference to the Inner West Residential Heritage Area under Sub-chapter 13.6 SP School or under Sub-chapter 14.6 Rules – High Density Residential Zone, therefore the inclusion of the Heritage Area over this land is seen as being both redundant but also confusing.	
Christchurch City Council/ #751.42		Seek Amendment	[That t]he key to [all 11 of the] RHA interface maps [is] amended to: <ul style="list-style-type: none"> change the name of Residential Visitor Accommodation zone back to Residential Guest Accommodation; and replace "adjoining" with "sharing a boundary with". [Refer to ATTACHMENT 19]. 	
Christchurch City Council/751.42	Anne Dingwall/ #FS2037.864	Seek Amendment	[That t]he key to [all 11 of the] RHA interface maps [is] amended to: <ul style="list-style-type: none"> change the name of Residential Visitor Accommodation zone back to Residential Guest Accommodation; and replace "adjoining" with "sharing a boundary with". [Refer to ATTACHMENT 19]. As th[e Residential Visitor Accommodation] zone is stillsubject to an appeal on PC4.	Support
Christchurch City Council/ #751.45		Seek Amendment	<ol style="list-style-type: none"> Delete 327 Barbadoes and 281 Armagh from [9.3.7.9.1] Chester St East interface area. Delete 202 Fitzgerald and 32 Avonside from [9.3.7.9.3] Engelfield interface area. Delete 109 Rattray and 2R Shand (small triangle), from [9.3.7.9.8] Piko interface area. [Refer to ATTACHMENTS 20, 21 & 22].	
Christchurch City Council/751.45	Anne Dingwall/ #FS2037.867	Seek Amendment	<ol style="list-style-type: none"> Delete 327 Barbadoes and 281 Armagh from [9.3.7.9.1] Chester St East interface area. Delete 202 Fitzgerald and 32 Avonside from [9.3.7.9.3] Engelfield interface area. Delete 109 Rattray and 2R Shand (small triangle), from [9.3.7.9.8] Piko interface area. [Refer to ATTACHMENTS 20, 21 & 22]. Some inconsistency with regard to how HRZ sites which border only a corner of an RHA or are across a road are treated.	Support
Carter Group Limited/ #814.110		Oppose	Oppose 9.3.7.9. Seek that this be deleted.	
Carter Group Limited/814.110	Davie Lovell-Smith Limited/ #FS2065.11	Oppose	Oppose 9.3.7.9. Seek that this be deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Appendix 9.3.7.9 should be deleted.	Support
Carter Group Limited/814.110	Kāinga Ora/ #FS2082.940	Oppose	Oppose 9.3.7.9. Seek that this be deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Appendix 9.3.7.9 should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.233		Oppose	Delete Appendix 9.3.7.9	
The Catholic Diocese of Christchurch /823.233	Anne Dingwall/ #FS2037.1465	Oppose	Delete Appendix 9.3.7.9 Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Appendix 9.3.7.9 should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.233	Carter Group Limited/ #FS2045.406	Oppose	Delete Appendix 9.3.7.9 Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Appendix 9.3.7.9 should be deleted.	Support
Carter Group Limited / #824.122		Oppose	Oppose 9.3.7.9. Seek that this be deleted.	
Kāinga Ora – Homes and Communities / #834.336		Oppose	Oppose the proposed provisions controlling new buildings on sites sharing a boundary with a Residential Heritage Area (Residential Heritage Area Interface).	
Kāinga Ora – Homes and Communities /834.336	Catholic Diocese of Christchurch/ #FS2044.134	Oppose	Oppose the proposed provisions controlling new buildings on sites sharing a boundary with a Residential Heritage Area (Residential Heritage Area Interface). Kāinga Ora also oppose the proposed provisions controlling new buildings on sites sharing a boundary with a Residential Heritage Area (Residential Heritage Area Interface). The introduction of this interface further blurs the distinction between s6RMA matters. These controls	Support

			are similarly not a universally accepted approach to the management and protection of heritage values, and Kāinga Ora does not support this use.i) Kāinga Ora considers that qualifying matters need to be expressed more clearly across PC13 and PC14 to assist with plan administration and interpretation. For example, having some of the Heritage Area provisions being contained in PC14 and following an IPI process i.e. the built form standards, and other Heritage Area provisions being progressed through a separate PC13, and following a first schedule process i.e. Heritage Area policies has created efficiency issues.j) Kāinga Ora submits that changes to policies, rules and matters of discretion are necessary to better reflect the requirements and intent of the 'the Housing Supply Act' and NPS-UD. Kāinga Ora considers that PC 13 and PC14 are not currently appropriately framed to recognise that as the character of planned urban areas evolves to deliver a more intensive and compact urban form, amenity values will change. Amendments are sought through both this submission and the submission on PC14 to ensure this is reflected more consistently throughout the provisions, in language that is consistent with the NPS-UD	
Kāinga Ora – Homes and Communities /834.336	Carter Group Limited/ #FS2045.140	Oppose	Oppose the proposed provisions controlling new buildings on sites sharing a boundary with a Residential Heritage Area (Residential Heritage Area Interface). Kāinga Ora also oppose the proposed provisions controlling new buildings on sites sharing a boundary with a Residential Heritage Area (Residential Heritage Area Interface). The introduction of this interface further blurs the distinction between s6RMA matters. These controls are similarly not a universally accepted approach to the management and protection of heritage values, and Kāinga Ora does not support this use.i) Kāinga Ora considers that qualifying matters need to be expressed more clearly across PC13 and PC14 to assist with plan administration and interpretation. For example, having some of the Heritage Area provisions being contained in PC14 and following an IPI process i.e. the built form standards, and other Heritage Area provisions being progressed through a separate PC13, and following a first schedule process i.e. Heritage Area policies has created efficiency issues.j) Kāinga Ora submits that changes to policies, rules and matters of discretion are necessary to better reflect the requirements and intent of the 'the Housing Supply Act' and NPS-UD. Kāinga Ora considers that PC 13 and PC14 are not currently appropriately framed to recognise that as the character of planned urban areas evolves to deliver a more intensive and compact urban form, amenity values will change. Amendments are sought through both this submission and the submission on PC14 to ensure this is reflected more consistently throughout the provisions, in language that is consistent with the NPS-UD	Support
Kāinga Ora – Homes and Communities /834.336	Chapman Tripp/ #FS2063.157	Oppose	Oppose the proposed provisions controlling new buildings on sites sharing a boundary with a Residential Heritage Area (Residential Heritage Area Interface). Kāinga Ora also oppose the proposed provisions controlling new buildings on sites sharing a boundary with a Residential Heritage Area (Residential Heritage Area Interface). The introduction of this interface further blurs the distinction between s6RMA matters. These controls are similarly not a universally accepted approach to the management and protection of heritage values, and Kāinga Ora does not support this use.i) Kāinga Ora considers that qualifying matters need to be expressed more clearly across PC13 and PC14 to assist with plan administration and interpretation. For example, having some of the Heritage Area provisions being contained in PC14 and following an IPI process i.e. the built form standards, and other Heritage Area provisions being progressed through a separate PC13, and following a first schedule process i.e. Heritage Area policies has created efficiency issues.j) Kāinga Ora submits that changes to policies, rules and matters of discretion are necessary to better reflect the requirements and intent of the 'the Housing Supply Act' and NPS-UD. Kāinga Ora considers that PC 13 and PC14 are not currently appropriately framed to recognise that as the character of planned urban areas evolves to deliver a more intensive and compact urban form, amenity values will change. Amendments are sought through both this submission and the submission on PC14 to ensure this is reflected more consistently throughout the provisions, in language that is consistent with the NPS-UD	Support
Kāinga Ora – Homes and Communities /834.336	Chapman Tripp/ #FS2064.151	Oppose	Oppose the proposed provisions controlling new buildings on sites sharing a boundary with a Residential Heritage Area (Residential Heritage Area Interface). Kāinga Ora also oppose the proposed provisions controlling new buildings on sites sharing a boundary with a Residential Heritage Area (Residential Heritage Area Interface). The introduction of this interface further blurs the distinction between s6RMA matters. These controls are similarly not a universally accepted approach to the management and protection of heritage values, and Kāinga Ora does not support this use.i) Kāinga Ora considers that qualifying matters need to be expressed more clearly across PC13 and PC14 to assist with plan administration and interpretation. For example, having some of the Heritage Area provisions being contained in PC14 and following an IPI process i.e. the built form standards, and other Heritage Area provisions being progressed through a separate PC13, and following a first schedule process i.e. Heritage Area policies has created efficiency issues.j) Kāinga Ora submits that changes to policies, rules and matters of discretion are necessary to better reflect the requirements and intent of the 'the Housing Supply Act' and NPS-UD. Kāinga Ora considers that PC 13 and PC14 are not currently appropriately framed to recognise that as the character of planned urban areas evolves to deliver a more intensive and compact urban form, amenity values will change. Amendments are sought through both this submission and the submission on PC14 to ensure this is reflected more consistently throughout the provisions, in language that is consistent with the NPS-UD	Support
Peter Dyhrberg/ #885.5		Support	[Retain] the proposed Interface rules for the adjacent sites which share a boundary with that proposed Residential Heritage Area	
Sam Spekrijse/ #1033.2		Oppose	Oppose all heritage overlays.	
Oxford Terrace Baptist Church/ #1052.6		Seek Amendment	Seeks that the wording for buffers for Residential Heritage Areas is made clearer.	
Christian Jordan/ #1086.7		Seek Amendment	Further heritage areas need to be assessed and created across the city to protect Christchurch's remaining built history.	
Christian Jordan/1086.7	Ryman Healthcare Limited/ #FS2095.5	Seek Amendment	Further heritage areas need to be assessed and created across the city to protect Christchurch's remaining built history.	Oppose

			<p>Further heritage areas need to be assessed and created across the city to protect Christchurch's remaining built history. Further thorough examination of the city needs to be undertaken to achieve this, however a requirement for all pre 1940 homes to be assessed prior to demolition consent being granted would counteract the urgency in identifying the appropriate areas needing protection.</p> <p>Built history tells the story of the city and after a period of such great loss following the Christchurch earthquakes, far greater effort needs to be made to preserve the best of what remains.</p> <p>Heritage tells the story of our past. It is also a gift from past generations to our future. Memories of place are important for a sense of belonging and community. Actively discouraging developers who do not value heritage buildings by requiring them to do additional assessment before demolition consent is granted (irrespective of a buildings heritage status), will create opportunities for other buyers to develop and restore these buildings in a way that respects their heritage values.</p> <p>Often it is only a marginal decision whether a building can be saved or demolished and encouraging development of later (and now often dilapidated) 'tract' or 'housing company' 1950s and 60s homes sitting on large sites but still within close proximity of suburban centres is a better outcome for the city.</p> <p>High quality houses with heritage value often sit on slightly larger sections which in a rapidly rising market through late 2020 to early 2022, led to decisions to demolish being made purely on the economics at that moment in time, rather than on the long view of the intrinsic value that a heritage building may have.</p> <p>As these are irreversible losses, and the value of workmanship on these buildings generally well exceeds the current market value of the improvements, real care is needed to ensure potential value for future generations is not being discarded on the basis artificial economics.</p> <p>Artificially constraining zonings outside areas of pre 1940 homes while liberalising zoning in areas containing significant numbers of pre 1940 homes, creates artificial economic rationale for heritage demolition.</p> <p>The solutions for the city should also be read in context of my submission on PC14.</p>	
Christian Jordan/1086.7	Retirement Village Association of New Zealand Incorporated/ #FS2096.5	Seek Amendment	<p>Further heritage areas need to be assessed and created across the city to protect Christchurch's remaining built history.</p> <p>Further heritage areas need to be assessed and created across the city to protect Christchurch's remaining built history. Further thorough examination of the city needs to be undertaken to achieve this, however a requirement for all pre 1940 homes to be assessed prior to demolition consent being granted would counteract the urgency in identifying the appropriate areas needing protection.</p> <p>Built history tells the story of the city and after a period of such great loss following the Christchurch earthquakes, far greater effort needs to be made to preserve the best of what remains.</p> <p>Heritage tells the story of our past. It is also a gift from past generations to our future. Memories of place are important for a sense of belonging and community. Actively discouraging developers who do not value heritage buildings by requiring them to do additional assessment before demolition consent is granted (irrespective of a buildings heritage status), will create opportunities for other buyers to develop and restore these buildings in a way that respects their heritage values.</p> <p>Often it is only a marginal decision whether a building can be saved or demolished and encouraging development of later (and now often dilapidated) 'tract' or 'housing company' 1950s and 60s homes sitting on large sites but still within close proximity of suburban centres is a better</p>	Oppose

			<p>outcome for the city.</p> <p>High quality houses with heritage value often sit on slightly larger sections which in a rapidly rising market through late 2020 to early 2022, led to decisions to demolish being made purely on the economics at that moment in time, rather than on the long view of the intrinsic value that a heritage building may have.</p> <p>As these are irreversible losses, and the value of workmanship on these buildings generally well exceeds the current market value of the improvements, real care is needed to ensure potential value for future generations is not being discarded on the basis artificial economics.</p> <p>Artificially constraining zonings outside areas of pre 1940 homes while liberalising zoning in areas containing significant numbers of pre 1940 homes, creates artificial economic rationale for heritage demolition.</p> <p>The solutions for the city should also be read in context of my submission on PC14.</p>	
Christian Jordan/1086.7	Kainga Ora - Homes and Communities/ #FS2099.11	Seek Amendment	<p>Further heritage areas need to be assessed and created across the city to protect Christchurch's remaining built history.</p> <p>Further heritage areas need to be assessed and created across the city to protect Christchurch's remaining built history. Further thorough examination of the city needs to be undertaken to achieve this, however a requirement for all pre 1940 homes to be assessed prior to demolition consent being granted would counteract the urgency in identifying the appropriate areas needing protection.</p> <p>Built history tells the story of the city and after a period of such great loss following the Christchurch earthquakes, far greater effort needs to be made to preserve the best of what remains.</p> <p>Heritage tells the story of our past. It is also a gift from past generations to our future. Memories of place are important for a sense of belonging and community. Actively discouraging developers who do not value heritage buildings by requiring them to do additional assessment before demolition consent is granted (irrespective of a buildings heritage status), will create opportunities for other buyers to develop and restore these buildings in a way that respects their heritage values.</p> <p>Often it is only a marginal decision whether a building can be saved or demolished and encouraging development of later (and now often dilapidated) 'tract' or 'housing company' 1950s and 60s homes sitting on large sites but still within close proximity of suburban centres is a better outcome for the city.</p> <p>High quality houses with heritage value often sit on slightly larger sections which in a rapidly rising market through late 2020 to early 2022, led to decisions to demolish being made purely on the economics at that moment in time, rather than on the long view of the intrinsic value that a heritage building may have.</p> <p>As these are irreversible losses, and the value of workmanship on these buildings generally well exceeds the current market value of the improvements, real care is needed to ensure potential value for future generations is not being discarded on the basis artificial economics.</p> <p>Artificially constraining zonings outside areas of pre 1940 homes while liberalising zoning in areas containing significant numbers of pre 1940 homes, creates artificial economic rationale for heritage demolition.</p> <p>The solutions for the city should also be read in context of my submission on PC14.</p>	Oppose
Faye Collins/ #1090.3		Seek Amendment	Support the proposed buffer between Residential Heritage Areas, bordering high density areas, but seeks that a buffer is equally needed between the individual heritage buildings and items that are to be permitted in either high or medium density residential zones.	
Faye Collins/1090.3	Anne Dingwall/ #FS2037.648	Seek Amendment	Support the proposed buffer between Residential Heritage Areas, bordering high density areas, but argues that a buffer is equally needed between the individual heritage buildings and items that are to be permitted in either high or medium density residential zones. The Board considers that developments of this scale could well detract from the value of these individual heritage buildings. The Board advocates for a buffer between individual heritage properties and higher or medium density developments	Support

Faye Collins/1090.3	Chapman Tripp/ #FS2063.192	Seek Amendment	Support the proposed buffer between Residential Heritage Areas, bordering high density areas, but seeks that a buffer is equally needed between the individual heritage buildings and items that are to be permitted in either high or medium density residential zones. Support the proposed buffer between Residential Heritage Areas, bordering high density areas, but argues that a buffer is equally needed between the individual heritage buildings and items that are to be permitted in either high or medium density residential zones. The Board considers that developments of this scale could well detract from the value of these individual heritage buildings. The Board advocates for a buffer between individual heritage properties and higher or medium density developments	Oppose
Faye Collins/1090.3	Chapman Tripp/ #FS2064.186	Seek Amendment	Support the proposed buffer between Residential Heritage Areas, bordering high density areas, but seeks that a buffer is equally needed between the individual heritage buildings and items that are to be permitted in either high or medium density residential zones. Support the proposed buffer between Residential Heritage Areas, bordering high density areas, but argues that a buffer is equally needed between the individual heritage buildings and items that are to be permitted in either high or medium density residential zones. The Board considers that developments of this scale could well detract from the value of these individual heritage buildings. The Board advocates for a buffer between individual heritage properties and higher or medium density developments	Oppose

Natural and Cultural Heritage > Significant and Other Trees

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Te Mana Ora/Community and Public Health/ #145.14		Support	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to update tree setbacks to better protect individual trees and to incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other Trees becoming a Qualifying matter.	
Daresbury Ltd/ #874.31		Oppose	[Seeks that council delete this subchapter]	
Daresbury Ltd/874.31	Anne Dingwall/ #FS2037.643	Oppose	[Seeks that council delete this subchapter] The submitter opposes the identification of selected scheduled trees as qualifying matters. The operative provisions relating to scheduled trees provide sufficient protection for such trees (including development buffers) and the presence of trees need not preclude more intensive forms of development.	Oppose
Summit Road Society/ #900.4		Support	We support protecting our Significant Trees and existing tree canopy cover.	

Natural and Cultural Heritage > Significant and Other Trees > Introduction

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.111		Oppose	Oppose 9.4.1(c). Seek that this is deleted.	
Carter Group Limited/814.111	Kāinga Ora/ #FS2082.941	Oppose	Oppose 9.4.1(c). Seek that this is deleted. The submitter opposes the identification of selected scheduled trees as qualifying matters. The operative provisions relating to scheduled trees provide sufficient protection for such trees (including development buffers) and the presence of trees need not preclude more intensive forms of development.	Seek Amendment

Natural and Cultural Heritage > Significant and Other Trees > Objective and policies > Policies > Policy - Tree protection

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Greg Partridge/ #794.6		Oppose	The submitter opposes the reduction in Christchurch's tree canopy cover by housing intensification. The Council should seek an immediate amendment to the Enabling Housing Supply and Other Matters Act to be implemented in order for regulations to be introduced that protect the city's tree canopy from being decimated by property developers.	

Greg Partridge/794.6	Anne Dingwall/ #FS2037.729	Oppose	<p>The submitter opposes the reduction in Christchurch's tree canopy cover by housing intensification. The Council should seek an immediate amendment to the Enabling Housing Supply and Other Matters Act to be implemented in order for regulations to be introduced that protect the city's tree canopy from being decimated by property developers.</p> <p>The submitter has concerns regarding the loss of the city's tree canopy from housing intensification and lack of effort by Council to protect trees or increase the tree canopy. The submitter provides the following analysis on the importance of protecting and enhancing the tree canopy:</p> <ul style="list-style-type: none"> - The tree canopy coverage of our city is essential, and as green infrastructure it should be viewed by the City Council and Council policy as a “Priority #1 Must Have” rather than a “Nice to Have.” - Disappointingly however, since declaring a Climate and Ecological Emergency four years ago in May 2019, the Christchurch City Council have not added any additional trees the list of protected trees in our city in spite of the fact the City Council has been advised through academic reports and assessments that the percentage of tree canopy coverage has diminished across Christchurch and significant trees have been lost from our landscape. - A mapping report commissioned by the City Council through the University of Canterbury provided the Council with a snapshot of the tree canopy cover in Christchurch between 2018 and 2019. It revealed that since the previous mapping was completed in 2015 and 2016 tree canopy coverage had dropped from 15.59% down to 13.56% in less than three years. That 2-percentage point reduction equates to a 13.02% decrease in the overall tree canopy coverage of our city. - In a city that has declared a Climate and Ecological Emergency, that should set off alarm bells, however given the fact again there appears to be no mention of the retention of our cities existing established trees in the Growing Christchurch Plan, it would appear the Council are either very much asleep at the wheel, disinterested or are disingenuous in terms of the declaration in spite of all the rhetoric. - The Council's Head of Parks Andrew Ruttledge has said trees are going to play an increasingly vital role in carbon sequestration as the Council tries to achieve its goal of becoming carbon neutral by 2045, and yet in the Ōtautahi Urban Forest Plan the Council have only set a target to increase the tree canopy coverage of Christchurch to 20%, and not until 2070 – that’s 47 years away. When compared to neighbouring cities in Australia, the aims of our City Council are lacking. - Not only should it be retained, but the tree canopy coverage of our entire city must be enhanced in order for the Council’s declaration of a Climate and Ecological Emergency to be given any tangible meaning, and not just in the public parks of our city, but throughout every suburb and residential street of Christchurch. - Over recent years, thousands of well-established trees have been clear felled by property developers who operate with no environmental code of ethics in their business. Their primary focus is on making money, which is understandable, however the commercial interests and short-term financial gains of a limited few should not be given preference over the long-term environmental gains of the masses, nor should it compromise the environment that will be inherited by generations of today’s citizens, nor those of the future. - The Council's declaration of a Climate and Ecological Emergency was a call to action, but four years have passed and nothing has been done to protect and guarantee that the existing established trees of our city and suburbs are retained. - Elected members of the Council and Staff have given the excuse that due to government legislation it is very difficult to protect trees. Auckland Council however have managed to increase its number of protected trees over the same four years. - If the city is to grow and is to be a healthy sustainable city that functions well, a city that puts the wellbeing of its citizens, visitors and environment first, it must be well planned and well considered rather than blindly adhering to the edict and directives of political parties who have a vested interest in gaining political support. - The commercial gains and wants of a limited few should not be put first and enabled at the expense and wellbeing of those who live here, nor should the environment be compromised. 	Support
Carter Group Limited/ #814.112		Oppose	Oppose 9.4.2.4. Seek that this be deleted.	
Carter Group Limited/814.112	Kāinga Ora/ #FS2082.942	Oppose	Oppose 9.4.2.4. Seek that this be deleted. The submitter opposes the identification of selected scheduled trees as qualifying matters. The operative provisions relating to scheduled trees provide sufficient protection for such trees (including development buffers) and the presence of trees need not preclude more intensive forms of development.	Seek Amendment

Natural and Cultural Heritage > Significant and Other Trees > How to interpret and apply the rules

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.113		Oppose	Oppose 9.4.3(a) & (f). Seek that these be deleted.	
Carter Group Limited/814.113	Kāinga Ora/ #FS2082.943	Oppose	Oppose 9.4.3(a) & (f). Seek that these be deleted. The submitter opposes the identification of selected scheduled trees as qualifying matters. The operative provisions relating to scheduled trees provide sufficient protection for such trees (including development buffers) and the presence of trees need not preclude more intensive forms of development.	Seek Amendment

Natural and Cultural Heritage > Significant and Other Trees > Rules

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Wendy Fergusson/ #654.3		Seek Amendment	Strengthen the requirements for trees	
Carter Group Limited/ #814.114		Oppose	Oppose 9.4.4 rules. Seek that these are deleted.	
Carter Group Limited/814.114	Kāinga Ora/ #FS2082.944	Oppose	Oppose 9.4.4 rules. Seek that these are deleted. The submitter opposes the identification of selected scheduled trees as qualifying matters. The operative provisions relating to scheduled trees provide sufficient protection for such trees (including development buffers) and the presence of trees need not preclude more intensive forms of development.	Seek Amendment

Natural and Cultural Heritage > Significant and Other Trees > Rules > Activity status tables

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Lower Cashmere Residents Association/ #741.1		Seek Amendment	[That the removal] of mature trees [is] not allowed.	
Lower Cashmere Residents Association/741.1	Chapman Tripp/ #FS2063.89	Seek Amendment	[That the removal] of mature trees [is] not allowed. Mature tree areas must be protected. Some streets in the suburbs are cooler in summer because of the tree cover. Trees are an important addition to all areas. Areas of bare land have been cleared of anything growing to the cost of mature trees, destroyed for no reason. This should not be allowed. Each unit built has a tree planted, certainly, but they do not replace the effects that mature trees offer.	Oppose
Lower Cashmere Residents Association/741.1	Chapman Tripp/ #FS2064.86	Seek Amendment	[That the removal] of mature trees [is] not allowed. Mature tree areas must be protected. Some streets in the suburbs are cooler in summer because of the tree cover. Trees are an important addition to all areas. Areas of bare land have been cleared of anything growing to the cost of mature trees, destroyed for no reason. This should not be allowed. Each unit built has a tree planted, certainly, but they do not replace the effects that mature trees offer.	Oppose
Lower Cashmere Residents Association/741.1	Kāinga Ora/ #FS2082.491	Seek Amendment	[That the removal] of mature trees [is] not allowed. Mature tree areas must be protected. Some streets in the suburbs are cooler in summer because of the tree cover. Trees are an important addition to all areas. Areas of bare land have been cleared of anything growing to the cost of mature trees, destroyed for no reason. This should not be allowed. Each unit built has a tree planted, certainly, but they do not replace the effects that mature trees offer.	Oppose

Waipuna Halswell-Hornby-Riccarton Community Board/ #902.12		Seek Amendment	[That new rules are added to require] that a tree bereplanted on the roadside where trees have been removed and that it be as mature aspossible. [Non-compliance with this requirement] should be a “discretionary activity”.	
Waipuna Halswell-Hornby-Riccarton Community Board/902.12	Chapman Tripp/ #FS2063.183	Seek Amendment	[That new rules are added to require] that a tree bereplanted on the roadside where trees have been removed and that it be as mature aspossible. [Non-compliance with this requirement] should be a “discretionary activity”. It is important to note that Council has no discretion over the removal of roadside trees if adeveloper wants a different entrance to a new development compared to the olderdevelopment. Often a replacement tree is planted that will take many years to fully grow.The Board suggests there be no discretion for roadside reserve trees - that a tree bereplanted on the roadside where trees have been removed and that it be as mature aspossible. In terms of the Resource Management Act it should be a “discretionary activity”.	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/902.12	Chapman Tripp/ #FS2064.177	Seek Amendment	[That new rules are added to require] that a tree bereplanted on the roadside where trees have been removed and that it be as mature aspossible. [Non-compliance with this requirement] should be a “discretionary activity”. It is important to note that Council has no discretion over the removal of roadside trees if adeveloper wants a different entrance to a new development compared to the olderdevelopment. Often a replacement tree is planted that will take many years to fully grow.The Board suggests there be no discretion for roadside reserve trees - that a tree bereplanted on the roadside where trees have been removed and that it be as mature aspossible. In terms of the Resource Management Act it should be a “discretionary activity”.	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/902.12	Kāinga Ora/ #FS2082.1274	Seek Amendment	[That new rules are added to require] that a tree bereplanted on the roadside where trees have been removed and that it be as mature aspossible. [Non-compliance with this requirement] should be a “discretionary activity”. It is important to note that Council has no discretion over the removal of roadside trees if adeveloper wants a different entrance to a new development compared to the olderdevelopment. Often a replacement tree is planted that will take many years to fully grow.The Board suggests there be no discretion for roadside reserve trees - that a tree bereplanted on the roadside where trees have been removed and that it be as mature aspossible. In terms of the Resource Management Act it should be a “discretionary activity”.	Oppose

Natural and Cultural Heritage > Significant and Other Trees > Rules > Activity status tables > Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
The Riccarton Bush Trust/ #44.7		Seek Amendment	Amend 9.4.4.1.1 to permit earthworks within 10 metres of the base of any tree in the Riccarton Bush Significant Trees area.	
The Riccarton Bush Trust/44.7	Anne Dingwall/ #FS2037.72	Seek Amendment	<p>Amend 9.4.4.1.1 to permit earthworks within 10 metres of the base of any tree in the Riccarton Bush Significant Trees area.</p> <p>The apparent error</p> <p>The amendments proposed to the District Plan at 9.4.4.1 include the introduction of a tree protection zone based on individual trees. This is an unnecessary change to the status quo, introduced under Plan Change 44 (PC44) to remove the very issue that the current amendment will re-introduce. Namely that tree protection based on buffer of (at least 10m) from the base of the predator proof fence that indicated the “significant tree area” is superior as it protects all the trees within the area including saplings and other smaller (or thinner) trees.</p> <p>In contrast PC14 has introduced the ‘Tree protection zone radius’ which is defined as meaning:</p> <p><i>...the protection area around a scheduled tree, which is equivalent to 15 times the trunk diameter at 1.4m, where activities and development are managed to prevent damage to a scheduled tree. The maximum extent of a tree protection zone radius is restricted to 15m.</i></p> <p>The rationale for the change is that:</p> <ul style="list-style-type: none"> Existing rules refer to works within the first 10 metres of the base of any tree within the Riccarton Bush Significant Tree area. However, instead of an arbitrary 10m, PC14 has introduced the above concept to ensure that the setback is relative to the scale of trees – up to a maximum of 15m. <p>As noted above, the 10m distance was not arbitrary but deliberate. It was chosen for a purpose. It was also arrived at in the course of PC44, and agreed to by neighbours involved in that process.</p> <p>Further enquiries with CCC indicated that this appeared to be an administrative error and CCC staff are aware of the unworkability of the changes. The officer contacted by the Board commented:</p> <p><i>“I have enquired further about this rule to better understand its genesis and reasoning. The phrasing proposed for RD6 appears to have been an oversight, for the simple reason that there is no ability to measure a tree trunk when the rule specifies that the trunk is the predator-proof fence. The original rule deliberately used the predator-proof fence as the base for measurement to make the measurement easier and uniform, and apply to mature trees as well as saplings that,</i></p>	Support

			<p><i>without disturbance or damage will eventually grow and mature contributing to the sustainability of Putaringamotu. Another reason for using the predator-proof fence as a “base of a tree” within the old City Plan rules was that Riccarton Bush is logically treated as one entity, rather than a collection of individual trees within, and is shown as such on the maps.</i></p> <p><i>In this respect, a more appropriate control may simply be retaining the current controls due to the unique circumstances under which the Bush is protected in the Plan. I would encourage you to make a submission on this particular part of the proposal.”</i></p> <p>This submission is therefore made requesting that the status quo be restored in relation to the buffer area.</p>	
Kāinga Ora – Homes and Communities / #834.26		Seek Amendment	<p>1. Retain Significant and Other TreeQualifying Matter.</p> <p>2. Amend Rule 9.4.4.1.1 P12 asfollows:</p> <p>Rule 9.4.4.1.1 P12 - Activities shall beundertaken by, or under the supervisionof, a works arborist. employed orcontracted by the Council or a networkutility operator.</p>	
Kāinga Ora – Homes and Communities /834.26	Anne Dingwall/ #FS2037.3	Seek Amendment	<p>1. Retain Significant and Other TreeQualifying Matter.</p> <p>2. Amend Rule 9.4.4.1.1 P12 asfollows:</p> <p>Rule 9.4.4.1.1 P12 - Activities shall beundertaken by, or under the supervisionof, a works arborist. employed orcontracted by the Council or a networkutility operator.</p> <p>Kāinga Ora support theSignificant and Other Treesqualifying matter.The rules in Chapter 9 of theDistrict Plan sufficientlyrecognise and provide for themanagement of notable trees.Such rules provide a suitableframework for considering newbuildings in proximity to notabletrees, or their removal.Rule 9.4.4.1.1 P12 triggers theneed for resource consent forearthworks within 5m of a streettree, however consent is alwaysgranted provided the works areundertaken by, or under thesupervision of, a works arborist.The relief sought would reducecosts and the reliance on theresource consent process andis therefore more consistent with Objective 3.3.2.</p>	Oppose
Kāinga Ora – Homes and Communities /834.26	Catholic Diocese of Christchurch/ #FS2044.23	Seek Amendment	<p>1. Retain Significant and Other TreeQualifying Matter.</p> <p>2. Amend Rule 9.4.4.1.1 P12 asfollows:</p> <p>Rule 9.4.4.1.1 P12 - Activities shall beundertaken by, or under the supervisionof, a works arborist. employed orcontracted by the Council or a networkutility operator.</p> <p>Kāinga Ora support theSignificant and Other Treesqualifying matter.The rules in Chapter 9 of theDistrict Plan sufficientlyrecognise and provide for themanagement of notable trees.Such rules provide a suitableframework for considering newbuildings in proximity to notabletrees, or their removal.Rule 9.4.4.1.1 P12 triggers theneed for resource consent forearthworks within 5m of a streettree, however consent is alwaysgranted provided the works areundertaken by, or under thesupervision of, a works arborist.The relief sought would reducecosts and the reliance on theresource consent process andis therefore more consistent with Objective 3.3.2.</p>	Support
Kāinga Ora – Homes and Communities /834.26	Carter Group Limited/ #FS2045.22	Seek Amendment	<p>1. Retain Significant and Other TreeQualifying Matter.</p> <p>2. Amend Rule 9.4.4.1.1 P12 asfollows:</p> <p>Rule 9.4.4.1.1 P12 - Activities shall beundertaken by, or under the supervisionof, a works arborist. employed orcontracted by the Council or a networkutility operator.</p>	Support

			<p>Kāinga Ora support the Significant and Other Trees qualifying matter. The rules in Chapter 9 of the District Plan sufficiently recognise and provide for the management of notable trees. Such rules provide a suitable framework for considering new buildings in proximity to notable trees, or their removal. Rule 9.4.4.1.1 P12 triggers the need for resource consent for earthworks within 5m of a street tree, however consent is always granted provided the works are undertaken by, or under the supervision of, a works arborist. The relief sought would reduce costs and the reliance on the resource consent process and is therefore more consistent with Objective 3.3.2.</p>	
Kāinga Ora – Homes and Communities /834.26	LMM Investments 2012 Limited/ #FS2049.14	Seek Amendment	<p>1. Retain Significant and Other Tree Qualifying Matter.</p> <p>2. Amend Rule 9.4.4.1.1 P12 as follows:</p> <p>Rule 9.4.4.1.1 P12 - Activities shall be undertaken by, or under the supervision of, a works arborist. employed or contracted by the Council or a network utility operator.</p> <p>Kāinga Ora support the Significant and Other Trees qualifying matter. The rules in Chapter 9 of the District Plan sufficiently recognise and provide for the management of notable trees. Such rules provide a suitable framework for considering new buildings in proximity to notable trees, or their removal. Rule 9.4.4.1.1 P12 triggers the need for resource consent for earthworks within 5m of a street tree, however consent is always granted provided the works are undertaken by, or under the supervision of, a works arborist. The relief sought would reduce costs and the reliance on the resource consent process and is therefore more consistent with Objective 3.3.2.</p>	Support
Kāinga Ora – Homes and Communities /834.26	Orion New Zealand Limited/ #FS2056.18	Seek Amendment	<p>1. Retain Significant and Other Tree Qualifying Matter.</p> <p>2. Amend Rule 9.4.4.1.1 P12 as follows:</p> <p>Rule 9.4.4.1.1 P12 - Activities shall be undertaken by, or under the supervision of, a works arborist. employed or contracted by the Council or a network utility operator.</p> <p>Kāinga Ora support the Significant and Other Trees qualifying matter. The rules in Chapter 9 of the District Plan sufficiently recognise and provide for the management of notable trees. Such rules provide a suitable framework for considering new buildings in proximity to notable trees, or their removal. Rule 9.4.4.1.1 P12 triggers the need for resource consent for earthworks within 5m of a street tree, however consent is always granted provided the works are undertaken by, or under the supervision of, a works arborist. The relief sought would reduce costs and the reliance on the resource consent process and is therefore more consistent with Objective 3.3.2.</p>	Oppose
Alan and Robyn Ogle/ #876.17		Support	<p>Support the provisions for tree canopy and financial contributions, noting:</p> <p>1. Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14.</p> <p>2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.</p>	
Alan and Robyn Ogle/876.17	Robert Broughton/ #FS2083.26	Support	<p>Support the provisions for tree canopy and financial contributions, noting:</p> <p>1. Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14.</p> <p>2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.</p>	Support
Otautahi Community Housing Trust/ #877.8		Seek Amendment	<p>Retain Significant and Other Tree Qualifying Matter.</p> <p>Amend Rule 9.4.4.1.1 P12 as follows:</p>	

			<p>Rule 9.4.4.1.1 P12 - Activities shall be undertaken by, or under the supervision of, a works arborist. employed or contracted by the Council or a network utility operator.</p>	
Otautahi Community Housing Trust/877.8	Kāinga Ora/ #FS2082.1236	Seek Amendment	<p>Retail Significant and Other Tree Qualifying Matter.</p> <p>Amend Rule 9.4.4.1.1 P12 as follows:</p> <p>Rule 9.4.4.1.1 P12 - Activities shall be undertaken by, or under the supervision of, a works arborist. employed or contracted by the Council or a network utility operator.</p> <p>OCHT support the Significant and Other Treesqualifying matter.</p> <p>The rules in Chapter 9 of the District Plansufficiently recognise and provide for the management of notable trees. Suchrules provide a suitable framework for considering new buildings in proximityto notable trees, or their removal.</p> <p>Rule9.4.4.1.1 P12 triggers the need for resource consent for earthworks within 5mof a street tree, however consent is always granted provided the works are undertakenby, or under the supervision of, a works arborist. The relief sought wouldreduce costs and the reliance on the resource consent process and is thereforemore consistent with Objective 3.3.2.</p> <p>[Please see attachment]</p>	Seek Amendment
Otautahi Community Housing Trust/877.8	Kāinga Ora/ #FS2082.1304	Seek Amendment	<p>Retail Significant and Other Tree Qualifying Matter.</p> <p>Amend Rule 9.4.4.1.1 P12 as follows:</p> <p>Rule 9.4.4.1.1 P12 - Activities shall be undertaken by, or under the supervision of, a works arborist. employed or contracted by the Council or a network utility operator.</p> <p>OCHT support the Significant and Other Treesqualifying matter.</p> <p>The rules in Chapter 9 of the District Plansufficiently recognise and provide for the management of notable trees. Suchrules provide a suitable framework for considering new buildings in proximityto notable trees, or their removal.</p> <p>Rule9.4.4.1.1 P12 triggers the need for resource consent for earthworks within 5mof a street tree, however consent is always granted provided the works are undertakenby, or under the supervision of, a works arborist. The relief sought wouldreduce costs and the reliance on the resource consent process and is thereforemore consistent with Objective 3.3.2.</p> <p>[Please see attachment]</p>	Seek Amendment

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.27		Support	1. Retain Significant and Other TreeQualifying Matter.	
Kāinga Ora – Homes and Communities /834.27	Anne Dingwall/ #FS2037.4	Support	1. Retain Significant and Other TreeQualifying Matter. Kāinga Ora support theSignificant and Other Treesqualifying matter.The rules in Chapter 9 of theDistrict Plan sufficientlyrecognise and provide for themanagement of notable trees.Such rules provide a suitableframework for considering newbuildings in proximity to notabletrees, or their removal.	Support
Alan and Robyn Ogle/ #876.18		Support	Support the provisions for tree canopy and financial contributions, noting: 1. Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14. 2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.	
Alan and Robyn Ogle/876.18	Robert Broughton/ #FS2083.27	Support	Support the provisions for tree canopy and financial contributions, noting: 1. Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14. 2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.	Support

Natural and Cultural Heritage > Significant and Other Trees > Rules > Activity status tables > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
The Riccarton Bush Trust/ #44.4		Seek Amendment	Amend 9.4.4.1.3 - Restricted discretionary activities to provide for notification of resource consents to the The Riccarton Bush Trust Board.	
The Riccarton Bush Trust/44.4	Anne Dingwall/ #FS2037.69	Seek Amendment	<p>Amend 9.4.4.1.3 - Restricted discretionary activities to provide for notification of resource consents to the The Riccarton Bush Trust Board.</p> <p>There appears to be an inadvertent error in the rules at 9.4 Significant and Other Trees. The Board believes the discretionary protections also maintained from the current Plan settings, would be strengthened by enabling the Board’s input on resource consent applications within the interface area. Meaning that the Board should be notified when resource consents are applied for in this area.</p> <p>The apparent error</p> <p>The amendments proposed to the District Plan at 9.4.4.1 include the introduction of a tree protection zone based on individual trees. This is an unnecessary change to the status quo, introduced under Plan Change 44 (PC44) to remove the very issue that the current amendment will re-introduce. Namely that tree protection based on buffer of (at least 10m) from the base of the predator proof fence that indicated the “significant tree area” is superior as it protects all the trees within the area including saplings and other smaller (or thinner) trees.</p> <p>In contrast PC14 has introduced the ‘Tree protection zone radius’ which is defined as meaning:</p> <p><i>...the protection area around a scheduled tree, which is equivalent to 15 times the trunk diameter at 1.4m, where activities and development are managed to prevent damage to a scheduled tree. The maximum extent of a tree protection zone radius is restricted to 15m.</i></p>	Support

The rationale for the change is that:

- Existing rules refer to works within the first 10 metres of the base of any tree within the Riccarton Bush Significant Tree area. However, instead of an arbitrary 10m, PC14 has introduced the above concept to ensure that the setback is relative to the scale of trees – up to a maximum of 15m.

As noted above, the 10m distance was not arbitrary but deliberate. It was chosen for a purpose. It was also arrived at in the course of PC44, and agreed to by neighbours involved in that process.

Further enquiries with CCC indicated that this appeared to be an administrative error and CCC staff are aware of the unworkability of the changes. The officer contacted by the Board commented:

“I have enquired further about this rule to better understand its genesis and reasoning. The phrasing proposed for RD6 appears to have been an oversight, for the simple reason that there is no ability to measure a tree trunk when the rule specifies that the trunk is the predator-proof fence. The original rule deliberately used the predator-proof fence as the base for measurement to make the measurement easier and uniform, and apply to mature trees as well as saplings that, without disturbance or damage will eventually grow and mature contributing to the sustainability of Putaringamotu. Another reason for using the predator-proof fence as a “base of a tree” within the old City Plan rules was that Riccarton Bush is logically treated as one entity, rather than a collection of individual trees within, and is shown as such on the maps.

In this respect, a more appropriate control may simply be retaining the current controls due to the unique circumstances under which the Bush is protected in the Plan. I would encourage you to make a submission on this particular part of the proposal.”

This submission is therefore made requesting that the status quo be restored in relation to the buffer area.

Further concern

Of further and particular concern to the Board is 9.4.4.1.3 RD6 that details:

Any application for this activity shall not be limited or publicly notified.

Consequently, there is no ability for a resource consent application to be notified to potentially affected parties and Council would apply its discretion to consider the effects associated with such an application. The Board, particularly given its statutory role in protecting the Bush, believes this is provision inadequate.

It means that the Board would not have the ability to formally comment on or have input regarding the listed matters of discretion, which remain as follows:

9.4.6 Rules – Matters of discretion

...

Riccarton Bush

I. For the lowland kahikatea forest remnant at 16 Kahu Road, which forms part of the greater Riccarton Bush and House Reserve, and is defined by a ‘Protected Trees Area’ symbol identified as a ‘Significant Trees Area’ on Planning Map 38B, the Council shall additionally have regard to the following matters:

- i. The effects of any building, including the type of foundation used, and/or shading by the building on the existing trees and the supporting ecosystem of the forest remnant, including the juvenile regenerating trees;
- ii. The effects of any works on the extensive surface and sub-surface root systems of the kahikatea trees; 20
- iii. The effects of any impervious surfaces on the health and viability of the trees and the supporting ecosystem including soil aeration and hydrological balance; and
- iv. Whether constructing a building in close proximity to the forest remnant is likely to give rise to reverse sensitivity regarding shading, branch overhang, encroaching tree roots or windthrow;

			<p>So, while there are no planned changes to these matters under PC 14 it remains uncertain as to how the regard to be had to them is managed. This includes who determines the impact and how, or whether, the Board can provide any feedback.</p> <p>The Board considers that even if wider notification of resource consent applications within the Riccarton Bush Interface is not to occur (including further limited notification), the proper management of the matters of discretion should involve notification on the Board. This does not mean that the Board will need to be involved in every resource consent application, especially if the effects (if any) on Pūtarīngamotu are negligible. But the Board should be made aware and given the option of submitting any concerns where necessary.</p>	
The Riccarton Bush Trust/44.4	Chapman Tripp/ #FS2063.1	Seek Amendment	<p>Amend 9.4.4.1.3 - Restricted discretionary activities to provide for notification of resource consents to the The Riccarton Bush Trust Board.</p> <p>There appears to be an inadvertent error in the rules at 9.4 Significant and Other Trees. The Board believes the discretionary protections also maintained from the current Plan settings, would be strengthened by enabling the Board's input on resource consent applications within the interface area. Meaning that the Board should be notified when resource consents are applied for in this area.</p> <p>The apparent error</p> <p>The amendments proposed to the District Plan at 9.4.4.1 include the introduction of a tree protection zone based on individual trees. This is an unnecessary change to the status quo, introduced under Plan Change 44 (PC44) to remove the very issue that the current amendment will re-introduce. Namely that tree protection based on buffer of (at least 10m) from the base of the predator proof fence that indicated the "significant tree area" is superior as it protects all the trees within the area including saplings and other smaller (or thinner) trees.</p> <p>In contrast PC14 has introduced the 'Tree protection zone radius' which is defined as meaning:</p> <p><i>...the protection area around a scheduled tree, which is equivalent to 15 times the trunk diameter at 1.4m, where activities and development are managed to prevent damage to a scheduled tree. The maximum extent of a tree protection zone radius is restricted to 15m.</i></p> <p>The rationale for the change is that:</p> <ul style="list-style-type: none"> Existing rules refer to works within the first 10 metres of the base of any tree within the Riccarton Bush Significant Tree area. However, instead of an arbitrary 10m, PC14 has introduced the above concept to ensure that the setback is relative to the scale of trees – up to a maximum of 15m. <p>As noted above, the 10m distance was not arbitrary but deliberate. It was chosen for a purpose. It was also arrived at in the course of PC44, and agreed to by neighbours involved in that process.</p> <p>Further enquiries with CCC indicated that this appeared to be an administrative error and CCC staff are aware of the unworkability of the changes. The officer contacted by the Board commented:</p> <p><i>"I have enquired further about this rule to better understand its genesis and reasoning. The phrasing proposed for RD6 appears to have been an oversight, for the simple reason that there is no ability to measure a tree trunk when the rule specifies that the trunk is the predator-proof fence. The original rule deliberately used the predator-proof fence as the base for measurement to make the measurement easier and uniform, and apply to mature trees as well as saplings that, without disturbance or damage will eventually grow and mature contributing to the sustainability of Putaringamotu. Another reason for using the predator-proof fence as a "base of a tree" within the old City Plan rules was that Riccarton Bush is logically treated as one entity, rather than a collection of individual trees within, and is shown as such on the maps.</i></p> <p><i>In this respect, a more appropriate control may simply be retaining the current controls due to the unique circumstances under which the Bush is protected in the Plan. I would encourage you to make a submission on this particular part of the proposal."</i></p> <p>This submission is therefore made requesting that the status quo be restored in relation to the buffer area.</p> <p>Further concern</p>	Oppose

			<p>Of further and particular concern to the Board is 9.4.4.1.3 RD6 that details:</p> <p><i>Any application for this activity shall not be limited or publicly notified.</i></p> <p>Consequently, there is no ability for a resource consent application to be notified to potentially affected parties and Council would apply <i>its</i> discretion to consider the effects associated with such an application. The Board, particularly given its statutory role in protecting the Bush, believes this is provision inadequate.</p> <p>It means that the Board would not have the ability to formally comment on or have input regarding the listed matters of discretion, which remain as follows:</p> <p>9.4.6 Rules – Matters of discretion</p> <p>...</p> <p>Riccarton Bush</p> <p>i. For the lowland kahikatea forest remnant at 16 Kahu Road, which forms part of the greater Riccarton Bush and House Reserve, and is defined by a ‘Protected Trees Area’ symbol identified as a ‘Significant Trees Area’ on Planning Map 38B, the Council shall additionally have regard to the following matters:</p> <p>i. The effects of any building, including the type of foundation used, and/or shading by the building on the existing trees and the supporting ecosystem of the forest remnant, including the juvenile regenerating trees;</p> <p>ii. The effects of any works on the extensive surface and sub-surface root systems of the kahikatea trees; 20</p> <p>iii. The effects of any impervious surfaces on the health and viability of the trees and the supporting ecosystem including soil aeration and hydrological balance; and</p> <p>iv. Whether constructing a building in close proximity to the forest remnant is likely to give rise to reverse sensitivity regarding shading, branch overhang, encroaching tree roots or windthrow;</p> <p>So, while there are no planned changes to these matters under PC 14it remains uncertain as to how the regard to be had to them is managed. This includes who determines the impact and how, or whether, the Board can provide any feedback.</p> <p>The Board considers that even if wider notification of resource consent applications within the Riccarton Bush Interface is not to occur (including further limited notification), the proper management of the matters of discretion should involve notification on the Board. This does not mean that the Board will need to be involved in every resource consent application, especially if the effects (if any) on Pūtarīngamotu are negligible. But the Board should be made aware and given the option of submitting any concerns where necessary.</p>	
The Riccarton Bush Trust/44.4	Chapman Tripp/ #FS2064.1	Seek Amendment	<p>Amend 9.4.4.1.3 - Restricted discretionary activities to provide for notification of resource consents to the The Riccarton Bush Trust Board.</p> <p>There appears to be an inadvertent error in the rules at 9.4 Significant and Other Trees. The Board believes the discretionary protections also maintained from the current Plan settings, would be strengthened by enabling the Board’s input on resource consent applications within the interface area. Meaning that the Board should be notified when resource consents are applied for in this area.</p> <p>The apparent error</p> <p>The amendments proposed to the District Plan at 9.4.4.1 include the introduction of a tree protection zone based on individual trees. This is an unnecessary change to the status quo, introduced under Plan Change 44 (PC44) to remove the very issue that the current amendment will re-introduce. Namely that tree protection based on buffer of (at least 10m) from the base of the predator proof fence that indicated the “significant tree area” is superior as it protects all the trees within the area including saplings and other smaller (or thinner) trees.</p> <p>In contrast PC14 has introduced the ‘Tree protection zone radius’ which is defined as meaning:</p>	Oppose

...the protection area around a scheduled tree, which is equivalent to 15 times the trunk diameter at 1.4m, where activities and development are managed to prevent damage to a scheduled tree. The maximum extent of a tree protection zone radius is restricted to 15m.

The rationale for the change is that:

- Existing rules refer to works within the first 10 metres of the base of any tree within the Riccarton Bush Significant Tree area. However, instead of an arbitrary 10m, PC14 has introduced the above concept to ensure that the setback is relative to the scale of trees – up to a maximum of 15m.

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“I have enquired further about this rule to better understand its genesis and reasoning. The phrasing proposed for RD6 appears to have been an oversight, for the simple reason that there is no ability to measure a tree trunk when the rule specifies that the trunk is the predator-proof fence. The original rule deliberately used the predator-proof fence as the base for measurement to make the measurement easier and uniform, and apply to mature trees as well as saplings that, without disturbance or damage will eventually grow and mature contributing to the sustainability of Putaringamotu. Another reason for using the predator-proof fence as a “base of a tree” within the old City Plan rules was that Riccarton Bush is logically treated as one entity, rather than a collection of individual trees within, and is shown as such on the maps.

In this respect, a more appropriate control may simply be retaining the current controls due to the unique circumstances under which the Bush is protected in the Plan. I would encourage you to make a submission on this particular part of the proposal.”

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- ii. The effects of any works on the extensive surface and sub-surface root systems of the kahikatea trees; 20
- iii. The effects of any impervious surfaces on the health and viability of the trees and the supporting ecosystem including soil aeration and hydrological balance; and

			<p>iv. Whether constructing a building in close proximity to the forest remnant is likely to give rise to reverse sensitivity regarding shading, branch overhang, encroaching tree roots or windthrow;</p> <p>So, while there are no planned changes to these matters under PC 14 it remains uncertain as to how the regard to be had to them is managed. This includes who determines the impact and how, or whether, the Board can provide any feedback.</p> <p>The Board considers that even if wider notification of resource consent applications within the Riccarton Bush Interface is not to occur (including further limited notification), the proper management of the matters of discretion should involve notification on the Board. This does not mean that the Board will need to be involved in every resource consent application, especially if the effects (if any) on Pūtaringamotu are negligible. But the Board should be made aware and given the option of submitting any concerns where necessary.</p>	
The Riccarton Bush Trust/44.4	Kāinga Ora/ #FS2082.14	Seek Amendment	<p>Amend 9.4.4.1.3 - Restricted discretionary activities to provide for notification of resource consents to the The Riccarton Bush Trust Board.</p> <p>There appears to be an inadvertent error in the rules at 9.4 Significant and Other Trees. The Board believes the discretionary protections also maintained from the current Plan settings, would be strengthened by enabling the Board's input on resource consent applications within the interface area. Meaning that the Board should be notified when resource consents are applied for in this area.</p> <p>The apparent error</p> <p>The amendments proposed to the District Plan at 9.4.4.1 include the introduction of a tree protection zone based on individual trees. This is an unnecessary change to the status quo, introduced under Plan Change 44 (PC44) to remove the very issue that the current amendment will re-introduce. Namely that tree protection based on buffer of (at least 10m) from the base of the predator proof fence that indicated the "significant tree area" is superior as it protects all the trees within the area including saplings and other smaller (or thinner) trees.</p> <p>In contrast PC14 has introduced the 'Tree protection zone radius' which is defined as meaning:</p> <p><i>...the protection area around a scheduled tree, which is equivalent to 15 times the trunk diameter at 1.4m, where activities and development are managed to prevent damage to a scheduled tree. The maximum extent of a tree protection zone radius is restricted to 15m.</i></p> <p>The rationale for the change is that:</p> <ul style="list-style-type: none"> Existing rules refer to works within the first 10 metres of the base of any tree within the Riccarton Bush Significant Tree area. However, instead of an arbitrary 10m, PC14 has introduced the above concept to ensure that the setback is relative to the scale of trees – up to a maximum of 15m. <p>As noted above, the 10m distance was not arbitrary but deliberate. It was chosen for a purpose. It was also arrived at in the course of PC44, and agreed to by neighbours involved in that process.</p> <p>Further enquiries with CCC indicated that this appeared to be an administrative error and CCC staff are aware of the unworkability of the changes. The officer contacted by the Board commented:</p> <p><i>"I have enquired further about this rule to better understand its genesis and reasoning. The phrasing proposed for RD6 appears to have been an oversight, for the simple reason that there is no ability to measure a tree trunk when the rule specifies that the trunk is the predator-proof fence. The original rule deliberately used the predator-proof fence as the base for measurement to make the measurement easier and uniform, and apply to mature trees as well as saplings that, without disturbance or damage will eventually grow and mature contributing to the sustainability of Putaringamotu. Another reason for using the predator-proof fence as a "base of a tree" within the old City Plan rules was that Riccarton Bush is logically treated as one entity, rather than a collection of individual trees within, and is shown as such on the maps.</i></p> <p><i>In this respect, a more appropriate control may simply be retaining the current controls due to the unique circumstances under which the Bush is protected in the Plan. I would encourage you to make a submission on this particular part of the proposal."</i></p> <p>This submission is therefore made requesting that the status quo be restored in relation to the buffer area.</p>	Oppose

			<p>Further concern</p> <p>Of further and particular concern to the Board is 9.4.4.1.3 RD6 that details:</p> <p><i>Any application for this activity shall not be limited or publicly notified.</i></p> <p>Consequently, there is no ability for a resource consent application to be notified to potentially affected parties and Council would apply <i>its</i> discretion to consider the effects associated with such an application. The Board, particularly given its statutory role in protecting the Bush, believes this is provision inadequate.</p> <p>It means that the Board would not have the ability to formally comment on or have input regarding the listed matters of discretion, which remain as follows:</p> <p>9.4.6 Rules – Matters of discretion</p> <p>...</p> <p>Riccarton Bush</p> <p>I. For the lowland kahikatea forest remnant at 16 Kahu Road, which forms part of the greater Riccarton Bush and House Reserve, and is defined by a 'Protected Trees Area' symbol identified as a 'Significant Trees Area' on Planning Map 38B, the Council shall additionally have regard to the following matters:</p> <p>i. The effects of any building, including the type of foundation used, and/or shading by the building on the existing trees and the supporting ecosystem of the forest remnant, including the juvenile regenerating trees;</p> <p>ii. The effects of any works on the extensive surface and sub-surface root systems of the kahikatea trees; 20</p> <p>iii. The effects of any impervious surfaces on the health and viability of the trees and the supporting ecosystem including soil aeration and hydrological balance; and</p> <p>iv. Whether constructing a building in close proximity to the forest remnant is likely to give rise to reverse sensitivity regarding shading, branch overhang, encroaching tree roots or windthrow;</p> <p>So, while there are no planned changes to these matters under PC 14it remains uncertain as to how the regard to be had to them is managed. This includes who determines the impact and how, or whether, the Board can provide any feedback.</p> <p>The Board considers that even if wider notification of resource consent applications within the Riccarton Bush Interface is not to occur (including further limited notification), the proper management of the matters of discretion should involve notification on the Board. This does not mean that the Board will need to be involved in every resource consent application, especially if the effects (if any) on Pūtaringamotu are negligible. But the Board should be made aware and given the option of submitting any concerns where necessary.</p>	
Christchurch City Council/ #751.48		Seek Amendment	[In RD6] Decline the [proposed] change to insert the 'treeprotection zone radius' and maintain the [existing]10msetback control.	
Christchurch City Council/751.48	Anne Dingwall/ #FS2037.870	Seek Amendment	<p>[In RD6] Decline the [proposed] change to insert the 'treeprotection zone radius' and maintain the [existing]10msetback control.</p> <p>The phrasing proposed for RD6appears to have been an oversight,for the simple reason that there is noability to measure tree trunk whenthe rule specifies that the trunk isthe predator-proof fence. Theoriginal rule deliberately used thepredator-proof fence as the base formeasurement to make themeasurement easier and uniform,and apply to mature trees as well assaplings that, without disturbance ordamage will eventually grow.Another reason for using thepredator-proof fence as a “base of atree” within the old City Plan ruleswas that Riccarton Bush is treated asone entity, rather than a collectionof individual trees within, and isshown as such on the maps.</p> <p>In this respect, a more appropriatecontrol may simply be retaining the current controls due to the uniquecircumstances under which the Bushis protected in the Plan.</p>	Support
Christchurch City Council/751.48	The Riccarton Bush Trust/ #FS2085.28	Seek Amendment	<p>[In RD6] Decline the [proposed] change to insert the 'treeprotection zone radius' and maintain the [existing]10msetback control.</p> <p>The phrasing proposed for RD6appears to have been an oversight,for the simple reason that there is noability to measure tree trunk whenthe rule specifies that the trunk isthe predator-proof fence. Theoriginal rule deliberately used thepredator-proof fence as the base formeasurement to make themeasurement easier</p>	Support

			<p>and uniform, and apply to mature trees as well as saplings that, without disturbance or damage will eventually grow. Another reason for using the predator-proof fence as a “base of a tree” within the old City Plan rules was that Riccarton Bush is treated as one entity, rather than a collection of individual trees within, and is shown as such on the maps.</p> <p>In this respect, a more appropriate control may simply be retaining the current controls due to the unique circumstances under which the Bush is protected in the Plan.</p>	
Kāinga Ora – Homes and Communities / #834.28		Support	RD1-RD8 1. Retain Significant and Other Tree Qualifying Matter.	
Kāinga Ora – Homes and Communities / #834.28	Anne Dingwall / #FS2037.5	Support	RD1-RD8 1. Retain Significant and Other Tree Qualifying Matter. Kāinga Ora support the Significant and Other Trees qualifying matter. The rules in Chapter 9 of the District Plan sufficiently recognise and provide for the management of notable trees. Such rules provide a suitable framework for considering new buildings in proximity to notable trees, or their removal.	Oppose
Alan and Robyn Ogle / #876.19		Support	<p>Support the provisions for tree canopy and financial contributions, noting:</p> <ol style="list-style-type: none"> 1. Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14. 2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting. 	
Alan and Robyn Ogle / #876.19	Robert Broughton / #FS2083.28	Support	<p>Support the provisions for tree canopy and financial contributions, noting:</p> <ol style="list-style-type: none"> 1. Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14. 2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting. 	Support
John Hardie / #1011.1		Oppose		
John Hardie / #1011.1	The Riccarton Bush Trust / #FS2085.48	Oppose	<p>The JG & JL Hardie Family Trust (the Trust) is the owner of the property at 48 Rata Street, Riccarton, Christchurch. Riccarton bush abuts two sides of the property. The property is rectangular in shape, and one of those sides is obviously much longer and I refer to that as the south side. The other side is shorter in length and is at the back of the property and I refer to this as the west side.</p> <p>In 2010 – 11 the Council promulgated plan change 44 which sought to bring about setback controls on the Trust property relating to those parts which abutted Riccarton Bush. Those controls sort a 10 m setback restricting development on the property, but the 10 m setback was measured from a predator proof fence situated 4 m inside the Bush property. Thus the setback on the Trust property was 6 m. It was opposed by the Trust, and expert evidence was called to say that the controls were not warranted.</p> <p>Those controls were predicated upon a desire to protect a particularly important tree in the Bush area, that being the kahikatea tree. That is because the roots of that tree extend outwards from the trunk or than other trees. The Trust expert identified existing kahikatea trees inside the bush and gave evidence that none of those trees could be affected by any development on the Trust property. Number close to the boundary of the property. Nevertheless, the hearing Commissioner Mr Lawn asked if the Trust is a compromise would accept the setback on the shorter West side of the property, and the Trust agreed in conjunction with the submitter the Riccarton Bush Trust, on the understanding that there would be no controls on the south side. That was referred to in the decision of the Commissioner and became embedded in the rule which allowed the setback.</p> <p>The Council has now proposed a completely different basis of determining a setback based on a distance calculated based on the diameter of all trees in the bush. This is opposed. It is unworkable. It appears to apply to all trees are not just the kahikatea tree. It would require all trees in the bush to be measured on a continuing basis because of a change in trunk diameter. The Trust would accept a continuation of the rule that existed in the Plan prior to the introduction of the proposed new rule, and if that is not done by agreement, it opposes all restrictions on the boundary of its property. The Trust is agreeable to acting in good faith to uphold its agreement made during PC 44, despite the fact that it called expert evidence to say that no controls were necessary in relation to its property.</p> <p>This submission makes no reference to the proposed new rule because it cannot be readily found. It incorporates it by reference to the submission which outlines the nature of the problem and its proposed solution(s)</p>	Oppose

Natural and Cultural Heritage > Significant and Other Trees > Rules > Activity status tables > Discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.29		Support	1. Retain Significant and Other TreeQualifying Matter.	
Alan and Robyn Ogle/ #876.20		Support	Support the provisions for tree canopy and financial contributions, noting: 1. Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14. 2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.	
Alan and Robyn Ogle/876.20	Robert Broughton/ #FS2083.29	Support	Support the provisions for tree canopy and financial contributions, noting: 1. Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14. 2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.	Support

Natural and Cultural Heritage > Significant and Other Trees > Rules - Matters of discretion

Submission Number	Further Submission No	Position	Decision Requested	FS Position
The Riccarton Bush Trust/ #44.6		Seek Amendment	Amend 9.4.4.1.3 - Restricted discretionary activities to provide for notification of resource consents to the The Riccarton Bush Trust Board.	
The Riccarton Bush Trust/44.6	Anne Dingwall/ #FS2037.71	Seek Amendment	<p>Amend 9.4.4.1.3 - Restricted discretionary activities to provide for notification of resource consents to the The Riccarton Bush Trust Board.</p> <p>There appears to be an inadvertent error in the rules at 9.4 Significant and Other Trees. The Board believes the discretionary protections also maintained from the current Plan settings, would be strengthened by enabling the Board’s input on resource consent applications within the interface area. Meaning that the Board should be notified when resource consents are applied for in this area.</p> <p>The apparent error</p> <p>The amendments proposed to the District Plan at 9.4.4.1 include the introduction of a tree protection zone based on individual trees. This is an unnecessary change to the status quo, introduced under Plan Change 44 (PC44) to remove the very issue that the current amendment will re-introduce. Namely that tree protection based on buffer of (at least 10m) from the base of the predator proof fence that indicated the “significant tree area” is superior as it protects all the trees within the area including saplings and other smaller (or thinner) trees.</p> <p>In contrast PC14 has introduced the ‘Tree protection zone radius’ which is defined as meaning:</p> <p><i>...the protection area around a scheduled tree, which is equivalent to 15 times the trunk diameter at 1.4m, where activities and development are managed to prevent damage to a scheduled tree. The maximum extent of a tree protection zone radius is restricted to 15m.</i></p> <p>The rationale for the change is that:</p> <ul style="list-style-type: none"> Existing rules refer to works within the first 10 metres of the base of any tree within the Riccarton Bush Significant Tree area. However, instead of an arbitrary 10m, PC14 has introduced the above concept to ensure that the setback is relative to the scale of trees – up to a maximum of 15m. <p>As noted above, the 10m distance was not arbitrary but deliberate. It was chosen for a purpose. It was also arrived at in the course of PC44, and agreed to by neighbours involved in that process.</p>	Support

			<p>Further enquiries with CCC indicated that this appeared to be an administrative error and CCC staff are aware of the unworkability of the changes. The officer contacted by the Board commented:</p> <p><i>"I have enquired further about this rule to better understand its genesis and reasoning. The phrasing proposed for RD6 appears to have been an oversight, for the simple reason that there is no ability to measure a tree trunk when the rule specifies that the trunk is the predator-proof fence. The original rule deliberately used the predator-proof fence as the base for measurement to make the measurement easier and uniform, and apply to mature trees as well as saplings that, without disturbance or damage will eventually grow and mature contributing to the sustainability of Putaringamotu. Another reason for using the predator-proof fence as a "base of a tree" within the old City Plan rules was that Riccarton Bush is logically treated as one entity, rather than a collection of individual trees within, and is shown as such on the maps.</i></p> <p><i>In this respect, a more appropriate control may simply be retaining the current controls due to the unique circumstances under which the Bush is protected in the Plan. I would encourage you to make a submission on this particular part of the proposal."</i></p> <p>This submission is therefore made requesting that the status quo be restored in relation to the buffer area.</p> <p>Further concern</p> <p>Of further and particular concern to the Board is 9.4.4.1.3 RD6 that details:</p> <p><i>Any application for this activity shall not be limited or publicly notified.</i></p> <p>Consequently, there is no ability for a resource consent application to be notified to potentially affected parties and Council would apply <i>its</i> discretion to consider the effects associated with such an application. The Board, particularly given its statutory role in protecting the Bush, believes this is provision inadequate.</p> <p>It means that the Board would not have the ability to formally comment on or have input regarding the listed matters of discretion, which remain as follows:</p> <p>9.4.6 Rules – Matters of discretion</p> <p>...</p> <p>Riccarton Bush</p> <p>I. For the lowland kahikatea forest remnant at 16 Kahu Road, which forms part of the greater Riccarton Bush and House Reserve, and is defined by a 'Protected Trees Area' symbol identified as a 'Significant Trees Area' on Planning Map 38B, the Council shall additionally have regard to the following matters:</p> <p>i. The effects of any building, including the type of foundation used, and/or shading by the building on the existing trees and the supporting ecosystem of the forest remnant, including the juvenile regenerating trees;</p> <p>ii. The effects of any works on the extensive surface and sub-surface root systems of the kahikatea trees; 20</p> <p>iii. The effects of any impervious surfaces on the health and viability of the trees and the supporting ecosystem including soil aeration and hydrological balance; and</p> <p>iv. Whether constructing a building in close proximity to the forest remnant is likely to give rise to reverse sensitivity regarding shading, branch overhang, encroaching tree roots or windthrow;</p> <p>So, while there are no planned changes to these matters under PC 14it remains uncertain as to how the regard to be had to them is managed. This includes who determines the impact and how, or whether, the Board can provide any feedback.</p> <p>The Board considers that even if wider notification of resource consent applications within the Riccarton Bush Interface is not to occur (including further limited notification), the proper management of the matters of discretion should involve notification on the Board. This does not mean that the Board will need to be involved in every resource consent application, especially if the effects (if any) on Pūtarīngamotu are negligible. But the Board should be made aware and given the option of submitting any concerns where necessary.</p>	
The Riccarton Bush Trust/44.6	Chapman Tripp/ #FS2063.2	Seek Amendment	Amend 9.4.4.1.3 - Restricted discretionary activities to provide for notification of resource consents to the The Riccarton Bush Trust Board.	Oppose

There appears to be an inadvertent error in the rules at **9.4 Significant and Other Trees**. The Board believes the discretionary protections also maintained from the current Plan settings, would be strengthened by enabling the Board's input on resource consent applications within the interface area. Meaning that the Board should be notified when resource consents are applied for in this area.

The apparent error

The amendments proposed to the District Plan at 9.4.4.1 include the introduction of a tree protection zone based on individual trees. This is an unnecessary change to the status quo, introduced under Plan Change 44 (PC44) to remove the very issue that the current amendment will re-introduce. Namely that tree protection based on buffer of (at least 10m) from the base of the predator proof fence that indicated the "significant tree area" is superior as it protects all the trees within the area including saplings and other smaller (or thinner) trees.

In contrast PC14 has introduced the 'Tree protection zone radius' which is defined as meaning:

...the protection area around a scheduled tree, which is equivalent to 15 times the trunk diameter at 1.4m, where activities and development are managed to prevent damage to a scheduled tree. The maximum extent of a tree protection zone radius is restricted to 15m.

The rationale for the change is that:

- Existing rules refer to works within the first 10 metres of the base of any tree within the Riccarton Bush Significant Tree area. However, instead of an arbitrary 10m, PC14 has introduced the above concept to ensure that the setback is relative to the scale of trees – up to a maximum of 15m.

As noted above, the 10m distance was not arbitrary but deliberate. It was chosen for a purpose. It was also arrived at in the course of PC44, and agreed to by neighbours involved in that process.

Further enquiries with CCC indicated that this appeared to be an administrative error and CCC staff are aware of the unworkability of the changes. The officer contacted by the Board commented:

"I have enquired further about this rule to better understand its genesis and reasoning. The phrasing proposed for RD6 appears to have been an oversight, for the simple reason that there is no ability to measure a tree trunk when the rule specifies that the trunk is the predator-proof fence. The original rule deliberately used the predator-proof fence as the base for measurement to make the measurement easier and uniform, and apply to mature trees as well as saplings that, without disturbance or damage will eventually grow and mature contributing to the sustainability of Putaringamotu. Another reason for using the predator-proof fence as a "base of a tree" within the old City Plan rules was that Riccarton Bush is logically treated as one entity, rather than a collection of individual trees within, and is shown as such on the maps.

In this respect, a more appropriate control may simply be retaining the current controls due to the unique circumstances under which the Bush is protected in the Plan. I would encourage you to make a submission on this particular part of the proposal."

This submission is therefore made requesting that the status quo be restored in relation to the buffer area.

Further concern

Of further and particular concern to the Board is 9.4.4.1.3 RD6 that details:

Any application for this activity shall not be limited or publicly notified.

Consequently, there is no ability for a resource consent application to be notified to potentially affected parties and Council would apply its discretion to consider the effects associated with such an application. The Board, particularly given its statutory role in protecting the Bush, believes this is provision inadequate.

It means that the Board would not have the ability to formally comment on or have input regarding the listed matters of discretion, which remain as follows:

9.4.6 Rules – Matters of discretion

...

			<p>Riccarton Bush</p> <p>I. For the lowland kahikatea forest remnant at 16 Kahu Road, which forms part of the greater Riccarton Bush and House Reserve, and is defined by a 'Protected Trees Area' symbol identified as a 'Significant Trees Area' on Planning Map 38B, the Council shall additionally have regard to the following matters:</p> <p>i. The effects of any building, including the type of foundation used, and/or shading by the building on the existing trees and the supporting ecosystem of the forest remnant, including the juvenile regenerating trees;</p> <p>ii. The effects of any works on the extensive surface and sub-surface root systems of the kahikatea trees; 20</p> <p>iii. The effects of any impervious surfaces on the health and viability of the trees and the supporting ecosystem including soil aeration and hydrological balance; and</p> <p>iv. Whether constructing a building in close proximity to the forest remnant is likely to give rise to reverse sensitivity regarding shading, branch overhang, encroaching tree roots or windthrow;</p> <p>So, while there are no planned changes to these matters under PC 14 it remains uncertain as to how the regard to be had to them is managed. This includes who determines the impact and how, or whether, the Board can provide any feedback.</p> <p>The Board considers that even if wider notification of resource consent applications within the Riccarton Bush Interface is not to occur (including further limited notification), the proper management of the matters of discretion should involve notification on the Board. This does not mean that the Board will need to be involved in every resource consent application, especially if the effects (if any) on Pūtaringamotu are negligible. But the Board should be made aware and given the option of submitting any concerns where necessary.</p>	
The Riccarton Bush Trust/44.6	Chapman Tripp/ #FS2064.2	Seek Amendment	<p>Amend 9.4.4.1.3 - Restricted discretionary activities to provide for notification of resource consents to the The Riccarton Bush Trust Board.</p> <p>There appears to be an inadvertent error in the rules at 9.4 Significant and Other Trees. The Board believes the discretionary protections also maintained from the current Plan settings, would be strengthened by enabling the Board's input on resource consent applications within the interface area. Meaning that the Board should be notified when resource consents are applied for in this area.</p> <p>The apparent error</p> <p>The amendments proposed to the District Plan at 9.4.4.1 include the introduction of a tree protection zone based on individual trees. This is an unnecessary change to the status quo, introduced under Plan Change 44 (PC44) to remove the very issue that the current amendment will re-introduce. Namely that tree protection based on buffer of (at least 10m) from the base of the predator proof fence that indicated the "significant tree area" is superior as it protects all the trees within the area including saplings and other smaller (or thinner) trees.</p> <p>In contrast PC14 has introduced the 'Tree protection zone radius' which is defined as meaning:</p> <p><i>...the protection area around a scheduled tree, which is equivalent to 15 times the trunk diameter at 1.4m, where activities and development are managed to prevent damage to a scheduled tree. The maximum extent of a tree protection zone radius is restricted to 15m.</i></p> <p>The rationale for the change is that:</p> <ul style="list-style-type: none"> Existing rules refer to works within the first 10 metres of the base of any tree within the Riccarton Bush Significant Tree area. However, instead of an arbitrary 10m, PC14 has introduced the above concept to ensure that the setback is relative to the scale of trees – up to a maximum of 15m. <p>As noted above, the 10m distance was not arbitrary but deliberate. It was chosen for a purpose. It was also arrived at in the course of PC44, and agreed to by neighbours involved in that process.</p> <p>Further enquiries with CCC indicated that this appeared to be an administrative error and CCC staff are aware of the unworkability of the changes. The officer contacted by the Board commented:</p> <p><i>"I have enquired further about this rule to better understand its genesis and reasoning. The phrasing proposed for RD6 appears to have been an oversight, for the simple reason that there is no ability to measure a tree trunk when the rule specifies that the trunk is the predator-proof fence. The original rule deliberately used the predator-proof fence as the base for measurement to make the measurement easier and uniform, and apply to mature trees as well as saplings that, without disturbance or damage will</i></p>	Oppose

			<p><i>eventually grow and mature contributing to the sustainability of Putaringamotu. Another reason for using the predator-proof fence as a “base of a tree” within the old City Plan rules was that Riccarton Bush is logically treated as one entity, rather than a collection of individual trees within, and is shown as such on the maps.</i></p> <p><i>In this respect, a more appropriate control may simply be retaining the current controls due to the unique circumstances under which the Bush is protected in the Plan. I would encourage you to make a submission on this particular part of the proposal.”</i></p> <p>This submission is therefore made requesting that the status quo be restored in relation to the buffer area.</p> <p>Further concern</p> <p>Of further and particular concern to the Board is 9.4.4.1.3 RD6 that details:</p> <p><i>Any application for this activity shall not be limited or publicly notified.</i></p> <p>Consequently, there is no ability for a resource consent application to be notified to potentially affected parties and Council would apply <i>its</i> discretion to consider the effects associated with such an application. The Board, particularly given its statutory role in protecting the Bush, believes this is provision inadequate.</p> <p>It means that the Board would not have the ability to formally comment on or have input regarding the listed matters of discretion, which remain as follows:</p> <p>9.4.6 Rules – Matters of discretion</p> <p>...</p> <p>Riccarton Bush</p> <p>I. For the lowland kahikatea forest remnant at 16 Kahu Road, which forms part of the greater Riccarton Bush and House Reserve, and is defined by a ‘Protected Trees Area’ symbol identified as a ‘Significant Trees Area’ on Planning Map 38B, the Council shall additionally have regard to the following matters:</p> <p>i. The effects of any building, including the type of foundation used, and/or shading by the building on the existing trees and the supporting ecosystem of the forest remnant, including the juvenile regenerating trees;</p> <p>ii. The effects of any works on the extensive surface and sub-surface root systems of the kahikatea trees; 20</p> <p>iii. The effects of any impervious surfaces on the health and viability of the trees and the supporting ecosystem including soil aeration and hydrological balance; and</p> <p>iv. Whether constructing a building in close proximity to the forest remnant is likely to give rise to reverse sensitivity regarding shading, branch overhang, encroaching tree roots or windthrow;</p> <p>So, while there are no planned changes to these matters under PC 14it remains uncertain as to how the regard to be had to them is managed. This includes who determines the impact and how, or whether, the Board can provide any feedback.</p> <p>The Board considers that even if wider notification of resource consent applications within the Riccarton Bush Interface is not to occur (including further limited notification), the proper management of the matters of discretion should involve notification on the Board. This does not mean that the Board will need to be involved in every resource consent application, especially if the effects (if any) on Pūtaringamotu are negligible. But the Board should be made aware and given the option of submitting any concerns where necessary.</p>	
The Riccarton Bush Trust/44.6	Kāinga Ora/ #FS2082.15	Seek Amendment	<p>Amend 9.4.4.1.3 - Restricted discretionary activities to provide for notification of resource consents to the The Riccarton Bush Trust Board.</p> <p>There appears to be an inadvertent error in the rules at 9.4 Significant and Other Trees. The Board believes the discretionary protections also maintained from the current Plan settings, would be strengthened by enabling the Board’s input on resource consent applications within the interface area. Meaning that the Board should be notified when resource consents are applied for in this area.</p> <p>The apparent error</p>	Oppose

The amendments proposed to the District Plan at 9.4.4.1 include the introduction of a tree protection zone based on individual trees. This is an unnecessary change to the status quo, introduced under Plan Change 44 (PC44) to remove the very issue that the current amendment will re-introduce. Namely that tree protection based on buffer of (at least 10m) from the base of the predator proof fence that indicated the “significant tree area” is superior as it protects all the trees within the area including saplings and other smaller (or thinner) trees.

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9.4.6 Rules – Matters of discretion

...

Riccarton Bush

I. For the lowland kahikatea forest remnant at 16 Kahu Road, which forms part of the greater Riccarton Bush and House Reserve, and is defined by a ‘Protected Trees Area’ symbol identified as a ‘Significant Trees Area’ on Planning Map 38B, the Council shall additionally have regard to the following matters:

		<p>i. The effects of any building, including the type of foundation used, and/or shading by the building on the existing trees and the supporting ecosystem of the forest remnant, including the juvenile regenerating trees;</p> <p>ii. The effects of any works on the extensive surface and sub-surface root systems of the kahikatea trees; 20</p> <p>iii. The effects of any impervious surfaces on the health and viability of the trees and the supporting ecosystem including soil aeration and hydrological balance; and</p> <p>iv. Whether constructing a building in close proximity to the forest remnant is likely to give rise to reverse sensitivity regarding shading, branch overhang, encroaching tree roots or windthrow;</p> <p>So, while there are no planned changes to these matters under PC 14 it remains uncertain as to how the regard to be had to them is managed. This includes who determines the impact and how, or whether, the Board can provide any feedback.</p> <p>The Board considers that even if wider notification of resource consent applications within the Riccarton Bush Interface is not to occur (including further limited notification), the proper management of the matters of discretion should involve notification on the Board. This does not mean that the Board will need to be involved in every resource consent application, especially if the effects (if any) on Pūtarangamotu are negligible. But the Board should be made aware and given the option of submitting any concerns where necessary.</p>	
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Natural and Cultural Heritage > Significant and Other Trees > Appendices > Appendix - Schedules of significant trees (Christchurch City and Banks Peninsula)

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Linda Barnes/ #23.5		Support	[Retain Schedule of Significant Trees as a Qualifying Matter]	
Ceres New Zealand, LLC/ #150.25		Oppose	Delete the Horizontal Elm (<i>Ulmus glabra Horizontalis</i>) tree located on 25 Peterborough Street (Significant Tree #274) from Appendix 9.4.7.1 Schedules of significant trees (Christchurch City and Banks Peninsula).	
Jane Katie Carter/ #397.1		Oppose	Removal from the District Plan of a Significant tree at 83 North Avon Road Richmond Christchurch.	
Daniel John Rutherford/ #499.1		Seek Amendment	Please remove our Tasmanian blue gum (at 20 Macmillan Ave) from the significant tree register.	
James Carr/ #519.14		Support	Trees - especially big street trees are really important, especially for energy savings, mental health and also for encouraging active transport modes.	
James Carr/519.14	Anne Dingwall/ #FS2037.522	Support	Trees - especially big street trees are really important, especially for energy savings, mental health and also for encouraging active transport modes. Trees - especially big street trees are really important, especially for energy savings, mental health and also for encouraging active transport modes.	Support
Foodstuffs/ #705.2		Seek Amendment	Amend to exclude the protected tree on Stanmore Road frontage at 300,304 Stanmore Road and 9,11 Warwick Street	
Foodstuffs/705.2	Anne Dingwall/ #FS2037.566	Seek Amendment	Amend to exclude the protected tree on Stanmore Road frontage at 300,304 Stanmore Road and 9,11 Warwick Street Removal of the protected tree better represents the existing environment.	Oppose
Carter Group Limited/ #814.115		Seek Amendment	Amend Appendix 9.4.7.1, so as to delete the scheduling of the common lime and variegated sycamore trees at 32 Armagh Street.	
Carter Group Limited/814.115	Kāinga Ora/ #FS2082.945	Seek Amendment	Amend Appendix 9.4.7.1, so as to delete the scheduling of the common lime and variegated sycamore trees at 32 Armagh Street. Two scheduled trees are identified for the property at 32 Armagh Street. The submitted does not agree that the trees are of such significance as to warrant their listing and protection, particularly given that their retention significantly constrain the development capacity of the site. In the submitter's views, these significant costs outweigh any benefits of scheduling. For these reasons, the listing of the 2 scheduled trees at 32 Armagh Street is inappropriate and should be deleted.	Seek Amendment
Alan and Robyn Ogle/ #876.21		Support	Support the provisions for tree canopy and financial contributions, noting: <ol style="list-style-type: none"> 1. Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14. 2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting. 	

Alan and Robyn Ogle/876.21	Robert Broughton/ #FS2083.30	Support	Support the provisions for tree canopy and financial contributions, noting: 1. Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14. 2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.	Support
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Natural and Cultural Heritage > Ngai Tahu values and the natural environment > Rules > Activity status tables > Restricted discretionary activities - Wahi Tapu / Wahi Taonga

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.15		Support	1. Retain the Sites of Ecological Significance qualifying matter. 2. Retain the Outstanding and Significant Natural Features qualifying matter. 3. Retain the Sites of Cultural Significance qualifying matter.	

Designations and Heritage Orders

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Tobias Meyer/ #55.1		Support	Support proposed changes as notified..	
Tobias Meyer/55.1	Christchurch International Airport Limited/ #FS2052.164	Support	Support proposed changes as notified.. Protecting some is fine but please don't extend it out more just to serve interests of wealthy land owners	Oppose
Ruth Morrison/ #1041.3		Seek Amendment	Keep the area around Paparoa St, Dormer St, Rayburn Ave and Perry St as a heritage area.	

Designations and Heritage Orders > A Chorus New Zealand Limited

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.49		Seek Amendment	Amend location of [Designation] A17 from 237 Memorial Avenue, Christchurch to 241 Memorial Avenue, Christchurch, as below: 237-241 Memorial Avenue, Christchurch	
Christchurch City Council/751.49	Anne Dingwall/ #FS2037.871	Seek Amendment	Amend location of [Designation] A17 from 237 Memorial Avenue, Christchurch to 241 Memorial Avenue, Christchurch, as below: 237-241 Memorial Avenue, Christchurch A change is proposed in A17 but the Schedule was not updated to be consistent with the proposed change.	Support

Designations and Heritage Orders > M Minister of Health

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.50		Seek Amendment	Insert the following operative text after Condition # 10 of [Designation] M1: "Alteration to Designation Conditions for Tower 3 and Circulation Tower	

			<ol style="list-style-type: none"> General a. The plans and documentation labelled – Christchurch Hospital - Waipapa Tower 3 (RMA/2022/1661 Approved Documents, dated 01/12/2022) for Tower 3 and the associated circulation tower is incorporated into the designation. b. The bulk and location of Tower 3 and the associated circulation tower shall be carried out in general accordance with the plans and information contained in the plans and documentation labelled Waipapa Tower 3. Noise Attenuation a. All mechanical plant shall be designed and/or sited to achieve compliance with the District Plan noise standards at the boundary of the Christchurch Hospital site and an acoustic report shall be submitted to Council (RCmon@ccc.govt.nz) for certification to demonstrate compliance. Lighting and Security a. A lighting plan for external lighting shall be prepared by a suitably qualified professional experienced in applying Crime Prevention through Environmental Design (CPTED) principles. The Plan shall be submitted to the Christchurch City Council prior to the completion of the developed design of Tower 3 for certification. b. A wayfinding signage strategy be prepared and implemented for the interface between Hagley Park and the pedestrian pathway leading to Tower 3, directing the public to the main entrance to the hospital. Transport a. All works on site shall be subject to a Traffic Management Plan (TMP) which must be prepared by a suitably qualified person and submitted for acceptance prior to the commencement of earthworks. No works are to commence until the TMP has been accepted and installed. b. The TMP shall identify the nature and extent of temporary traffic management and how all road users will be managed by the use of temporary traffic management measures. It shall also identify the provision of on-site parking for construction staff. Activities on any public road should be planned so as to cause as little disruption, peak traffic safety delay or inconvenience to road users as possible without compromising safety. The TMP must comply with the Waka Kotahi NZTA Code of Practice for Temporary Traffic Management (CoPTTM) and the relevant Road Controlling Authority’s Local Operating Procedures. c. The TMP shall be submitted to the relevant Road Controlling Authority via the web portal www.myworksites.co.nz. To submit a TMP a Corridor Access Request (CAR) must also be submitted. A copy of the accepted TMP and CAR shall be supplied to the Council’s resource consent monitoring team (via email to rcmon@ccc.govt.nz) at least 3 working days prior to the commencement of works under this designation alteration. d. Note: Please refer to https://ccc.govt.nz/transport/legalroad/traffic-management-news-andinformation for more information. 	
Christchurch City Council/751.50	Anne Dingwall/ #FS2037.872	Seek Amendment	<p>Insert the following operative text after Condition # 10 of [Designation] M1: "Alteration to Designation Conditions for Tower 3 and Circulation Tower</p> <ol style="list-style-type: none"> General a. The plans and documentation labelled – Christchurch Hospital - Waipapa Tower 3 (RMA/2022/1661 Approved Documents, dated 01/12/2022) for Tower 3 and the associated circulation tower is incorporated into the designation. b. The bulk and location of Tower 3 and the associated circulation tower shall be carried out in general accordance with the plans and information contained in the plans and documentation labelled Waipapa Tower 3. Noise Attenuation a. All mechanical plant shall be designed and/or sited to achieve compliance with the District Plan noise standards at the boundary of the Christchurch Hospital site and an acoustic report shall be submitted to Council (RCmon@ccc.govt.nz) for certification to demonstrate compliance. Lighting and Security a. A lighting plan for external lighting shall be prepared by a suitably qualified professional experienced in applying Crime Prevention through Environmental Design (CPTED) principles. The Plan shall be submitted to the Christchurch City Council prior to the completion of the developed design of Tower 3 for certification. b. A wayfinding signage strategy be prepared and implemented for the interface between Hagley Park and the pedestrian pathway leading to Tower 3, directing the public to the main entrance to the hospital. Transport a. All works on site shall be subject to a Traffic Management Plan (TMP) which must be prepared by a suitably qualified person and submitted for acceptance prior to the commencement of earthworks. No works are to commence until the TMP has been accepted and installed. b. The TMP shall identify the nature and extent of temporary traffic management and how all road users will be managed by the use of temporary traffic management measures. It shall also identify the provision of on-site parking for construction staff. Activities on any public road should be planned so as to cause as little disruption, peak traffic safety delay or inconvenience to road users as possible without compromising safety. The TMP must comply with the Waka Kotahi NZTA Code of Practice for Temporary Traffic Management (CoPTTM) and the relevant Road Controlling Authority’s Local Operating Procedures. c. The TMP shall be submitted to the relevant Road Controlling Authority via the web portal www.myworksites.co.nz. To submit a TMP a Corridor Access Request (CAR) must also be submitted. A copy of the accepted TMP and CAR shall be supplied to the Council’s resource consent monitoring team (via email to rcmon@ccc.govt.nz) at least 3 working days prior to the commencement of works under this designation alteration. d. Note: Please refer to https://ccc.govt.nz/transport/legalroad/traffic-management-news-andinformation for more information. <p>A clerical error has been made within notified material for Chapter 10. The conditions in the notified version of Designation M1 is inconsistent with the operative conditions. The omitted text (should be inserted to simply be consistent with the operative District Plan text; PC14 is not seeking to remove this text and does not have scope to do so.</p>	Support

Designations and Heritage Orders > U Transpower New Zealand Limited > U3 Islington Substation, National Grid Operating Centre and National Grid Skills Training and Trial Facility

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Transpower New Zealand Limited / #878.10		Support	Retain the underlying zoning of Designation U3 as notified.	

Utilities and Energy > Rules - Communication facilities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Susanne Antill/ #870.14		Oppose	Oppose 5G towers which pose a significant threat to both our freedom and our health	
Susanne and Janice Antill/ #893.15		Oppose	Oppose 5G towers which pose a significant threat to both our freedom and our health	

Papakāinga/Kāinga Nohoanga Zone > Rules - Maori Land > Activity status tables - Maori land

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.133		Seek Amendment	Amend the Papakāinga/Kāinga Nohoanga Zone activity table and built form standards to align with the built form rules in the MRZ.	
Kāinga Ora – Homes and Communities /834.133	Amy Beran/ #FS2030.26	Seek Amendment	Amend the Papakāinga/Kāinga Nohoanga Zone activity table and built form standards to align with the built form rules in the MRZ. Kāinga Ora seek that the Papakāinga Zone be retained as a specific zone, given its unique policy outcomes and function. We seek that the MRZ built form rules however apply to the Papakāinga Zone. The activity status tables and built form standards are sought to therefore be amended to align with MRZ outcomes i.e. the Papakāinga Zone rules controlling matters such as height, boundary setbacks etc should simply align with those in the MRZ.	Oppose

Papakāinga/Kāinga Nohoanga Zone > Rules-Matters of discretion-Maori Land > Internal boundary setback

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.134		Support	Amend the Papakāinga/Kāinga Nohoanga Zone activity table and built form standards to align with the built form rules in the MRZ.	
Kāinga Ora – Homes and Communities /834.134	Amy Beran/ #FS2030.27	Support	Amend the Papakāinga/Kāinga Nohoanga Zone activity table and built form standards to align with the built form rules in the MRZ. Kāinga Ora seek that the Papakāinga Zone be retained as a specific zone, given its unique policy outcomes and function. We seek that the MRZ built form rules however apply to the Papakāinga Zone. The activity status tables and built form standards are sought to therefore be amended to align with MRZ outcomes i.e. the Papakāinga Zone rules controlling matters such as height, boundary setbacks etc should simply align with those in the MRZ.	Oppose
Kāinga Ora – Homes and Communities /834.134	Christchurch International Airport Limited/ #FS2052.22	Support	Amend the Papakāinga/Kāinga Nohoanga Zone activity table and built form standards to align with the built form rules in the MRZ. Kāinga Ora seek that the Papakāinga Zone be retained as a specific zone, given its unique policy outcomes and function. We seek that the MRZ built form rules however apply to the Papakāinga Zone. The activity status tables and built form standards are sought to therefore be amended to align with MRZ outcomes i.e. the Papakāinga Zone rules controlling matters such as height, boundary setbacks etc should simply align with those in the MRZ.	Oppose

Papakāinga/Kāinga Nohoanga Zone > Rules-Matters of discretion-Maori Land > Building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Cindy Gibb/ #481.2		Seek Amendment		

Specific Purpose Zones

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Cameron Matthews/ #121.3		Support		
Cameron Matthews/121.3	Christchurch International Airport Limited/ #FS2052.193	Support		Oppose
Mitchell Cocking/ #207.4		Oppose	Support increased height limits in the central city, town, local, and neighbourhood centres, although they could be higher still. Reject the plan change	

Specific Purpose Zones > Specific Purpose (Cemetery) Zone > Appendices > Appendix 13.2.6.1 List of cemeteries and crematoria

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council / #1058.2		Seek Amendment	Insert in PC13 District Plan text amendments (rules package), Appendices 13.2.6.1 and 13.2.6.2 , adding cross references to Appendix 9.3.7.2 in the listings for Linwood, Sydenham, and Akaroa French cemeteries.	

Specific Purpose Zones > Specific Purpose (Cemetery) Zone > Appendices > Appendix 13.2.6.2 List of closed cemeteries

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council / #1058.3		Seek Amendment	Insert in PC13 District Plan text amendments (rules package), Appendices 13.2.6.1 and 13.2.6.2 , adding cross references to Appendix 9.3.7.2 in the listings for Linwood, Sydenham, and Akaroa French cemeteries.	

Specific Purpose Zones > Specific Purpose (Hospital) Zone > Objectives and Policies > Objective - Enabling hospital development > Policy - Comprehensive development

Submission Number	Further Submission No	Position	Decision Requested	FS Position
St George's Hospital/ #194.1		Support	Support wording changes in clause d. - Insertion of Larger - Remove of the St. Georges Heaton Overlay	
Marjorie Manthei/ #237.8		Support	[Retain Policy 13.5.2.1.2]	

Specific Purpose Zones > Specific Purpose (Hospital) Zone > Objectives and Policies > Objective - Enabling hospital development > Policy - Comprehensive development and redevelopment of sites for residential purposes

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Victoria Neighbourhood Association (VNA) / #61.1		Seek Amendment	Amend Policy 13.5.2.1.3 to read: 'a. Encourage comprehensive residential development of hospital sites (except Christchurch Hospital and former Christchurch Women's Hospital) that are no longer required for hospital purposes.'	
Victoria Neighbourhood Association (VNA) /61.1	Anne Dingwall/ #FS2037.93	Seek Amendment	Amend Policy 13.5.2.1.3 to read:	Support

			<p>'a. Encourage comprehensive residential development of hospital sites (except Christchurch Hospital and former Christchurch Women's Hospital) that are no longer required for hospital purposes.'</p> <p>Policy clause 13.5.2.1.3 a. This clause seeks to encourage comprehensive residential development of hospital sites (except Christchurch Hospital) that are no longer required (our emphasis) for hospital purposes.</p> <p>The former Christchurch Women's Hospital is NOT a property that is no longer required for hospital services. The hospital themselves, as recently as April 2023, have stated that this property is not surplus to requirements, has identified that it should not be lost to a health use, and that it would be unlikely to secure a site like this ever again. Therefore, the site does not fall within the category of no longer being required for health use.</p> <p>Written correspondence Te Whatu Ora to Geoff Banks, 19 April 2023, saying: "No decision has been made yet about the future use or any sale of the former Christchurch Women's site at 885 Colombo Street." And "The site has not been declared surplus to requirements...". Written correspondence from CDHB to the government, 2021, advising that the site is "...not completely lost to health in case there was a need in future (Health would be unlikely to secure a large, central site like this ever again)".</p> <p>Property Economic CBA (ex S32 Evaluation) Section 5, stating that "Property Economics understands that the current and anticipated future realisable capacity estimates commissioned by Council indicate sufficient levels of capacity for the city and for Council to meet its obligations under the NPS-UD. Property Economics also understands that the level of sufficiency is substantial and that minor losses, even of a cumulative nature, will likely not endanger the city's ability to meet future demand."</p> <p>(Note that the former Christchurch Women's hospital site is also referred-to by others as 885 Colombo St, although it encompasses a number of titles extending from Durham St North to Colombo St.)</p>	
Victoria Neighbourhood Association (VNA) /61.1	Kāinga Ora/ #FS2082.16	Seek Amendment	<p>Amend Policy 13.5.2.1.3 to read:</p> <p>'a. Encourage comprehensive residential development of hospital sites (except Christchurch Hospital and former Christchurch Women's Hospital) that are no longer required for hospital purposes.'</p> <p>Policy clause 13.5.2.1.3 a. This clause seeks to encourage comprehensive residential development of hospital sites (except Christchurch Hospital) that are no longer required (our emphasis) for hospital purposes.</p> <p>The former Christchurch Women's Hospital is NOT a property that is no longer required for hospital services. The hospital themselves, as recently as April 2023, have stated that this property is not surplus to requirements, has identified that it should not be lost to a health use, and that it would be unlikely to secure a site like this ever again. Therefore, the site does not fall within the category of no longer being required for health use.</p> <p>Written correspondence Te Whatu Ora to Geoff Banks, 19 April 2023, saying: "No decision has been made yet about the future use or any sale of the former Christchurch Women's site at 885 Colombo Street." And "The site has not been declared surplus to requirements...". Written correspondence from CDHB to the government, 2021, advising that the site is "...not completely lost to health in case there was a need in future (Health would be unlikely to secure a large, central site like this ever again)".</p> <p>Property Economic CBA (ex S32 Evaluation) Section 5, stating that "Property Economics understands that the current and anticipated future realisable capacity estimates commissioned by Council indicate sufficient levels of capacity for the city and for Council to meet its obligations under the NPS-UD. Property Economics also understands that the level of sufficiency is substantial and that minor losses, even of a cumulative nature, will likely not endanger the city's ability to meet future demand."</p>	Oppose

			(Note that the former Christchurch Women's hospital site is also referred-to by others as 885 Colombo St, although it encompasses a number of titles extending from Durham St North to Colombo St.)	
Marjorie Manthei/ #237.9		Support	[Retain Policy 13.5.2.1.3]	
Geoff Banks/ #918.13		Seek Amendment	Draft Clause 13.5.2.1.3 be amended to read: 'a. Encourage comprehensive residential development of hospital sites (except Christchurch Hospital and former Christchurch Women's Hospital) that are no longer required for hospital purposes.' (Note that the former Christchurch Women's hospital site is also referred-to by others as 885 Colombo St, although it encompasses a number of titles extending from Durham St North to Colombo St.)	

Specific Purpose Zones > Specific Purpose (Hospital) Zone > Rules - Specific Purpose (Hospital) Zone > Activity status tables > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
St George's Hospital/ #194.2		Support	Supports removal of RD7 relating to St. Georges Heaton Overlay	
Robert J Manthei/ #200.3		Seek Amendment	[Regarding RD13] The building height should be reduced by 50%, from 32 and 20m to 16 and 10m.	
Robert J Manthei/200.3	Anne Dingwall/ #FS2037.286	Seek Amendment	[Regarding RD13] The building height should be reduced by 50%, from 32 and 20m to 16 and 10m. The proposed heights are excessive and would rob the neighbouring residences of significant sunlight for weeks/months and would impose visual restrictions on their outlook (the view from Gracefield Ave properties could be a 32m wall no more than 10m from the boundary).	Support
Robert J Manthei/200.3	Kāinga Ora/ #FS2082.111	Seek Amendment	[Regarding RD13] The building height should be reduced by 50%, from 32 and 20m to 16 and 10m. The proposed heights are excessive and would rob the neighbouring residences of significant sunlight for weeks/months and would impose visual restrictions on their outlook (the view from Gracefield Ave properties could be a 32m wall no more than 10m from the boundary).	Oppose
Robert J Manthei/200.3	Kāinga Ora/ #FS2082.189	Seek Amendment	[Regarding RD13] The building height should be reduced by 50%, from 32 and 20m to 16 and 10m. The proposed heights are excessive and would rob the neighbouring residences of significant sunlight for weeks/months and would impose visual restrictions on their outlook (the view from Gracefield Ave properties could be a 32m wall no more than 10m from the boundary).	Oppose
Marjorie Manthei/ #237.10		Seek Amendment	[Amend RD13.b.ii to reduce the permitted height at the former Christchurch Women's Hospital Site to 18m] Retain RD13.a.i. and ii. as written	
Marjorie Manthei/237.10	Anne Dingwall/ #FS2037.326	Seek Amendment	[Amend RD13.b.ii to reduce the permitted height at the former Christchurch Women's Hospital Site to 18m] Retain RD13.a.i. and ii. as written I request that the maximum height allowed on the former Women's Hospital site be reduced from 32m to 18m. These provisions would allow 32m tall buildings, with what I think is an inadequate recession plane standard. Even with the proposed 10m setback from boundaries, this would result in negative effects along the site's southern	Support

			<p>boundary in particular. The current provisions, achieved through mediation during the District Plan Review in 2015 - 2016, is a maximum height of 14m, with a recession plane from a point 2.3m above internal boundaries, a 4m setback from road boundary and 5m from internal boundaries. PC14 is too far away from that for me to support.</p> <p>I support RD13 (a) (i) and (ii) requiring a 10m setback from any boundary at the maximum height of 20m and the provisions re length of buildings or corresponding recessions</p>	
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Specific Purpose Zones > Specific Purpose (Hospital) Zone > Rules - Specific Purpose (Hospital) Zone > Built form standards > Larger inner urban sites - St Georges Hospital, Southern Cross

Submission Number	Further Submission No	Position	Decision Requested	FS Position
St George's Hospital/ #194.3		Support	Support changes as proposed for St. Georges Hospital	

Specific Purpose Zones > Specific Purpose (Hospital) Zone > Rules - Specific Purpose (Hospital) Zone > Built form standards > Smaller inner urban sites – Nurse Maude Hospital, Nurse Maude-Mansfield, Wesley Care, former Pegasus Health 24 hr, former Christchurch Women’s Hospital and Montreal House.

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Victoria Neighbourhood Association (VNA) / #61.16		Support	Retain provisions 13.5.4.2.4 - 4m Building setback and 13.5.4.2.4.c - Maximum 14m building height.	
Victoria Neighbourhood Association (VNA) /61.16	Anne Dingwall/ #FS2037.104	Support	<p>Retain provisions 13.5.4.2.4 - 4m Building setback and 13.5.4.2.4.c - Maximum 14m building height.</p> <p>We accept that the general revised recession planes shown in Appendix 14.15.2 D are a compromise between the MDRS standards proposed nationally (which have been adapted by CCC for the increased shading due to Christchurch latitude) and the lower recession plane starting height and angles currently applied to this site.</p> <p>Our preference remains to maintain the current Plan’s lower recession plane requirements (current Appendix 14.16.2 Diagram C), given that many recently-constructed homes, post-earthquakes, in the HRZ area and elsewhere have been constructed based on the level of shading resulting from those setbacks. The effects on those new homes would be compromised for a very long time by even the revised recession planes. We have yet to see any evaluation within the section 32 report assessing those adverse effects relative to the current Plan.</p> <p>We are concerned that there is a restricted discretionary allowance to increase the maximum height from 14m to 32m, just 10m from internal boundaries and without any recession plane applying to the height increase. In terms of shading neighbouring properties, that would almost entirely negate the purpose of the recession plane within 10m of the boundary, and dramatically impact neighbouring properties. It appears to be very much inconsistent with 13.5.5.2 (x) and could be easily rectified by deleting clause 13.5.4.2.4 Standard (d) (ii). We have seen no Section 32 evaluation of this effect.</p> <p>However, this CWH site is so large that it would still be possible to construct a 32m high building 25m from the southern boundary and 17m from the northern boundary within the diagram D recession planes. (The typical north/south site depth is over 91m, allowing a building width of 49m at 32m high).</p> <p>In summary, for the reasons above, we would support buildings on this site being up to 14m high from 4m to 10m from internal boundaries, and whilst our preference is a discretionary height limit of 20m, would consider a discretionary build up to</p>	Support

			32m high provided it was at least 25m from internal boundaries, and subject to all building being within the diagram C (current) recession planes starting 2.3m above those boundaries.	
Victoria Neighbourhood Association (VNA) / #61.58		Oppose	Maintain the operative recession planes taken at 2.3m.	
Victoria Neighbourhood Association (VNA) / #61.58	Anne Dingwall/ #FS2037.127	Oppose	Maintain the operative recession planes taken at 2.3m.	Support
Victoria Neighbourhood Association (VNA) / #61.59		Seek Amendment	Delete clause 13.5.4.1.3 (b) RD13 (b) (ii).	
Victoria Neighbourhood Association (VNA) / #61.60		Oppose	[Opposes] the recession plane exemption in 13.5.4.2.4.d.ii.	
Victoria Neighbourhood Association (VNA) / #61.61		Seek Amendment	Amend 13.5.4.2.4 by requiring that the maximum of 60% building site coverage is for hospital use only.	
Victoria Neighbourhood Association (VNA) / #61.61	Anne Dingwall/ #FS2037.128	Seek Amendment	Amend 13.5.4.2.4 by requiring that the maximum of 60% building site coverage is for hospital use only. Amend 13.5.4.2.4 by requiring that the maximum of 60% building site coverage is for hospital use only.	Support
St George's Hospital/ #194.4		Support	Supports the removal of the St. Georges Heaton Overlay	
Robert J Manthei/ #200.2		Seek Amendment	[That the internal setback at the former Christchurch Women's Hospital site is 10 metres instead of 4 metres]	
Robert J Manthei/200.2	Anne Dingwall/ #FS2037.285	Seek Amendment	[That the internal setback at the former Christchurch Women's Hospital site is 10 metres instead of 4 metres] I object to a 4m setback. It is too much of barrier to sunshine and privacy when combined with the unnecessary building heights. The rationale for the setbacks of 4m suggest the site is not actually a suitable location for an urban hospital rather than setting out the strengths of the site : "(i) It is a long site that has two road frontages and extends across the entire block creating some narrow site width dimensions; (ii) The site adjoins long irregular sections for HRZ boundaries fragmenting the interface to some degree, (iii) the site location is closer to the City Center where higher density development is anticipated." p. 20 Section 32: Appendix 2, Technical Review of Specific Purpose—Hospitals	Support
Robert J Manthei/200.2	Kāinga Ora/ #FS2082.110	Seek Amendment	[That the internal setback at the former Christchurch Women's Hospital site is 10 metres instead of 4 metres] I object to a 4m setback. It is too much of barrier to sunshine and privacy when combined with the unnecessary building heights. The rationale for the setbacks of 4m suggest the site is not actually a suitable location for an urban hospital rather than setting out the strengths of the site : "(i) It is a long site that has two road frontages and extends across the entire block creating some narrow site width dimensions; (ii) The site adjoins long irregular sections for HRZ boundaries fragmenting the interface to some degree, (iii) the site location is closer to the City Center where higher density development is anticipated." p. 20 Section 32: Appendix 2, Technical Review of Specific Purpose—Hospitals	Oppose
Robert J Manthei/200.2	Kāinga Ora/ #FS2082.188	Seek Amendment	[That the internal setback at the former Christchurch Women's Hospital site is 10 metres instead of 4 metres] I object to a 4m setback. It is too much of barrier to sunshine and privacy when combined with the unnecessary building heights. The rationale for the setbacks of 4m suggest the site is not actually a suitable location for an urban hospital rather than setting out the strengths of the site : "(i) It is a long site that has two road frontages and extends across the entire block creating some narrow site width dimensions; (ii) The site adjoins long irregular sections for HRZ boundaries fragmenting the interface to some degree, (iii) the site location is closer to the City Center where higher density development is anticipated." p. 20 Section 32: Appendix 2, Technical Review of Specific Purpose—Hospitals	Oppose
Robert J Manthei/ #200.4		Seek Amendment	[New standard] That a service road is required on the southern boundary of the former Christchurch Women's Hospital site	
Robert J Manthei/ #200.5		Seek Amendment	[d] Recession planes should be the same as current ones; The recession plane for the southern boundary on [the former Christchurch Women's Hospital] site should be the same as the current recession plane calculated at a point 10m from the boundary	
Robert J Manthei/200.5	Anne Dingwall/ #FS2037.287	Seek Amendment	[d] Recession planes should be the same as current ones; The recession plane for the southern boundary on [the former Christchurch Women's Hospital] site should be the same as the current recession plane calculated at a point 10m from the boundary The recession planes for the Christchurch Hospital Sites should be adjusted so that the residences on the southern boundary receive the equivalent solar gain as buildings do under Auckland conditions. Complexity of computation should not be a reason for avoiding this matter.	Support
Robert J Manthei/200.5	Kāinga Ora/ #FS2082.112	Seek Amendment	[d] Recession planes should be the same as current ones; The recession plane for the southern boundary on [the former Christchurch Women's Hospital] site should be the same as the current recession plane calculated at a point 10m from the boundary The recession planes for the Christchurch Hospital Sites should be adjusted so that the residences on the southern boundary receive the equivalent solar gain as buildings do under Auckland conditions. Complexity of computation should not be a reason for avoiding this matter.	Oppose
Robert J Manthei/200.5	Kāinga Ora/ #FS2082.190	Seek Amendment	[d] Recession planes should be the same as current ones; The recession plane for the southern boundary on [the former Christchurch Women's Hospital] site should be the same as the current recession plane calculated at a point 10m from the boundary The recession planes for the Christchurch Hospital Sites should be adjusted so that the residences on the southern boundary receive the equivalent solar gain as buildings do under Auckland conditions. Complexity of computation should not be a reason for avoiding this matter.	Oppose

Marjorie Manthei/ #237.11		Support	[Retain a., e.-g. and h.]	
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Specific Purpose Zones > Specific Purpose (Hospital) Zone > Rules - Matters of discretion

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Marjorie Manthei/ #237.12		Support	[Retain Matters of discretion]	

Specific Purpose Zones > Specific Purpose (Hospital) Zone > Rules - Matters of discretion > Site and building design

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Victoria Neighbourhood Association (VNA) / #61.62		Support	Retain 13.5.5.2 clause (iv) as notified in operative District Plan.	
Victoria Neighbourhood Association (VNA) / #61.63		Support	Retain 13.5.5.2 clause ix as notified.	
Victoria Neighbourhood Association (VNA) / #61.64		Support	Retain 13.5.5.2 x as notified.	

Specific Purpose Zones > Specific Purpose (Hospital) Zone > Rules - Matters of discretion > Landscaping

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Victoria Neighbourhood Association (VNA) / #61.17		Support	Retain 13.5.5.5 (b) as notified.	

Specific Purpose Zones > Specific Purpose (Hospital) Zone > Rules - Matters of discretion > DELETE 13.5.5.6 St Georges-Heaton Overlay

Submission Number	Further Submission No	Position	Decision Requested	FS Position
St George's Hospital/ #194.5		Support	Supports the removal of St. Georges Heaton Overlay	

Specific Purpose Zones > Specific Purpose (Hospital) Zone > Appendices > Appendix 13.5.6.1 Alternative Zone Table

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Victoria Neighbourhood Association (VNA) / #61.2		Seek Amendment	Amend Appendix 13.5.6.1 Alternative Zone Table by removing the row with the hospital name 'Former Christchurch Women's Hospital'.	
Victoria Neighbourhood Association (VNA) / #61.2	Anne Dingwall/ #FS2037.94	Seek Amendment	<p>Amend Appendix 13.5.6.1 Alternative Zone Table by removing the row with the hospital name 'Former Christchurch Women's Hospital'.</p> <p>The former Christchurch Women's Hospital is NOT a property that is no longer required for hospital services. The hospital themselves, as recently as April 2023, have stated that this property is not surplus to requirements, has identified that it should not be lost to a health use, and that it would be unlikely to secure a site like this ever again. Therefore, the site does not fall within the category of no longer being required for health use.</p> <p>Written correspondence Te Whatu Ora to Geoff Banks, 19 April 2023, saying: "No decision has been made yet about the future use or any sale of the former Christchurch Women's site at 885 Colombo Street." And "The site has not been declared surplus to</p>	Support

			<p>requirements...". Written correspondence from CDHB to the government, 2021, advising that the site is "...not completely lost to health in case there was a need in future (Health would be unlikely to secure a large, central site like this ever again".</p> <p>Property Economic CBA (ex S32 Evaluation) Section 5, stating that "Property Economics understands that the current and anticipated future realisable capacity estimates commissioned by Council indicate sufficient levels of capacity for the city and for Council to meet its obligations under the NPS-UD. Property Economics also understands that the level of sufficiency is substantial and that minor losses, even of a cumulative nature, will likely not endanger the city's ability to meet future demand."</p> <p>(Note that the former Christchurch Women's hospital site is also referred-to by others as 885 Colombo St, although it encompasses a number of titles extending from Durham St North to Colombo St.)</p>	
Victoria Neighbourhood Association (VNA) /61.2	Kāinga Ora/ #FS2082.17	Seek Amendment	<p>Amend Appendix 13.5.6.1 Alternative Zone Table by removing the row with the hospital name 'Former Christchurch Women's Hospital'.</p> <p>The former Christchurch Women's Hospital is NOT a property that is no longer required for hospital services. The hospital themselves, as recently as April 2023, have stated that this property is not surplus to requirements, has identified that it should not be lost to a health use, and that it would be unlikely to secure a site like this ever again. Therefore, the site does not fall within the category of no longer being required for health use.</p> <p>Written correspondence Te Whatu Ora to Geoff Banks, 19 April 2023, saying: "No decision has been made yet about the future use or any sale of the former Christchurch Women's site at 885 Colombo Street." And "The site has not been declared surplus to requirements...". Written correspondence from CDHB to the government, 2021, advising that the site is "...not completely lost to health in case there was a need in future (Health would be unlikely to secure a large, central site like this ever again".</p> <p>Property Economic CBA (ex S32 Evaluation) Section 5, stating that "Property Economics understands that the current and anticipated future realisable capacity estimates commissioned by Council indicate sufficient levels of capacity for the city and for Council to meet its obligations under the NPS-UD. Property Economics also understands that the level of sufficiency is substantial and that minor losses, even of a cumulative nature, will likely not endanger the city's ability to meet future demand."</p> <p>(Note that the former Christchurch Women's hospital site is also referred-to by others as 885 Colombo St, although it encompasses a number of titles extending from Durham St North to Colombo St.)</p>	Oppose
Victoria Neighbourhood Association (VNA) /61.2	Kāinga Ora/ #FS2082.39	Seek Amendment	<p>Amend Appendix 13.5.6.1 Alternative Zone Table by removing the row with the hospital name 'Former Christchurch Women's Hospital'.</p> <p>The former Christchurch Women's Hospital is NOT a property that is no longer required for hospital services. The hospital themselves, as recently as April 2023, have stated that this property is not surplus to requirements, has identified that it should not be lost to a health use, and that it would be unlikely to secure a site like this ever again. Therefore, the site does not fall within the category of no longer being required for health use.</p> <p>Written correspondence Te Whatu Ora to Geoff Banks, 19 April 2023, saying: "No decision has been made yet about the future use or any sale of the former Christchurch Women's site at 885 Colombo Street." And "The site has not been declared surplus to requirements...". Written correspondence from CDHB to the government, 2021, advising that the site is "...not completely lost to health in case there was a need in future (Health would be unlikely to secure a large, central site like this ever again".</p> <p>Property Economic CBA (ex S32 Evaluation) Section 5, stating that "Property Economics understands that the current and anticipated future realisable capacity estimates commissioned by Council indicate sufficient levels of capacity for the city and for Council to meet its obligations under the NPS-UD. Property Economics also understands that the level of sufficiency is substantial and that minor losses, even of a cumulative nature, will likely not endanger the city's ability to meet future demand."</p>	Support

			(Note that the former Christchurch Women's hospital site is also referred-to by others as 885 Colombo St, although it encompasses a number of titles extending from Durham St North to Colombo St.)	
Geoff Banks/ #918.12		Seek Amendment	Remove Former Christchurch Women's Hospital from Policy and Appendix	

Specific Purpose Zones > Specific Purpose (School) Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
NTP Development Holdings Limited/ #2080.4		Seek Amendment	[Seeks that the area zoned Special Purpose (School) Zone at 257 Breezes Road be amended to be zoned Medium Density Residential Zone]	
NTP Development Holdings Limited/ #2080.7		Seek Amendment	[Seeks that the site at 91 Banks Avenue zoned under PC14 as Special Purpose (School) Zone be amended to be zoned Medium Density Residential Zone]	

Specific Purpose Zones > Specific Purpose (School) Zone > Objective and Policies > Objective - Use of education facilities > Policy - Effects on neighbourhoods

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.116		Support	Retain Policy 13.6.2.1.2 Effects on neighbourhoods as notified.	
Carter Group Limited/814.116	Kāinga Ora/ #FS2082.946	Support	Retain Policy 13.6.2.1.2 Effects on neighbourhoods as notified. The amended wording of this policy heading better reflects the provisions in the NPS-UD and is supported.	Seek Amendment
The Catholic Diocese of Christchurch / #823.87		Support	Adopt	
The Catholic Diocese of Christchurch /823.87	Anne Dingwall/ #FS2037.1319	Support	Adopt The amended wording of this policy heading better reflects the provisions in the NPS-UD and is supported.	Oppose
The Catholic Diocese of Christchurch /823.87	Carter Group Limited/ #FS2045.260	Support	Adopt The amended wording of this policy heading better reflects the provisions in the NPS-UD and is supported.	Support

Specific Purpose Zones > Specific Purpose (School) Zone > Rules - Specific Purpose (School) Zone > Activity status tables

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.117		Support	Retain 13.6.4.1.3 Restricted Discretionary Activities as notified.	
Carter Group Limited/814.117	Kāinga Ora/ #FS2082.947	Support	Retain 13.6.4.1.3 Restricted Discretionary Activities as notified. The amended wording within the table (insofar as it refers to 'Effects on...') better reflects the provisions in the NPS-UD and is supported.	Seek Amendment

Specific Purpose Zones > Specific Purpose (School) Zone > Rules - Specific Purpose (School) Zone > Activity status tables > Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.70		Seek Amendment	Limit building height over St Teresa's School to 8m .	
Christchurch City Council/751.70	Anne Dingwall/ #FS2037.892	Seek Amendment	Limit building height over St Teresa's School to 8m . Proposed provisions for the Riccarton Bush Interface Area do not reflect the full recommendations of reporting, which has been clarified in more detail (see attachment 46).	Support
Christchurch City Council/751.70	Catholic Diocese of Christchurch/ #FS2044.8	Seek Amendment	Limit building height over St Teresa's School to 8m . Proposed provisions for the Riccarton Bush Interface Area do not reflect the full recommendations of reporting, which has been clarified in more detail (see attachment 46).	Oppose
Christchurch City Council/751.70	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.4	Seek Amendment	Limit building height over St Teresa's School to 8m . Proposed provisions for the Riccarton Bush Interface Area do not reflect the full recommendations of reporting, which has been clarified in more detail (see attachment 46).	Seek Amendment
Christchurch City Council/751.70	Robert Broughton/ #FS2083.7	Seek Amendment	Limit building height over St Teresa's School to 8m . Proposed provisions for the Riccarton Bush Interface Area do not reflect the full recommendations of reporting, which has been clarified in more detail (see attachment 46).	Support

Specific Purpose Zones > Specific Purpose (School) Zone > Rules - Specific Purpose (School) Zone > Activity status tables > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Beca/ #806.13		Seek Amendment	RD5: Amend working of a. to read: a. For schools within adjoining the High Density Residential zones, (within Town Centre and Large Local Centre Intensification Precincts or within Residential Precincts), any building between 14 and 20 metres in height, when the following standards are met	
Carter Group Limited/ #814.118		Seek Amendment	Amend rule 13.6.4.1.3 RD5, such that it is a controlled activity standard.	
Carter Group Limited/814.118	Kāinga Ora/ #FS2082.948	Seek Amendment	Amend rule 13.6.4.1.3 RD5, such that it is a controlled activity standard. The proposed rule is generally supported, however restricted discretionary status is not 'enabling' and accounting for the development intensity envisaged by the NPS-UD in high density residential areas, the submitter considers controlled activity status for this provision is more appropriate.	Seek Amendment
The Catholic Diocese of Christchurch / #823.88		Support	Adopt	
The Catholic Diocese of Christchurch /823.88	Anne Dingwall/ #FS2037.1320	Support	Adopt The amended wording within the table (insofar as it refers to 'Effects on...') better reflects the provisions in the NPS-UD and is supported.	Oppose
The Catholic Diocese of Christchurch /823.88	Carter Group Limited/ #FS2045.261	Support	Adopt The amended wording within the table (insofar as it refers to 'Effects on...') better reflects the provisions in the NPS-UD and is supported.	Support
The Catholic Diocese of Christchurch / #823.89		Seek Amendment	13.6.4.1.3 RD5 - Amend rule 13.6.4.1.3 RD5, such that it is a controlled activity standard.	
The Catholic Diocese of Christchurch /823.89	Anne Dingwall/ #FS2037.1321	Seek Amendment	13.6.4.1.3 RD5 - Amend rule 13.6.4.1.3 RD5, such that it is a controlled activity standard. The proposed rule is generally supported, however restricted discretionary status is not 'enabling' and accounting for the development intensity envisaged by the NPS-UD in high density residential areas, the submitter considers controlled activity status for this provision is more appropriate.	Oppose
The Catholic Diocese of Christchurch /823.89	Carter Group Limited/ #FS2045.262	Seek Amendment	13.6.4.1.3 RD5 - Amend rule 13.6.4.1.3 RD5, such that it is a controlled activity standard. The proposed rule is generally supported, however restricted discretionary status is not 'enabling' and accounting for the development intensity envisaged by the NPS-UD in high density residential areas, the submitter considers controlled activity status for this provision is more appropriate.	Support

Specific Purpose Zones > Specific Purpose (School) Zone > Rules - Specific Purpose (School) Zone > Built form standards

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.54		Seek Amendment	Amend [a. proviso for heritage sites] to read as follows: The built form standards below apply to all school sites, but do not apply to those parts of school sites occupied by heritage items and settings and those school sites within Residential Heritage Areas (with the exception of Rule 13.6.4.2.7 Water supply for firefighting, which does apply). Development of heritage items and/or settings is controlled by Chapter 9.3 Historic Heritage. Development of sites within Residential Heritage Areas is controlled by the area-specific built form standards for either the Medium Density Residential zone or Residential Banks Peninsula zone, depending on which is the alternate zoning.	
Christchurch City Council/751.54	Anne Dingwall/ #FS2037.876	Seek Amendment	Amend [a. proviso for heritage sites] to read as follows: The built form standards below apply to all school sites, but do not apply to those parts of school sites occupied by heritage items and settings and those school sites within Residential Heritage Areas (with the exception of Rule 13.6.4.2.7 Water supply for firefighting, which does apply). Development of heritage items and/or settings is controlled by Chapter 9.3 Historic Heritage. Development of sites within Residential Heritage Areas is controlled by the area-specific built form standards for either the Medium Density Residential zone or Residential Banks Peninsula zone, depending on which is the alternate zoning. The statement that built form standards applying to school sites do not apply to parts of schools sites occupied by heritage items and settings, needs to be expanded to cover school sites within Residential Heritage Areas, where there are separate built form standards.	Support
Christchurch City Council/751.54	Catholic Diocese of Christchurch/ #FS2044.6	Seek Amendment	Amend [a. proviso for heritage sites] to read as follows: The built form standards below apply to all school sites, but do not apply to those parts of school sites occupied by heritage items and settings and those school sites within Residential Heritage Areas (with the exception of Rule 13.6.4.2.7 Water supply for firefighting, which does apply). Development of heritage items and/or settings is controlled by Chapter 9.3 Historic Heritage. Development of sites within Residential Heritage Areas is controlled by the area-specific built form standards for either the Medium Density Residential zone or Residential Banks Peninsula zone, depending on which is the alternate zoning. The statement that built form standards applying to school sites do not apply to parts of schools sites occupied by heritage items and settings, needs to be expanded to cover school sites within Residential Heritage Areas, where there are separate built form standards.	Support
Christchurch City Council/751.54	Carter Group Limited/ #FS2045.6	Seek Amendment	Amend [a. proviso for heritage sites] to read as follows: The built form standards below apply to all school sites, but do not apply to those parts of school sites occupied by heritage items and settings and those school sites within Residential Heritage Areas (with the exception of Rule 13.6.4.2.7 Water supply for firefighting, which does apply). Development of heritage items and/or settings is controlled by Chapter 9.3 Historic Heritage. Development of sites within Residential Heritage Areas is controlled by the area-specific built form standards for either the Medium Density Residential zone or Residential Banks Peninsula zone, depending on which is the alternate zoning. The statement that built form standards applying to school sites do not apply to parts of schools sites occupied by heritage items and settings, needs to be expanded to cover school sites within Residential Heritage Areas, where there are separate built form standards.	Oppose
Carter Group Limited/ #814.119		Oppose	Delete 13.6.4.2(a).	
Carter Group Limited/814.119	Kāinga Ora/ #FS2082.949	Oppose	Delete 13.6.4.2(a). This rule states that built form standards do not apply to those parts of school sites occupied by heritage items and settings, with development otherwise controlled by Chapter 9.3 Historic Heritage. The submitter considers that the built form standards remain a relevant basis for establishing permitted built form, given that the heritage provisions in chapter 9.3 will otherwise provide a framework for determining whether that built form is appropriate in the context of relevant heritage values. In the absence of built form standards applying (as is proposed), users of the Plan will have considerable uncertainty as to what built form may or may not be appropriate to the site and locality generally.	Seek Amendment

Specific Purpose Zones > Specific Purpose (School) Zone > Rules - Specific Purpose (School) Zone > Built form standards > Maximum site coverage

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.127		Oppose	Oppose in part 13.6.4.2.1 Maximum site coverage. Retain current provisions.	
Carter Group Limited/814.127	Kāinga Ora/ #FS2082.957	Oppose	Oppose in part 13.6.4.2.1 Maximum site coverage. Retain current provisions. The submitter opposes the amendments to the rule, to the extent that it will	Seek Amendment

			impose greater constraints on building site coverage than the status quo. This will limit development capacity in a manner that is inconsistent with the NPS-UD.	
The Catholic Diocese of Christchurch / #823.90		Seek Amendment	Retain the status quo, insofar that the amendments propose greater constraints on building site coverage than the status quo.	
The Catholic Diocese of Christchurch /823.90	Anne Dingwall/ #FS2037.1322	Seek Amendment	Retain the status quo, insofar that the amendments propose greater constraints on building site coverage than the status quo. The submitter opposes the amendments to the rule, to the extent that it will impose greater constraints on building site coverage than the status quo. This will limit development capacity in a manner that is inconsistent with the NPS-UD.	Oppose
The Catholic Diocese of Christchurch /823.90	Carter Group Limited/ #FS2045.263	Seek Amendment	Retain the status quo, insofar that the amendments propose greater constraints on building site coverage than the status quo. The submitter opposes the amendments to the rule, to the extent that it will impose greater constraints on building site coverage than the status quo. This will limit development capacity in a manner that is inconsistent with the NPS-UD.	Support

Specific Purpose Zones > Specific Purpose (School) Zone > Rules - Specific Purpose (School) Zone > Built form standards > Height in relation to boundary

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Beca/ #806.14		Seek Amendment	Seek amendment to the wording, to now read: a. No part of any building shall project beyond a building envelope contained by: ii. sites adjoining the High Density Residential (both within and outside of Intensification or Residential Precincts): There shall be no recession plane above 14 metres in height if the building is set back 10 metres or more from a boundary with a residential zone.	
Carter Group Limited/ #814.120		Oppose	Oppose in part 13.6.4.2.2 Height in relation to boundary. Retain the current provisions.	
Carter Group Limited/814.120	Kāinga Ora/ #FS2082.950	Oppose	Oppose in part 13.6.4.2.2 Height in relation to boundary. Retain the current provisions. The submitter opposes the amendments to the rule, to the extent that it will impose greater constraints on building height in relation to boundaries than the status quo. This will limit development capacity in a manner that is inconsistent with the NPS-UD.	Seek Amendment
The Catholic Diocese of Christchurch / #823.91		Seek Amendment	Retain the status quo, insofar that the amendments propose greater constraints on building height in relation to boundaries than the status quo.	
The Catholic Diocese of Christchurch /823.91	Anne Dingwall/ #FS2037.1323	Seek Amendment	Retain the status quo, insofar that the amendments propose greater constraints on building height in relation to boundaries than the status quo. The submitter opposes the amendments to the rule, to the extent that it will impose greater constraints on building height in relation to boundaries than the status quo. This will limit development capacity in a	Oppose

			manner that is inconsistent with the NPS-UD.	
The Catholic Diocese of Christchurch /823.91	Carter Group Limited/ #FS2045.264	Seek Amendment	Retain the status quo, insofar that the amendments propose greater constraints on building height in relation to boundaries than the status quo. The submitter opposes the amendments to the rule, to the extent that it will impose greater constraints on building height in relation to boundaries than the status quo. This will limit development capacity in a manner that is inconsistent with the NPS-UD.	Support

Specific Purpose Zones > Specific Purpose (School) Zone > Rules - Specific Purpose (School) Zone > Built form standards > Minimum building setback from road boundaries

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.121		Oppose	Oppose in part 13.6.4.2.3 Minimum building setback from road boundaries. Retain current provisions.	
Carter Group Limited/814.121	Kāinga Ora/ #FS2082.951	Oppose	Oppose in part 13.6.4.2.3 Minimum building setback from road boundaries. Retain current provisions. The submitter opposes the amendments to the rule, to the extent that it will impose greater building setbacks from road boundaries than the status quo. This will limit development capacity in a manner that is inconsistent with the NPS-UD.	Seek Amendment
The Catholic Diocese of Christchurch / #823.92		Seek Amendment	Retain the status quo, insofar that the amendments propose greater building setbacks from road boundaries than the status quo.	
The Catholic Diocese of Christchurch /823.92	Anne Dingwall/ #FS2037.1324	Seek Amendment	Retain the status quo, insofar that the amendments propose greater building setbacks from road boundaries than the status quo. The submitter opposes the amendments to the rule, to the extent that it will impose greater building setbacks from road boundaries than the status quo. This will limit development capacity in a manner that is inconsistent with the NPS-UD.	Oppose
The Catholic Diocese of Christchurch /823.92	Carter Group Limited/ #FS2045.265	Seek Amendment	Retain the status quo, insofar that the amendments propose greater building setbacks from road boundaries than the status quo. The submitter opposes the amendments to the rule, to the extent that it will impose greater building setbacks from road boundaries than the status quo. This will limit development capacity in a manner that is inconsistent with the NPS-UD.	Support

Specific Purpose Zones > Specific Purpose (School) Zone > Rules - Specific Purpose (School) Zone > Built form standards > Minimum building setback from internal boundaries and maximum building length

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.122		Oppose	Oppose in part to 13.6.4.2.4 Minimum building setback from internal boundaries and maximum building lengths. Retain current provisions.	

Carter Group Limited/814.122	Kāinga Ora/ #FS2082.952	Oppose	Oppose in part to 13.6.4.2.4 Minimum building setback from internal boundaries and maximum building lengths. Retain current provisions. The submitter opposes the amendments to the rule, to the extent that it will impose greater building setbacks from internal boundaries and/or constraints on building length, relative to the status quo. This will limit development capacity in a manner that is inconsistent with the NPS-UD.	Seek Amendment
The Catholic Diocese of Christchurch / #823.93		Seek Amendment	The submitter opposes the amendments to the rule, to the extent that it will impose greater building setbacks from internal boundaries and/or constraints on building length, relative to the status quo. This will limit development capacity in a manner that is inconsistent with the NPS-UD.	
The Catholic Diocese of Christchurch /823.93	Anne Dingwall/ #FS2037.1325	Seek Amendment	The submitter opposes the amendments to the rule, to the extent that it will impose greater building setbacks from internal boundaries and/or constraints on building length, relative to the status quo. This will limit development capacity in a manner that is inconsistent with the NPS-UD. Retain the status quo, insofar that the amendments propose greater building setbacks from internal boundaries and/or constraints on building length, relative to the status quo.	Oppose
The Catholic Diocese of Christchurch /823.93	Carter Group Limited/ #FS2045.266	Seek Amendment	The submitter opposes the amendments to the rule, to the extent that it will impose greater building setbacks from internal boundaries and/or constraints on building length, relative to the status quo. This will limit development capacity in a manner that is inconsistent with the NPS-UD. Retain the status quo, insofar that the amendments propose greater building setbacks from internal boundaries and/or constraints on building length, relative to the status quo.	Support

Specific Purpose Zones > Specific Purpose (School) Zone > Rules - Specific Purpose (School) Zone > Built form standards > Maximum building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.123		Support	Support 13.6.4.2.5 Maximum building height. Retain as notified.	
Carter Group Limited/814.123	Kāinga Ora/ #FS2082.953	Support	Support 13.6.4.2.5 Maximum building height. Retain as notified. The amendments better enable development capacity and are supported.	Seek Amendment
The Catholic Diocese of Christchurch / #823.94		Support	Adopt	
The Catholic Diocese of Christchurch /823.94	Anne Dingwall/ #FS2037.1326	Support	Adopt The amendments better enable development capacity and are supported.	Oppose
The Catholic Diocese of Christchurch /823.94	Carter Group Limited/ #FS2045.267	Support	Adopt The amendments better enable development capacity and are supported.	Support

Specific Purpose Zones > Specific Purpose (School) Zone > Rules - Specific Purpose (School) Zone > Built form standards > Landscaping

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Beca/ #806.15		Oppose	Oppose the proposed provisions for landscaping as applied to Specific Purpose (School) Zones.	
Carter Group Limited/ #814.124		Oppose	Oppose 13.6.4.2.6Landscaping. Delete built form standard.	
Carter Group Limited/814.124	Kāinga Ora/ #FS2082.954	Oppose	Oppose 13.6.4.2.6Landscaping. Delete built form standard. The submitter opposes this new rule, noting it will limit development capacity in a manner that is inconsistent with the NPS-UD.	Seek Amendment
The Catholic Diocese of Christchurch / #823.95		Oppose	Delete	
The Catholic Diocese of Christchurch /823.95	Anne Dingwall/ #FS2037.1327	Oppose	Delete The submitter opposes this new rule, noting it will limit development capacity in a manner that is inconsistent with the NPS-UD.	Oppose
The Catholic Diocese of Christchurch /823.95	Carter Group Limited/ #FS2045.268	Oppose	Delete The submitter opposes this new rule, noting it will limit development capacity in a manner that is inconsistent with the NPS-UD.	Support

Specific Purpose Zones > Specific Purpose (School) Zone > Rules - Specific Purpose (School) Zone > Built form standards > Water supply for firefighting

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Fire and Emergency/ #842.22		Not Stated	Retain as notified.	
Fire and Emergency/842.22	Lydia Shirley/ #FS2010.8	Not Stated	Retain as notified. Fire and Emergency support activities within the Specific Purpose (School) Zone being subject to 13.6.4.2.7. This is further supported by existing matter of discretion 13.6.5.3 Water supply for firefighting which requires consideration of whether sufficient firefighting water supply is available to ensure the safety of people and property in the zone, as well as neighbouring properties, in the event of fire. Fire and Emergency acknowledge that the requirement to limited notify the 'New Zealand Fire Service Commission' (now Fire and Emergency New Zealand) has been removed. Fire and Emergency recognise that this does not remove the requirement to comply with the performance standard and therefore is not opposed to the removal of 13.6.4.2.7.	Support

Specific Purpose Zones > Specific Purpose (School) Zone > Rules - Matters of discretion > Effects on the neighbourhood

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Beca/ #806.16		Support	Support proposed amended changes of provisions.	
Carter Group Limited/ #814.125		Oppose	Oppose 13.6.5.1Effects on the neighbourhood. Delete built form standard.	
Carter Group Limited/814.125	Kāinga Ora/ #FS2082.955	Oppose	Oppose 13.6.5.1Effects on the neighbourhood. Delete built form standard. The submitter opposes the proposed amendments to the assessment matter, noting it will impose additional constraintson and uncertainty for developments, and in doing so will limit development capacity in a manner that is inconsistent with the NPS-UD.	Seek Amendment

The Catholic Diocese of Christchurch / #823.96		Oppose	Delete	
The Catholic Diocese of Christchurch /823.96	Anne Dingwall/ #FS2037.1328	Oppose	Delete The submitter opposes the proposed amendments to the assessment matter, noting it will impose additional constraints on and uncertainty for developments, and in doing so will limit development capacity in a manner that is inconsistent with the NPS-UD.	Oppose
The Catholic Diocese of Christchurch /823.96	Carter Group Limited/ #FS2045.269	Oppose	Delete The submitter opposes the proposed amendments to the assessment matter, noting it will impose additional constraints on and uncertainty for developments, and in doing so will limit development capacity in a manner that is inconsistent with the NPS-UD.	Support

Specific Purpose Zones > Specific Purpose (School) Zone > Appendices > Appendix 13.6.6.1 State Schools

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch International Airport Limited (CIAL) / #852.24		Oppose	Amend Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1 to ensure that sites beneath the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area retain the operative plan Residential Suburban or Residential Suburban Transition Zone.	
Christchurch International Airport Limited (CIAL) /852.24	Sarah Harrow/ #FS2017.24	Oppose	<p>Amend Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1 to ensure that sites beneath the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area retain the operative plan Residential Suburban or Residential Suburban Transition Zone.</p> <p>Permitted activity rules 13.6.4.1.1 P4 and 13.7.4.1.1 P3 provide for additional activities or facilities which would be permitted activities in the alternative zone listed for the site listed in Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1. PC14 proposes to amend a number of the residential zones listed in the Appendices to reflect the nearby/adjacent HRZ or MRZ zones. There are a number of existing schools, and the University of Canterbury site, that sit beneath the QM. Under the PC14 proposal this would enable intensification under the MRZ or HRZ provisions. Given this, the existing operative Plan zoning references should be retained for the reasons outlined in submission point 2 above.</p> <p><i>[Submission 2: The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Oppose
Christchurch International Airport Limited (CIAL) /852.24	Stantec/ #FS2032.22	Oppose	<p>Amend Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1 to ensure that sites beneath the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area retain the operative plan Residential Suburban or Residential Suburban Transition Zone.</p> <p>Permitted activity rules 13.6.4.1.1 P4 and 13.7.4.1.1 P3 provide for additional activities or facilities which would be permitted activities in the alternative zone listed for the site listed in Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1. PC14 proposes to amend a number of the residential zones listed in the Appendices to reflect the nearby/adjacent HRZ or MRZ zones. There are a number of existing schools, and the University of Canterbury site, that sit beneath the QM. Under the PC14 proposal this would enable intensification under the MRZ or HRZ provisions. Given this, the existing operative Plan zoning references should be retained for the reasons outlined in submission point 2 above.</p>	Oppose

			<p><i>[Submission 2: The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	
Christchurch International Airport Limited (CIAL) /852.24	Stantec/ #FS2032.71	Oppose	<p>Amend Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1 to ensure that sites beneath the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area retain the operative plan Residential Suburban or Residential Suburban Transition Zone.</p> <p>Permitted activity rules 13.6.4.1.1 P4 and 13.7.4.1.1 P3 provide for additional activities or facilities which would be permitted activities in the alternative zone listed for the site listed in Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1. PC14 proposes to amend a number of the residential zones listed in the Appendices to reflect the nearby/adjacent HRZ or MRZ zones. There are a number of existing schools, and the University of Canterbury site, that sit beneath the QM. Under the PC14 proposal this would enable intensification under the MRZ or HRZ provisions. Given this, the existing operative Plan zoning references should be retained for the reasons outlined in submission point 2 above.</p> <p><i>[Submission 2: The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Oppose
Christchurch International Airport Limited (CIAL) /852.24	New Zealand Airports Association/ #FS2071.36	Oppose	<p>Amend Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1 to ensure that sites beneath the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area retain the operative plan Residential Suburban or Residential Suburban Transition Zone.</p> <p>Permitted activity rules 13.6.4.1.1 P4 and 13.7.4.1.1 P3 provide for additional activities or facilities which would be permitted activities in the alternative zone listed for the site listed in Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1. PC14 proposes to amend a number of the residential zones listed in the Appendices to reflect the nearby/adjacent HRZ or MRZ zones. There are a number of existing schools, and the University of Canterbury site, that sit beneath the QM. Under the PC14 proposal this would enable intensification under the MRZ or HRZ provisions. Given this, the existing operative Plan zoning references should be retained for the reasons outlined in submission point 2 above.</p> <p><i>[Submission 2: The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Support

Specific Purpose Zones > Specific Purpose (School) Zone > Appendices > Appendix 13.6.6.2 State Integrated Schools

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.71		Seek Amendment	Limit building height over St Teresa's School to 8m.	
Christchurch City Council/751.71	Anne Dingwall/ #FS2037.893	Seek Amendment	Limit building height over St Teresa's School to 8m. Proposed provisions for the Riccarton Bush Interface Area do not reflect the full recommendations of reporting, which has been clarified in more detail (see attachment 46).	Support

Christchurch City Council/751.71	Catholic Diocese of Christchurch/ #FS2044.9	Seek Amendment	Limit building height over St Teresa's School to 8m. Proposed provisions for the Riccarton Bush Interface Area do not reflect the full recommendations of reporting, which has been clarified in more detail (see attachment 46).	Oppose
Christchurch City Council/751.71	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.5	Seek Amendment	Limit building height over St Teresa's School to 8m. Proposed provisions for the Riccarton Bush Interface Area do not reflect the full recommendations of reporting, which has been clarified in more detail (see attachment 46).	Seek Amendment
Christchurch City Council/751.71	Robert Broughton/ #FS2083.8	Seek Amendment	Limit building height over St Teresa's School to 8m. Proposed provisions for the Riccarton Bush Interface Area do not reflect the full recommendations of reporting, which has been clarified in more detail (see attachment 46).	Support
The Catholic Diocese of Christchurch / #823.97		Seek Amendment	Amend Appendix 13.6.6.2 State Integrated Schools, so that the alternative zone for: <ul style="list-style-type: none"> St Mary's School at Manchester Street is 'CCMUZ'; and St Teresa's on Puriri Street is 'HRZ' Otherwise, retain the wording in the Appendix, insofar as it relates to the alternative zoning of all other state integrated schools.	
The Catholic Diocese of Christchurch /823.97	Anne Dingwall/ #FS2037.1329	Seek Amendment	Amend Appendix 13.6.6.2 State Integrated Schools, so that the alternative zone for: <ul style="list-style-type: none"> St Mary's School at Manchester Street is 'CCMUZ'; and St Teresa's on Puriri Street is 'HRZ' Otherwise, retain the wording in the Appendix, insofar as it relates to the alternative zoning of all other state integrated schools. <p>The Diocese seek that the alternative zoning of their integrated school sites appropriately reflects the likely future use of the land by the Diocese, whilst also accounting for the surrounding environment.</p> <p>The identification of alternative zones in the Appendix is generally supported, however the Diocese seeks the following amendments:</p> <ul style="list-style-type: none"> St Mary's school in Manchester Street is identified in this appendix with an underlying zoning of HRZ. This is opposed, and CCMUZ is sought as the underlying zone to better provide for spiritual activities on the site and align with the CCMUZ on the opposite side of Manchester Street. St Teresa's on Puriri Street, Riccarton is identified with an underlying MRZ. However, given the site's position adjacent to Riccarton Road, proximity to the Riccarton KAC, and the extent of the HRZ nearby, an underlying zoning of HRZ is considered more appropriate. 	Oppose
The Catholic Diocese of Christchurch /823.97	Carter Group Limited/ #FS2045.270	Seek Amendment	Amend Appendix 13.6.6.2 State Integrated Schools, so that the alternative zone for: <ul style="list-style-type: none"> St Mary's School at Manchester Street is 'CCMUZ'; and St Teresa's on Puriri Street is 'HRZ' Otherwise, retain the wording in the Appendix, insofar as it relates to the alternative zoning of all other state integrated schools. <p>The Diocese seek that the alternative zoning of their integrated school sites appropriately reflects the likely future use of the land by the Diocese, whilst also accounting for the surrounding environment.</p> <p>The identification of alternative zones in the Appendix is generally supported, however the Diocese seeks the following amendments:</p>	Support

			<ul style="list-style-type: none"> St Mary's school in Manchester Street is identified in this appendix with an underlying zoning of HRZ. This is opposed, and CCMUZ is sought as the underlying zone to better provide for spiritual activities on the site and align with the CCMUZ on the opposite side of Manchester Street. St Teresa's on Puriri Street, Riccarton is identified with an underlying MRZ. However, given the site's position adjacent to Riccarton Road, proximity to the Riccarton KAC, and the extent of the HRZ nearby, an underlying zoning of HRZ is considered more appropriate. 	
Christchurch International Airport Limited (CIAL) / #852.25		Oppose	Amend Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1 to ensure that sites beneath the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area retain the operative plan Residential Suburban or Residential Suburban Transition Zone.	
Christchurch International Airport Limited (CIAL) /852.25	Sarah Harrow/ #FS2017.25	Oppose	<p>Amend Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1 to ensure that sites beneath the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area retain the operative plan Residential Suburban or Residential Suburban Transition Zone.</p> <p>Permitted activity rules 13.6.4.1.1 P4 and 13.7.4.1.1 P3 provide for additional activities or facilities which would be permitted activities in the alternative zone listed for the site listed in Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1. PC14 proposes to amend a number of the residential zones listed in the Appendices to reflect the nearby/adjacent HRZ or MRZ zones. There are a number of existing schools, and the University of Canterbury site, that sit beneath the QM. Under the PC14 proposal this would enable intensification under the MRZ or HRZ provisions. Given this, the existing operative Plan zoning references should be retained for the reasons outlined in submission point 2 above.</p> <p><i>[Submission 2: The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.]</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Oppose
Christchurch International Airport Limited (CIAL) /852.25	Stantec/ #FS2032.72	Oppose	<p>Amend Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1 to ensure that sites beneath the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area retain the operative plan Residential Suburban or Residential Suburban Transition Zone.</p> <p>Permitted activity rules 13.6.4.1.1 P4 and 13.7.4.1.1 P3 provide for additional activities or facilities which would be permitted activities in the alternative zone listed for the site listed in Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1. PC14 proposes to amend a number of the residential zones listed in the Appendices to reflect the nearby/adjacent HRZ or MRZ zones. There are a number of existing schools, and the University of Canterbury site, that sit beneath the QM. Under the PC14 proposal this would enable intensification under the MRZ or HRZ provisions. Given this, the existing operative Plan zoning references should be retained for the reasons outlined in submission point 2 above.</p> <p><i>[Submission 2: The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.]</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Oppose
Christchurch International Airport Limited (CIAL) /852.25	New Zealand Airports Association/ #FS2071.37	Oppose	<p>Amend Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1 to ensure that sites beneath the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area retain the operative plan Residential Suburban or Residential Suburban Transition Zone.</p> <p>Permitted activity rules 13.6.4.1.1 P4 and 13.7.4.1.1 P3 provide for additional activities or facilities which would be permitted activities in the alternative zone listed for the site listed in Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1. PC14 proposes to amend a number of the residential zones listed in the Appendices to reflect the nearby/adjacent HRZ or MRZ zones. There are a number of existing schools, and the University of Canterbury site, that sit beneath the QM. Under the PC14 proposal this would enable intensification under the MRZ or HRZ provisions. Given this, the existing operative Plan zoning references should be retained for the reasons outlined in submission point 2 above.</p>	Support

			<p><i>[Submission 2: The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	
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Specific Purpose Zones > Specific Purpose (School) Zone > Appendices > Appendix 13.6.6.3 Private Schools

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christ's College/ #699.6		Support	supports this alternate High Density Residential Zoning	
Christchurch City Council/ #751.53		Seek Amendment	Amend the alternate zoning for Christ's College to MRZ in respect of sites east of Rolleston Ave; and the alternate zoning for Cathedral Grammar to MRZ in respect of 17 Armagh St.	
Christchurch City Council/751.53	Anne Dingwall/ #FS2037.875	Seek Amendment	Amend the alternate zoning for Christ's College to MRZ in respect of sites east of Rolleston Ave; and the alternate zoning for Cathedral Grammar to MRZ in respect of 17 Armagh St. The alternate zoning for Christ's College and Cathedral Grammar owned properties within the Inner City West RHA should be MRZ, to reflect that zoning being proposed for all RHAs.	Support
Christchurch International Airport Limited (CIAL) / #852.26		Oppose	Amend Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1 to ensure that sites beneath the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area retain the operative plan Residential Suburban or Residential Suburban Transition Zone.	
Christchurch International Airport Limited (CIAL) /852.26	Sarah Harrow/ #FS2017.26	Oppose	<p>Amend Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1 to ensure that sites beneath the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area retain the operative plan Residential Suburban or Residential Suburban Transition Zone.</p> <p>Permitted activity rules 13.6.4.1.1 P4 and 13.7.4.1.1 P3 provide for additional activities or facilities which would be permitted activities in the alternative zone listed for the site listed in Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1. PC14 proposes to amend a number of the residential zones listed in the Appendices to reflect the nearby/adjacent HRZ or MRZ zones. There are a number of existing schools, and the University of Canterbury site, that sit beneath the QM. Under the PC14 proposal this would enable intensification under the MRZ or HRZ provisions. Given this, the existing operative Plan zoning references should be retained for the reasons outlined in submission point 2 above.</p> <p><i>[Submission 2: The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Oppose
Christchurch International Airport Limited (CIAL) /852.26	Stantec/ #FS2032.73	Oppose	<p>Amend Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1 to ensure that sites beneath the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area retain the operative plan Residential Suburban or Residential Suburban Transition Zone.</p> <p>Permitted activity rules 13.6.4.1.1 P4 and 13.7.4.1.1 P3 provide for additional activities or facilities which would be permitted activities in the alternative zone listed for the site listed in Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1. PC14 proposes to amend a number of the residential zones listed in the Appendices to reflect the nearby/adjacent HRZ or MRZ zones. There are a number of existing schools, and the University of Canterbury site, that sit beneath the QM. Under the PC14 proposal this would enable intensification under the MRZ or HRZ provisions. Given this, the existing operative Plan zoning references should be retained for the reasons outlined in submission point 2 above.</p> <p><i>[Submission 2: The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Oppose

Christchurch International Airport Limited (CIAL) /852.26	New Zealand Airports Association/ #FS2071.38	Oppose	<p>Amend Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1 to ensure that sites beneath the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area retain the operative plan Residential Suburban or Residential Suburban Transition Zone.</p> <p>Permitted activity rules 13.6.4.1.1 P4 and 13.7.4.1.1 P3 provide for additional activities or facilities which would be permitted activities in the alternative zone listed for the site listed in Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1. PC14 proposes to amend a number of the residential zones listed in the Appendices to reflect the nearby/adjacent HRZ or MRZ zones. There are a number of existing schools, and the University of Canterbury site, that sit beneath the QM. Under the PC14 proposal this would enable intensification under the MRZ or HRZ provisions. Given this, the existing operative Plan zoning references should be retained for the reasons outlined in submission point 2 above.</p> <p><i>[Submission 2: The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Support
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Specific Purpose Zones > Specific Purpose (Tertiary Education) Zone > Appendices > Appendix 13.7.6.1

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Stantec/ #184.4		Support	Retain alternative zoning (MDRZ) of the University Campus within the Specific Purpose (Tertiary Education) Zone	
Stantec/184.4	Kāinga Ora/ #FS2082.83	Support	<p>Retain alternative zoning (MDRZ) of the University Campus within the Specific Purpose (Tertiary Education) Zone</p> <p>The University support MDRZ alternative zoning for the campus sites, and the adjoining residential zones to the south and east of the campus for the following reasons:</p> <ul style="list-style-type: none"> - Enables complimentary scale of development on the campus to the same level of the surrounding residential area should some of the campus site be further developed for residential purposes 	Support

Specific Purpose Zones > Specific Purpose (Otakaro Avon River Corridor) Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Larissa Lilley/ #671.3		Support	Support high density housing in the Red Zone	
Kāinga Ora – Homes and Communities / #834.34		Oppose	<p>13.14 Specific Purpose (Ōtakaro Avon River Corridor) Zone – All provisions, including Appendix 13.14.6.2 specifying alternative zone provisions applicable to privately owned properties within the zone.</p> <p>Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety</p>	
Kāinga Ora – Homes and Communities /834.34	Catholic Diocese of Christchurch/ #FS2044.28	Oppose	<p>13.14 Specific Purpose (Ōtakaro Avon River Corridor) Zone – All provisions, including Appendix 13.14.6.2 specifying alternative zone provisions applicable to privately owned properties within the zone.</p> <p>Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety</p> <p>Kāinga Ora considers this qualifying matter unnecessary and seek that it is deleted. While the use of areas for open space purposes is identified as a qualifying matter under RMAs 770(f), the areas zoned Open Space are owned by CCC and many are administered under the Reserves Act 1977. Council ownership, and Open Space zoning, makes it unlikely that these areas will be developed for medium density housing and such development would also be contrary to the purposes for which these sites were reserved. Further, the Housing Supply Act only requires CCC to incorporate MDRS into every relevant residential zone (not Open Space Zone). The s770(f) matter is noted as being relevant for other councils where their District Plan does not include an Open Space zone and instead reserves often have a</p>	Support

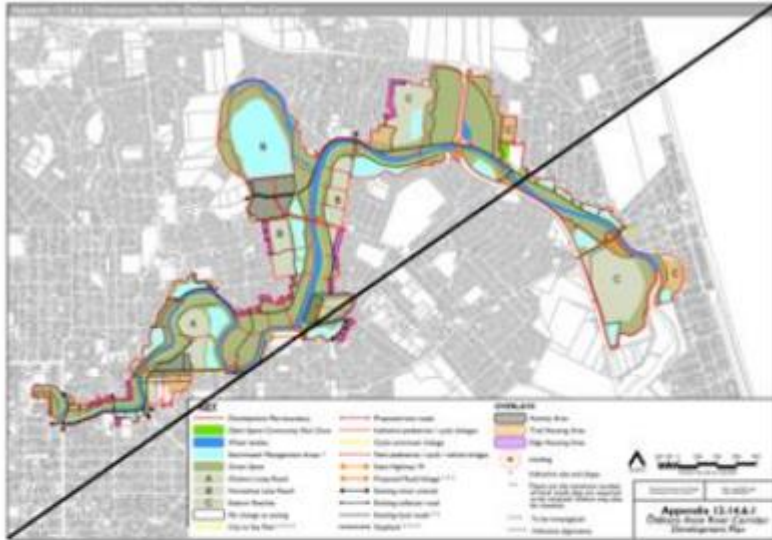
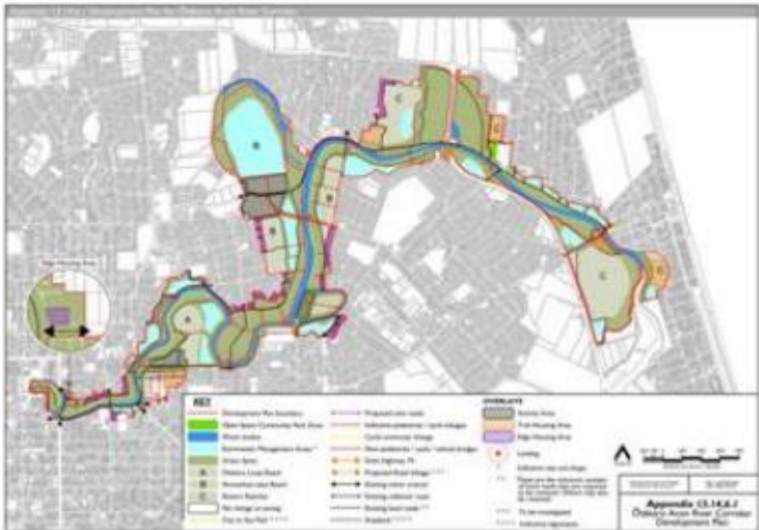
			residential zoning.As with the Open Space Zones,Kāinga Ora note that theŌtākaro ‘red zone’ area hasbeen subject to detailed placebased assessment, with largescale residential developmentnot anticipated in this area.	
Kāinga Ora – Homes and Communities /834.34	Carter Group Limited/ #FS2045.27	Oppose	<p>13.14 Specific Purpose(Ōtākaro Avon River Corridor)Zone – All provisions, includingAppendix 13.14.6.2 specifyingalternative zone provisionsapplicable to privately ownedproperties within the zone.</p> <p>Delete the Open Space (recreation zone)qualifying matter and any relevantprovisions proposed in its entirety</p> <p>Kāinga Ora considers thisqualifying matter isunnecessary and seek that it isdeleted.While the use of areas for openspace purposes is identified asa qualifying matter under RMAs770(f), the areas zoned OpenSpace are owned by CCC andmany are administered underthe Reserves Act 1977. Councilownership, and Open Spacezoning, makes it unlikely thatthese areas will be developedfor medium density housing andsuch development would also be contrary to the purposes forwhich these sites werereserved. Further, the HousingSupply Act only requires CCC to incorporate MDRS into everyrelevant residential zone (notOpen Space Zone).The s770(f) matter is noted asbeing relevant for other councilswhere their District Plan doesnot include an Open Spacezone and instead reservesoften have a residential zoning.As with the Open Space Zones,Kāinga Ora note that theŌtākaro ‘red zone’ area hasbeen subject to detailed placebased assessment, with largescale residential developmentnot anticipated in this area.</p>	Support
Kāinga Ora – Homes and Communities /834.34	LMM Investments 2012 Limited/ #FS2049.19	Oppose	<p>13.14 Specific Purpose(Ōtākaro Avon River Corridor)Zone – All provisions, includingAppendix 13.14.6.2 specifyingalternative zone provisionsapplicable to privately ownedproperties within the zone.</p> <p>Delete the Open Space (recreation zone)qualifying matter and any relevantprovisions proposed in its entirety</p> <p>Kāinga Ora considers thisqualifying matter isunnecessary and seek that it isdeleted.While the use of areas for openspace purposes is identified asa qualifying matter under RMAs770(f), the areas zoned OpenSpace are owned by CCC andmany are administered underthe Reserves Act 1977. Councilownership, and Open Spacezoning, makes it unlikely thatthese areas will be developedfor medium density housing andsuch development would also be contrary to the purposes forwhich these sites werereserved. Further, the HousingSupply Act only requires CCC to incorporate MDRS into everyrelevant residential zone (notOpen Space Zone).The s770(f) matter is noted asbeing relevant for other councilswhere their District Plan doesnot include an Open Spacezone and instead reservesoften have a residential zoning.As with the Open Space Zones,Kāinga Ora note that theŌtākaro ‘red zone’ area hasbeen subject to detailed placebased assessment, with largescale residential developmentnot anticipated in this area.</p>	Support
Kāinga Ora – Homes and Communities /834.34	David Mountfort/ #FS2070.7	Oppose	<p>13.14 Specific Purpose(Ōtākaro Avon River Corridor)Zone – All provisions, includingAppendix 13.14.6.2 specifyingalternative zone provisionsapplicable to privately ownedproperties within the zone.</p> <p>Delete the Open Space (recreation zone)qualifying matter and any relevantprovisions proposed in its entirety</p> <p>Kāinga Ora considers thisqualifying matter isunnecessary and seek that it isdeleted.While the use of areas for openspace purposes is identified asa qualifying matter under RMAs770(f), the areas zoned OpenSpace are owned by CCC andmany are administered underthe Reserves Act 1977. Councilownership, and Open Spacezoning, makes it unlikely thatthese areas will be developedfor medium density housing andsuch development would also be contrary to the purposes forwhich these sites werereserved. Further, the HousingSupply Act only requires CCC to incorporate MDRS into everyrelevant residential zone (notOpen Space Zone).The s770(f) matter is noted asbeing relevant for other councilswhere their District Plan doesnot include an Open Spacezone and instead reservesoften have a residential zoning.As with the Open Space Zones,Kāinga Ora note that theŌtākaro ‘red zone’ area hasbeen subject to detailed placebased assessment, with largescale residential developmentnot anticipated in this area.</p>	Oppose

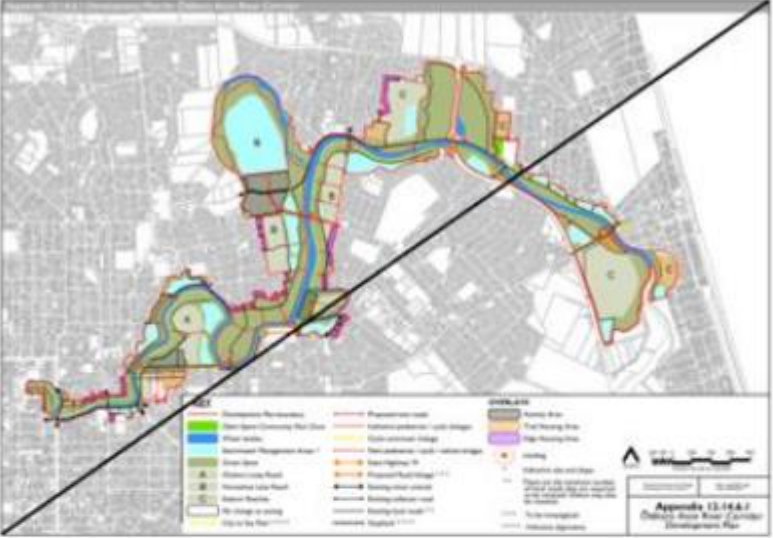
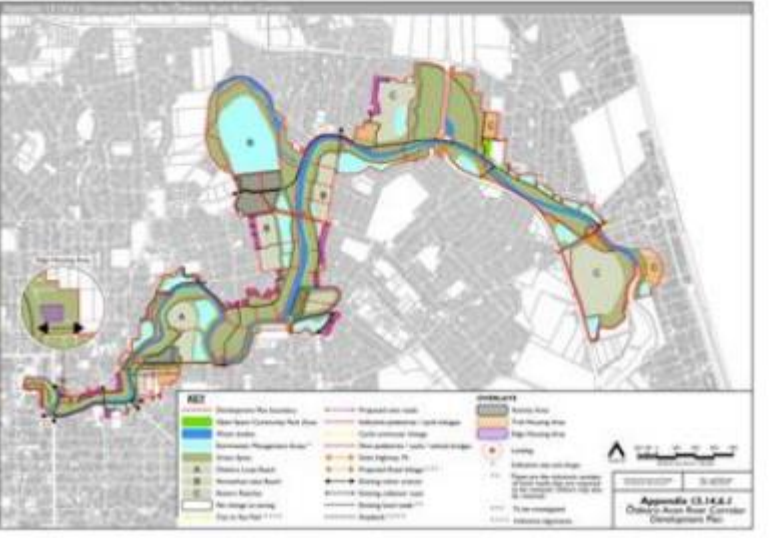
Specific Purpose Zones > Specific Purpose (Otakaro Avon River Corridor) Zone > Rules - Specific Purpose (Otakaro Avon River Corridor) Zone > Activity status tables > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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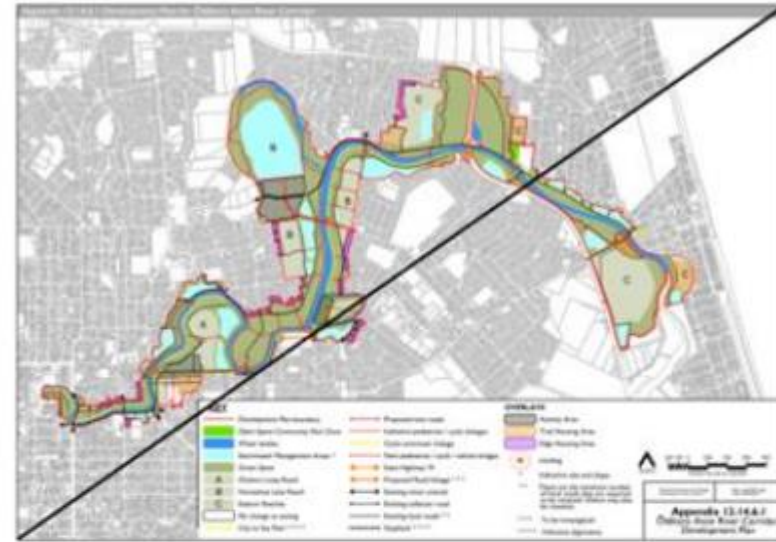
The Glenara Family Trust/ #91.1		Seek Amendment	Add to Rule 13.14.4.3 [Sic - 13.14.4.1.3], a Restricted Discretionary Activity status for the construction of residential activities on a site listed in Appendix 13.14.6.2 that do not comply in all respects with the applicable activity and built form standards, along with the appropriate matters of discretion. Such provisions could be modelled on Rule 14.5.1.3 RD15-31 for similar proposals in the Medium Density Residential Zone (MRZ).	
The Glenara Family Trust/ #91.2		Seek Amendment	As an alternative, a provision could be made in Rule 13.14.4.1.3 for a single omnibus Restricted Discretionary Activity (RDA) that cross-refers to Rule 14.5.1.3 RD15-RD31. The Trust does not oppose a limitation of building height to 3 storeys or less on its land, so it does not seek the inclusion of RD14 from the list in Rule 14.5.1.3.	

Specific Purpose Zones > Specific Purpose (Otakaro Avon River Corridor) Zone > Appendices > Appendix 13.14.6.1 Development Plan and Stopbank Cross-section

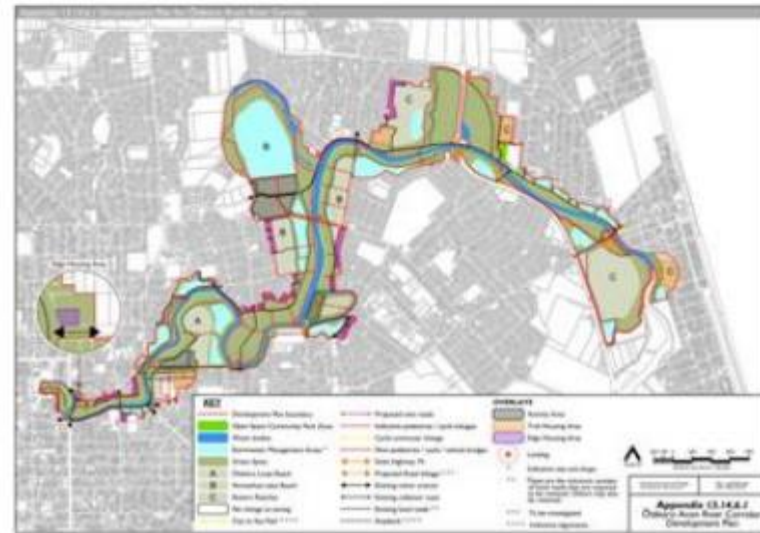
Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.51		Seek Amendment	<p>Re-insert the original Appendix 13.14.6.1 and show it with a black strikethrough indicating that it is to be deleted. Show the title of the amended Appendix 13.14.6.1 in purple bold underlined text and add a new Edge Housing Area Overlay over 254 Fitzgerald Avenue, as shown:</p> <p>Ōtākaro Avon River Corridor Development Plan:</p>  <p><u>Ōtākaro Avon River Corridor Development Plan</u></p> 	

Christchurch City Council/751.51	Anne Dingwall/ #FS2037.873	Seek Amendment	<p>Re-insert the original Appendix 13.14.6.1 and show it with a black strikethrough indicating that it is to be deleted. Show the title of the amended Appendix 13.14.6.1 in purple bold underlined text and add a new Edge Housing Area Overlay over 254 Fitzgerald Avenue, as shown:</p> <p>Ōtākaro Avon River Corridor Development Plan:</p>  <p><u>Ōtākaro Avon River Corridor Development Plan</u></p>  <p>In error, the original Appendix 13.14.6.1 was not retained in Plan Change 14 amendments to Chapter 13.14, and shown with a black strikethrough in the title and on the image. The Amended Appendix 13.14.6.1 title should have been shown in purple bold underlined text as its amended version, showing an addition of an Edge Housing Area Overlay over 254 Fitzgerald Avenue, is proposed to be adopted from the proposed Plan Change 11.</p>	Support
Christchurch City Council/751.51	David Mountfort/ #FS2070.8	Seek Amendment	<p>Re-insert the original Appendix 13.14.6.1 and show it with a black strikethrough indicating that it is to be deleted. Show the title of the amended Appendix 13.14.6.1 in purple bold underlined text and add a new Edge Housing Area Overlay over 254 Fitzgerald Avenue, as shown:</p>	Support

~~Ōtākaro Avon River Corridor Development Plan:~~



Ōtākaro Avon River Corridor Development Plan



In error, the original Appendix 13.14.6.1 was not retained in Plan Change 14 amendments to Chapter 13.14, and shown with a black strikethrough in the title and on the image. The Amended Appendix 13.14.6.1 title should have been shown in purple bold underlined text as its amended version, showing an addition of an Edge Housing Area Overlay over 254 Fitzgerald Avenue, is proposed to be adopted from the proposed Plan Change 11.

Specific Purpose Zones > Specific Purpose (Otakaro Avon River Corridor) Zone > Appendices > Appendix 13.14.6.2 Pre-Earthquake Activities List

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.52		Seek Amendment	Delete the last two lines of the Appendix 13.14.6.2 table proposed to be amended by PC14, as shown below:	

			<table border="1"> <tr> <td>(...)</td> <td>(...)</td> <td>(...)</td> <td>(...)</td> <td>(...)</td> </tr> <tr> <td>LOT 4 DP 6463</td> <td>50 <u>Wainoni</u> Road</td> <td>33</td> <td>L1 (Map 33A)</td> <td>RS</td> </tr> <tr> <td>Legal-Description</td> <td>Address</td> <td>Map Ref</td> <td>Pre-Earthquake Zone</td> <td>Alternative Zone</td> </tr> <tr> <td>LOT 1 DP 66188</td> <td>76 Atlantis Street</td> <td>26</td> <td>L1 (Map 27A)</td> <td>RS</td> </tr> </table>	(...)	(...)	(...)	(...)	(...)	LOT 4 DP 6463	50 <u>Wainoni</u> Road	33	L1 (Map 33A)	RS	Legal-Description	Address	Map Ref	Pre-Earthquake Zone	Alternative Zone	LOT 1 DP 66188	76 Atlantis Street	26	L1 (Map 27A)	RS	
(...)	(...)	(...)	(...)	(...)																				
LOT 4 DP 6463	50 <u>Wainoni</u> Road	33	L1 (Map 33A)	RS																				
Legal-Description	Address	Map Ref	Pre-Earthquake Zone	Alternative Zone																				
LOT 1 DP 66188	76 Atlantis Street	26	L1 (Map 27A)	RS																				
Christchurch City Council/751.52	Anne Dingwall/ #FS2037.874	Seek Amendment	<p>Delete the last two lines of the Appendix 13.14.6.2 table proposed to be amended by PC14, as shown below:</p> <table border="1"> <tr> <td>(...)</td> <td>(...)</td> <td>(...)</td> <td>(...)</td> <td>(...)</td> </tr> <tr> <td>LOT 4 DP 6463</td> <td>50 <u>Wainoni</u> Road</td> <td>33</td> <td>L1 (Map 33A)</td> <td>RS</td> </tr> <tr> <td>Legal-Description</td> <td>Address</td> <td>Map Ref</td> <td>Pre-Earthquake Zone</td> <td>Alternative Zone</td> </tr> <tr> <td>LOT 1 DP 66188</td> <td>76 Atlantis Street</td> <td>26</td> <td>L1 (Map 27A)</td> <td>RS</td> </tr> </table> <p>In error, the first two lines (including the column title line) of the table in Appendix 13.14.6.2 - PreEarthquake Activities List were repeated at the end of the table. These two lines at the end need to be deleted to avoid unnecessary duplication.</p>	(...)	(...)	(...)	(...)	(...)	LOT 4 DP 6463	50 <u>Wainoni</u> Road	33	L1 (Map 33A)	RS	Legal-Description	Address	Map Ref	Pre-Earthquake Zone	Alternative Zone	LOT 1 DP 66188	76 Atlantis Street	26	L1 (Map 27A)	RS	Support
(...)	(...)	(...)	(...)	(...)																				
LOT 4 DP 6463	50 <u>Wainoni</u> Road	33	L1 (Map 33A)	RS																				
Legal-Description	Address	Map Ref	Pre-Earthquake Zone	Alternative Zone																				
LOT 1 DP 66188	76 Atlantis Street	26	L1 (Map 27A)	RS																				

Residential

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Cheryl Horrell/ #11.10		Oppose	<i>Reduce maximum impervious surface area permitted.</i>	
Andrea Heath/ #16.1		Oppose	Remove the ability to construct buildings of up to 14m without resource consent.	
Tobias Meyer/ #55.11		Seek Amendment	Allow for commercial use on corner sites in residential zones.	
Tobias Meyer/55.11	Christchurch International Airport Limited/ #FS2052.174	Seek Amendment	Allow for commercial use on corner sites in residential zones. Allow some mixed use in residential areas.	Oppose
Wayne Keen/ #93.1		Oppose	Assist developers and builders to complete builds on land currently sitting vacant within the city.	
Heather Woods/ #107.3		Seek Amendment	<i>For the inclusion of Transportable Homes to be included in all discussions regarding housing.</i>	
Heather Woods/ #107.4		Seek Amendment	<i>To permit and promote the development of Transportable Housing Community Hubs</i>	
Heather Woods/ #107.5		Seek Amendment	<i>That the CCC will accept the importance of Transportable Housing Community Hubs.</i>	
Heather Woods/ #107.7		Support	<p><i>I accept these criteria PROVIDING:</i></p> <p><i>a) social housing complexes, and groups of older person's housing units where all the buildings are single storey may be developed by Community Minded Private Companies. Not just not for profit agencies and government agencies. Private Companies can provide this type of housing using transportable houses in a much more timely and cost efficient manner than the agencies currently preferred by CCC. Community Facilities such as a Communal Hall, plus storage, yard space, clotheslines, parking would still all be provided .</i></p>	
Nikki Smetham/ #112.11		Support	[Retain provisions requiring that Crime Prevention Through Environmental Design (CPTED) principles are considered and complied with]	
Nikki Smetham/ #112.17		Seek Amendment	<p>Resolve these matters:</p> <ul style="list-style-type: none"> • Reduced internal privacy, ie avoid window to window views, • Compatible scale with surrounding residential suburb 	

			<ul style="list-style-type: none"> The potential oversupply of one typology that may adversely impact on good urban design, diversity and character. 	
Nikki Smetham/112.17	Anne Dingwall/ #FS2037.193	Seek Amendment	<p>Resolve these matters:</p> <ul style="list-style-type: none"> Reduced internal privacy, ie avoid window to window views, Compatible scale with surrounding residential suburb The potential oversupply of one typology that may adversely impact on good urban design, diversity and character. <p>We have the following queries, concerns, and suggestions and seek amendments to the District Plan to resolve these matters.</p>	Support
Sally Wihone/ #113.1		Seek Amendment	Provide for accessible parking spaces and wheelchair accessibility on footpaths within residential zones.	
Sally Wihone/113.1	Anne Dingwall/ #FS2037.196	Seek Amendment	<p>Provide for accessible parking spaces and wheelchair accessibility on footpaths within residential zones.</p> <p>Hello</p> <p>I'm in a wheelchair and is difficult enough trying to cross the road, manoeuvre my wheelchair along the footpath or trying to find a park (my vehicle is adapted) sometimes I have to park adjacent to the footpath as I have a ramp coming out of the passenger side so with houses having no garages and some houses are going to be six stories high were are people going to park you guess yes on the road or like Wellington Half on the Footpath so please consider when making these massive decisions think of the elderly and the disable. Hornby is a growing population and a big part of the population is people with disabilities as Hornby is flat.</p> <p>Regards</p> <p>Sally Wihone</p>	Support
Baden McArdle/ #115.1		Support	Retain as notified	
Glennis Pattison/ #129.1		Oppose	I oppose residential areas having any changes from what they were originally planned for many years ago in original planning,	
Terry Blogg/ #134.2		Oppose	To not implement changes that would see higher density housing in the areas proposed.	
Terry Blogg/ #134.7		Oppose	Oppose provisions for increase in housing density.	
Diane Hide/ #137.2		Oppose	Buildings over permitted height of 14m.	
Faye Hall/ #173.1		Support	No relief sought.	
Bob Burnett/ #186.2		Support	Support the proposed changes with amendments to increase thermal performance and reduced energy efficiency of residential housing.	
Joshua Wight/ #199.6		Support	More homes, with 3-storey, 3-homes per site.	
Joshua Wight/199.6	Anne Dingwall/ #FS2037.281	Support	<p>More homes, with 3-storey, 3-homes per site. Moving towards suburban areas where denser housing is the norm, provided by a range of different house types such as townhouses or low-rise apartments, will have beneficial effects on our urban environments. There are numerous benefits that come with denser suburban housing, particularly reduced housing costs, reduced urban emissions, decreased infrastructure costs, and improved community connectivity/safety. These benefits are further explained in the attached 'Benefits of Density' document. Moving towards suburban areas where denser housing is the norm, provided by a range of different house types such as townhouses or low-rise apartments, will have beneficial effects on our urban environments. There are numerous benefits that come with denser suburban housing, particularly reduced housing costs, reduced urban emissions, decreased infrastructure costs, and improved community connectivity/safety. These benefits are further explained in the attached 'Benefits of Density' document.</p>	Oppose
Joshua Wight/ #199.9		Seek Amendment	<p>[Re: 14.5.2.6.a and 14.6.2.2.a]</p> <p>Amend the sunlight access QM to previously proposed levels or oppose entirely.</p>	
Joshua Wight/199.9	Anne Dingwall/ #FS2037.283	Seek Amendment	<p>[Re: 14.5.2.6.a and 14.6.2.2.a]</p> <p>Amend the sunlight access QM to previously proposed levels or oppose entirely. The council's claim that 96% of housing capacity is retained under the Sunlight Access QM is misleading. CCC's Impact Assessment on the Sunlight Access QM only includes the effect on RS zones transitioning to MRZ. This ignores the impact on areas zoned as RMD that are transitioning to MRZ, or areas zoned HRZ. RMD and HRZ sites are more impacted by recession planes than RS, given they tend to be smaller. The example RS site, that is used to demonstrate the supposed loss in capacity, is 750 m². More than 50% of RMD sites and 2/3 of HRZ sites are less than 700 m². This means that the impact of applying recession planes is much more severe than for RS sites. Using an RS site as an example hides a much greater loss in housing capacity. We [The</p>	Oppose

			submitter] oppose the Sunlight Access QM on this basis, given it will result in a much greater loss in housing capacity than anticipated. We [The submitter] think that the broad application of the Sunlight Access QM across the city is disappointing and counterproductive. This broad application contradicts the intention of the MDRS, which was to allow 3-storey, 3-unit development across all urban areas in New Zealand. We [The submitter] also believe[s] that amenities other than sunlight should have been considered. NPS-UD Policy 6(b)(ii) states that the significant changes to built form required "... may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and type". This perspective should have been considered by the council when implementing the Sunlight Access QM. If increased sunlight access results in decreased housing affordability, as well as decreased access to employment, services, and amenities, is it really worth it? The council's claim that 96% of housing capacity is retained under the Sunlight Access QM is misleading. CCC's Impact Assessment on the Sunlight Access QM only includes the effect on RS zones transitioning to MRZ. This ignores the impact on areas zoned as RMD that are transitioning to MRZ, or areas zoned HRZ. RMD and HRZ sites are more impacted by recession planes than RS, given they tend to be smaller. The example RS site, that is used to demonstrate the supposed loss in capacity, is 750 m ² . More than 50% of RMD sites and 2/3 of HRZ sites are less than 700 m ² . This means that the impact of applying recession planes is much more severe than for RS sites. Using an RS site as an example hides a much greater loss in housing capacity. We [The submitter] oppose the Sunlight Access QM on this basis, given it will result in a much greater loss in housing capacity than anticipated. We [The submitter] think that the broad application of the Sunlight Access QM across the city is disappointing and counterproductive. This broad application contradicts the intention of the MDRS, which was to allow 3-storey, 3-unit development across all urban areas in New Zealand. We [The submitter] also believe[s] that amenities other than sunlight should have been considered. NPS-UD Policy 6(b)(ii) states that the significant changes to built form required "... may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and type". This perspective should have been considered by the council when implementing the Sunlight Access QM. If increased sunlight access results in decreased housing affordability, as well as decreased access to employment, services, and amenities, is it really worth it?	
Mitchell Cocking/ #207.3		Oppose	Reject the plan change	
David Lough/ #223.1		Oppose	Retain existing planning provisions in Merivale.	
Michael Dore/ #225.9		Oppose	The History, Character and Heritage of our City of Christchurch should be protected at all costs	
Michael Dore/225.9	Anne Dingwall/ #FS2037.320	Oppose	The History, Character and Heritage of our City of Christchurch should be protected at all costs If we allow the government to adopt their one size fits all greater intensification strategy we will have let down our future generations. It seems the easiest option to adopt and most importantly fails to consider and respect the lives and the health of the people and the investment they have made who already live in the areas most affected. The heavy-handed approach is like hitting a tack with a sledgehammer.	Support
Stephen Bryant/ #258.6		Seek Amendment	Require privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, to be part of the assessment process for ALL developments.	
Stephen Bryant/258.6	Anne Dingwall/ #FS2037.348	Seek Amendment	Require privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, to be part of the assessment process for ALL developments. Privacy/Overshadowing The current District Plan has some specific protections for privacy in terms of setbacks, living area outlooks and window sizes. Such protections are really important because some developers have a liking for floor to ceiling windows overlooking the living area of neighbouring properties. These protections are now gone until the property requires a consent (ie. more than 14m high in the HRZ) and are quite vague. It is imperative that privacy issues are considered for all developments. The town planners do not know where the living area of the neighbouring houses are unless the affected party is part of the discussions. Where the developer, affected resident and town planner work together small changes that mitigate privacy issues can be achieved whilst not impairing the intensification objective. To do this privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, must be part of the assessment process for ALL developments.	Support
Stephen Bryant/258.6	Chapman Tripp/ #FS2063.37	Seek Amendment	Require privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, to be part of the assessment process for ALL developments. Privacy/Overshadowing The current District Plan has some specific protections for privacy in terms of setbacks, living area outlooks and window sizes. Such protections are really important because some developers have a liking for floor to ceiling windows overlooking the living area of neighbouring properties. These protections are now gone until the property requires a consent (ie. more than 14m high in the HRZ) and are quite vague. It is imperative that privacy issues are considered for all developments. The town planners do not know where the living area of the neighbouring houses are	Oppose

			unless the affected party is part of the discussions. Where the developer, affected resident and town planner work together small changes that mitigate privacy issues can be achieved whilst not impairing the intensification objective. To do this privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, must be part of the assessment process for ALL developments.	
Stephen Bryant/258.6	Chapman Tripp/ #FS2064.36	Seek Amendment	Require privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, to be part of the assessment process for ALL developments. Privacy/Overshadowing The current District Plan has some specific protections for privacy in terms of setbacks, living area outlooks and window sizes. Such protections are really important because some developers have a liking for floor to ceiling windows overlooking the living area of neighbouring properties. These protections are now gone until the property requires a consent (ie. more than 14m high in the HRZ) and are quite vague. It is imperative that privacy issues are considered for all developments. The town planners do not know where the living area of the neighbouring houses are unless the affected party is part of the discussions. Where the developer, affected resident and town planner work together small changes that mitigate privacy issues can be achieved whilst not impairing the intensification objective. To do this privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, must be part of the assessment process for ALL developments.	Oppose
Thomas Harrison/ #275.1		Seek Amendment	For CCC to add more controls to stop negative impacts on neighboring properties.	
Mark Nichols/ #287.4		Seek Amendment	Seek densification in a planned and staged way by staging the effective date of the zoning changes in for example rings coming out from the city centre and/or major shopping areas, so that the densification occurs in a structured way over time, rather than in a haphazard way across most of the city. This will allow for a more staged build out of the infrastructure required to support the densification.	
Julie Farrant/ #292.3		Seek Amendment	[Amend to enable] separate living quarters where their individual family units can reside separately. Currently; the consent process is very limited for this type of dwelling	
Denis Morgan/ #315.3		Support	I have no objection to high(er) density housing. I have no objection to high(er) density in my neighbourhood.	
Kirsten Templeton/ #340.1		Seek Amendment	[T]hat neighbours [must] be consulted if a site [is proposed to be] developed in a manner that was reasonably different to the current layout/style/size of a property.	
Annette Prior/ #348.3		Seek Amendment	[Seeks that] new builds and high rise [dwellings] are building in new subdivisions.	
Stephen Deed/ #349.1		Seek Amendment	[Seeks that] [i]n Suburban Residential areas a height limit of 2 stories should apply regardless of how close to Suburban Shopping areas.	
Max Stewart/ #401.1		Support	[Retain all provisions as proposed] - No amendments	
Andrew Congalton/ #461.1		Seek Amendment	Seek amendment to the application of residential zones which increase density.	
Heather Tate/ #474.2		Oppose	To not add more on to height gains for commercial and residential	
Di Noble/ #477.1		Oppose	Oppose PC14 changes to the Residential zones in general. Requests Council to stop allowing 2 and 3 story units or restrict areas in which they are permitted.	
Brian Reynolds/ #486.1		Oppose	Retain existing height limits and reduce infill housing in residential zones.	
Geoffrey Rice/ #509.1		Oppose	Abandon the HRZ designation along Papanui Road.	
Harrison McEvoy/ #512.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Harrison McEvoy/512.6	Rachel Sanders/ #FS2098.58	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Seek Amendment

Tales Azevedo Alves/ #513.2		Seek Amendment	The Council enable 6-10 storey residential buildings near commercial centres.	
PRUDENCE MORRALL/ #535.1		Seek Amendment	Seek amendment to the MRZ area - Exclude Therese Street.	
Peter Beswick/ #557.5		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Peter Beswick/557.5	Rachel Sanders/ #FS2074.62	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Peter Beswick/557.5	Rachel Sanders/ #FS2098.71	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Bruce Chen/ #566.1		Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
James Robinson/ #577.1		Support		
Hao Ning Tan/ #594.1		Oppose	Seeks that the Council drops the Low Public Transport Accessibility Qualifying Matter.	
Hao Ning Tan/594.1	Rachel Sanders/ #FS2074.75	Oppose	Seeks that the Council drops the Low Public Transport Accessibility Qualifying Matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.	Oppose
Hao Ning Tan/594.1	Rachel Sanders/ #FS2098.84	Oppose	Seeks that the Council drops the Low Public Transport Accessibility Qualifying Matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.	Seek Amendment
Plain and Simple Ltd/ #627.22		Seek Amendment	[New provisions to] ensure the [delivery of]: <ul style="list-style-type: none"> mainstream alternative housing options with accessible green space and appropriate amenity values. integrat[ed] social and affordable housing in mixed communities prototyping zones with rules and aligned support that facilitates innovation and prototyping of new choices of housing 	
Logan Clarke/ #678.2		Support	[Support intensification plan change.] the changes being made to make our city more walkable and livable, including the high density housing projects which will happen in the next 20 years as Christchurch begins to build up rather than out as we move away from car ownership.	
Logan Clarke/ #678.4		Oppose	[Opposes] the existence of a commercial zone. This should be combined with the residential zone and lower the city to grow and change as time goes on. Would like to see this [Mixed Use Zone] spread and be more common across the city.	
Dot Fahey/ #683.1		Oppose	Our submission is in relation to the residential block boundaried by Curletts Road, Main South Road, Suva Street and Ballantyne Avenue. In particular 11-33 Main South Road - requesting that the high density zoning for this part of Main South Rd is pushed back to non Southern Express Major Cycle Route traversing areas. Reasoning as above.	
Terence Sissons/ #696.1		Oppose	Limit the HDRZ to the central city area and provide for MDRZs around the suburban shopping centres Provide for 3 level dwellings as of right in MDRZs. Require independent geo-tech advice as a precondition to any development over 10 metres. Delete the waiver of QM re sunlight access for buildings over 12m.	
Ian McChesney/ #701.2		Seek Amendment	[Seeks that Council c]onsider developer incentives to aggregate adjoining properties (based on fair market prices) so density can be achieved in a well designed, coherent manner without adversely affecting neighbouring properties. Such incentives should go hand in hand with those to achieve better environmental standards e.g. reduced building embodied CO2.	
Ian McChesney/701.2	Anne Dingwall/ #FS2037.554	Seek Amendment		Support

			[Seeks that Council consider developer incentives to aggregate adjoining properties (based on fair market prices) so density can be achieved in a well designed, coherent manner without adversely affecting neighbouring properties. Such incentives should go hand in hand with those to achieve better environmental standards e.g. reduced building embodied CO2.	
Ian McChesney/701.2	Anne Dingwall/ #FS2037.975	Seek Amendment	[Seeks that Council consider developer incentives to aggregate adjoining properties (based on fair market prices) so density can be achieved in a well designed, coherent manner without adversely affecting neighbouring properties. Such incentives should go hand in hand with those to achieve better environmental standards e.g. reduced building embodied CO2.	Support
Ian McChesney/701.2	Christchurch International Airport Limited/ #FS2052.256	Seek Amendment	[Seeks that Council consider developer incentives to aggregate adjoining properties (based on fair market prices) so density can be achieved in a well designed, coherent manner without adversely affecting neighbouring properties. Such incentives should go hand in hand with those to achieve better environmental standards e.g. reduced building embodied CO2.	Support
Mitchell Coll/ #720.1		Seek Amendment	Submission seeks additional two rules to improve visual interest in buildings: <ol style="list-style-type: none"> 1. Add a rule requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line. 2. Add a rule requiring that each street facing frontage, a minimum area of the facade to protrude must intrude by a at least 200mm. 	
Mitchell Coll/720.1	Anne Dingwall/ #FS2037.583	Seek Amendment	Submission seeks additional two rules to improve visual interest in buildings: <ol style="list-style-type: none"> 1. Add a rule requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line. 2. Add a rule requiring that each street facing frontage, a minimum area of the facade to protrude must intrude by a at least 200mm. <p>Chapter 14.5 - Medium Density Residential Zone</p> <p>Street Facing Facades</p> <p>Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape.</p> <p>andnbsp;</p> <p>The current proposed rules will allow tall, blank street facades.</p>	Support
Mitchell Coll/ #720.48		Seek Amendment	Seeks an additional built form rule that includes minimum garage dimensions to ensure at least a 85th percentile vehicle can park inside the garage.	
Mitchell Coll/ #720.49		Seek Amendment	Seeks amendment so that Residential Design Principles are assessed as part of a resource consent application whenever a resource consent is triggered.	
Mitchell Coll/720.49	Chapman Tripp/ #FS2063.85	Seek Amendment	Seeks amendment so that Residential Design Principles are assessed as part of a resource consent application whenever a resource consent is triggered. <p>Currently the Residential Design Principles are only required to be considered when there are more than three or four units.</p>	Oppose
Mitchell Coll/720.49	Chapman Tripp/ #FS2064.82	Seek Amendment	Seeks amendment so that Residential Design Principles are assessed as part of a resource consent application whenever a resource consent is triggered.	Oppose

			Currently the Residential Design Principles are only required to be considered when there are more than three or four units.	
Mitchell Coll/ #720.50		Seek Amendment	Seek amendment to add a subclause (b) to read, "Unless c. applies, buildings must not exceed 12 metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 30° or more, as shown on the following diagram:."	
Michael Hall/ #733.1		Support	Supports the plan change for intensification	
Michael Hall/733.1	Anne Dingwall/ #FS2037.969	Support	Supports the plan change for intensification Housing is a human right that has been denied to multiple generations. Build as many as possible until everyone is housed. Deciding what someone else does with their land is not a property right. Allow (and encourage) apartments, mixed use; build public transport.	Support
Mark Darbyshire/ #768.8		Seek Amendment	That the Council drops the Low Public Transport Accessibility Area Qualifying Matter. That the Council enables high-density housing near commercial centres as proposed.	
Mark Darbyshire/768.8	Rachel Sanders/ #FS2098.14	Seek Amendment	That the Council drops the Low Public Transport Accessibility Area Qualifying Matter. That the Council enables high-density housing near commercial centres as proposed. Higher-density housing should not be constrained to areas that currently have good public transport. Areas with potential for better public transport in the future should also allow higher-density housing. High-density housing is a crucial part of making our city climate-friendly, affordable, inclusive, and accessible. I therefore support the general approach taken.	Seek Amendment
Robert Braithwaite/ #772.2		Seek Amendment	3. Apply Lower density rules for the residential areas outside of the 'Four Avenues' to reflect that they are NOT part of the Central City but local small-scale residential neighbourhoods unsuited to high rise development.	
Mary O'Connor/ #778.2		Seek Amendment	Consider making the earthquake damage risk to dwellings a Qualifying Matter.	
Jessica Adams/ #784.7		Oppose	[Seeks that] the Council notifies residents where subdivision development and consent for construction is applied for, by notifying applications and developing processes that residents can follow if they are adversely affected by development.	
Finn Jackson/ #832.14		Seek Amendment	Seek amendments to residential zoning to make some or all corner sites in residential areas rezoned to a new residential mixed use zone.	
Kāinga Ora – Homes and Communities / #834.119		Oppose	Rules 14.4.2.– 14.11.2 –Residential Built FormStandards. Delete Section 6.10A and all associatedprovisions.	
Kāinga Ora – Homes and Communities /834.119	Anne Dingwall/ #FS2037.13	Oppose	Rules 14.4.2.– 14.11.2 –Residential Built FormStandards. Delete Section 6.10A and all associatedprovisions. Kāinga Ora welcomes the Council's recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	Oppose
Kāinga Ora – Homes and Communities /834.119	Catholic Diocese of Christchurch/ #FS2044.84	Oppose	Rules 14.4.2.– 14.11.2 –Residential Built FormStandards. Delete Section 6.10A and all associatedprovisions.	Support

			<p>Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.</p>	
Kāinga Ora – Homes and Communities /834.119	Carter Group Limited/ #FS2045.88	Oppose	<p>Rules 14.4.2.– 14.11.2 –Residential Built FormStandards.</p> <p>Delete Section 6.10A and all associatedprovisions.</p> <p>Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.</p>	Support
Kāinga Ora – Homes and Communities /834.119	LMM Investments 2012 Limited/ #FS2049.42	Oppose	<p>Rules 14.4.2.– 14.11.2 –Residential Built FormStandards.</p> <p>Delete Section 6.10A and all associatedprovisions.</p> <p>Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant</p>	Support

			faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	
Kāinga Ora – Homes and Communities /834.119	Chapman Tripp/ #FS2063.136	Oppose	<p>Rules 14.4.2.– 14.11.2 –Residential Built FormStandards.</p> <p>Delete Section 6.10A and all associatedprovisions.</p> <p>Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.</p>	Support
Kāinga Ora – Homes and Communities /834.119	Chapman Tripp/ #FS2064.131	Oppose	<p>Rules 14.4.2.– 14.11.2 –Residential Built FormStandards.</p> <p>Delete Section 6.10A and all associatedprovisions.</p> <p>Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.</p>	Support
Kāinga Ora – Homes and Communities /834.119	Red Spur Ltd/ #FS2068.8	Oppose	<p>Rules 14.4.2.– 14.11.2 –Residential Built FormStandards.</p> <p>Delete Section 6.10A and all associatedprovisions.</p> <p>Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur.</p>	Support

			Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species.	
Kāinga Ora – Homes and Communities / #834.173		Oppose	<p>Assessment Matters.</p> <ol style="list-style-type: none"> 1. For the 'non-notified' rules set out above, the matters for assessment are to be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape. 2. For the rules that potentially affect neighbouring sites set out above, additional matters relating to consideration of the amenity of neighbouring sites are appropriate. 3. For height, additional matters relating to urban form and proximity to services and public and active transport modes are appropriate, along with consideration of wind effects for buildings over 22m in height. 4. For the 4+ unit urban design rule, matters of discretion are sought to be as follows: <ul style="list-style-type: none"> a) Whether the design of the development is in keeping with, or complements, the scale and character of development anticipated for the surrounding area and relevant significant natural, heritage and cultural features. b) The relationship of the development with adjoining streets or public open spaces including the provision of landscaping, and the orientation of glazing and pedestrian entrances; c) Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable room windows and balconies; d) The provision of adequate outdoor living spaces, outdoor service spaces, waste and recycling bin storage including the management of amenity effects of these on occupants and adjacent streets or public open spaces; <p>Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces</p>	
Kāinga Ora – Homes and Communities /834.173	LMM Investments 2012 Limited/ #FS2049.89	Oppose	<p>Assessment Matters.</p> <ol style="list-style-type: none"> 1. For the 'non-notified' rules set out above, the matters for assessment are to be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape. 2. For the rules that potentially affect neighbouring sites set out above, additional matters relating to consideration of the amenity of neighbouring sites are appropriate. 3. For height, additional matters relating to urban form and proximity to services and public and active transport modes are appropriate, along with consideration of wind effects for buildings over 22m in height. 4. For the 4+ unit urban design rule, matters of discretion are sought to be as follows: 	Support

			<p>a) Whether the design of the development is in keeping with, or complements, the scale and character of development anticipated for the surrounding area and relevant significant natural, heritage and cultural features.</p> <p>b) The relationship of the development with adjoining streets or public open spaces including the provision of landscaping, and the orientation of glazing and pedestrian entrances;</p> <p>c) Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable room windows and balconies;</p> <p>d) The provision of adequate outdoor living spaces, outdoor service spaces, waste and recycling bin storage including the management of amenity effects of these on occupants and adjacent streets or public open spaces;</p> <p>Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces</p> <p>The proposed assessment matters for both the '4 or more units' urban design rule and the built form rules are excessive and overlapping. Kāinga Ora seek that they are simplified and consolidated.</p>	
Lyttelton Port Company Limited/ #853.1		Support	<p>Chapters 14 and 15 – Residential Banks Peninsula Zone and Commercial Banks Peninsula Zone</p> <p>Retain without amendment all provisions that apply to or refer to the Lyttelton Port Influences Overlay as notified.</p>	
Lyttelton Port Company Limited/ #853.16		Oppose	<p>New standard for building height</p> <p>Insert as follows:</p> <p>Any building for a residential activity within the Industrial Interface Qualifying Matter Area, Inland Port Sub-Area: 7 metres or 2 storeys, whichever is the lesser.</p>	
Susanne Elizabeth Hill/ #889.3		Support	Seeks that townhouses are encouraged on large sections once older homes have passed their liveable stage.	
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.24		Support	[Retain Residential Industrial Interface Qualifying Matter]: [That] there is a strong constraint on residential height and a wide buffer provided between residential areas and any industrial development.	
Waipuna Halswell-Hornby-Riccarton Community Board/902.24	Anne Dingwall/ #FS2037.681	Support	[Retain Residential Industrial Interface Qualifying Matter]: [That] there is a strong constraint on residential height and a wide buffer provided between residential areas and any industrial development. There have been difficulties in the past between Ravensdown and local residents regarding the company's activities including discharges, traffic movements and noise. The Board is aware that Ravensdown will be making its own submission on the plan and fully supports its request. The Board suggests there is a strong constraint on residential height and a wide buffer provided between residential areas and any industrial development. There may be other housing areas close to Industrial plants where there should also be a constraint on residential height and a wide buffer provided.	Support
Waipuna Halswell-Hornby-Riccarton Community Board/902.24	Kāinga Ora/ #FS2082.1286	Support	[Retain Residential Industrial Interface Qualifying Matter]: [That] there is a strong constraint on residential height and a wide buffer provided between residential areas and any industrial development. There have been difficulties in the past between Ravensdown and local residents regarding the company's activities including discharges, traffic movements and noise. The Board is aware that Ravensdown will be making its own submission on the plan and fully supports its request. The Board suggests there is a strong constraint on residential height and a wide buffer provided between residential areas and any industrial development. There may be other housing areas close to Industrial plants where there should also be a constraint on residential height and a wide buffer provided.	Oppose
Declan Bransfield/ #905.4		Oppose	Maintain residential zone on Deans Bush Interface all else to High Density, Proximity to schools shops public transport routes hospitals etc Hagley Park not affected by high rise developments All other areas around Deans Bush to be high Density.	
Declan Bransfield/905.4	Christchurch International Airport Limited/ #FS2052.130	Oppose	Maintain residential zone on Deans Bush Interface all else to High Density, Proximity to schools shops public transport routes hospitals etc Hagley Park not affected by high rise developments All other areas around Deans Bush to be high Density. You are creating an island in an area that should be a thriving area I suspect that CCC is being swayed by a small group of NIMBY citizens who do not have Riccarton's best intentions at heart and are instead hindering growth by preserving their little enclave.	Oppose
Cameron Matthews/ #1048.25		Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas.	
Elizabeth Harris/ #1061.1		Oppose	The submitter seeks that 31 Cashel Street and surrounding sites be rezoned to High Density Residential.	
Christchurch Casinos Limited / #2077.5		Seek Amendment	[Seeks that] provisions [are] included to enable the range of matters outlined as follows that together assist with ensuring PC14 gives effects to the NPS-UD through intensifying development; increasing height limits in and around the central city, and in suburban centres; changes to rules within commercial zones to ensure high quality urban environments and be more enabling of activities without the need for resource consent; medium and high density residential zones with new rules are being introduced across all urban residential areas; rezoning of industrial areas	

near the central city for housing and mixed-use activities; introducing qualifying matters to reduce the scale and density of buildings enabled by the MDRS and NPS-UD is reduced; and amending objectives, policies, and other provisions throughout the District Plan.

Residential > Introduction

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Greg Olive/ #2.8		Oppose	Qualifying Matter Residential Industrial Interface is removed from 419 Halswell Junction Road	
Toka Tū Ake EQC/ #377.11		Support	Retain 14.1 as notified.	
Kāinga Ora – Homes and Communities / #834.79		Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ	
Kāinga Ora – Homes and Communities /834.79	Catholic Diocese of Christchurch/ #FS2044.51	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.79	Catholic Diocese of Christchurch/ #FS2044.52	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.79	Carter Group Limited/ #FS2045.54	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.79	LMM Investments 2012 Limited/ #FS2049.27	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.79	Chapman Tripp/ #FS2063.124	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.79	Chapman Tripp/ #FS2064.119	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.79	Rachel Sanders/ #FS2074.116	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Oppose
Kāinga Ora – Homes and Communities /834.79	Andrew McCarthy/ #FS2081.5	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.79	Rachel Sanders/ #FS2098.8	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section	Seek Amendment

			77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	
Kāinga Ora – Homes and Communities / #834.136		Seek Amendment	14.1(e) Introduction to residential policies. Retain statement. Amend reference at the end of the statement to “...subclause g f ”	
Kāinga Ora – Homes and Communities /834.136	Catholic Diocese of Christchurch/ #FS2044.94	Seek Amendment	14.1(e) Introduction to residential policies. Retain statement. Amend reference at the end of the statement to “...subclause g f ” Helpful statement for plan interpretation	Support
Kāinga Ora – Homes and Communities /834.136	Carter Group Limited/ #FS2045.98	Seek Amendment	14.1(e) Introduction to residential policies. Retain statement. Amend reference at the end of the statement to “...subclause g f ” Helpful statement for plan interpretation	Support
Kāinga Ora – Homes and Communities /834.136	LMM Investments 2012 Limited/ #FS2049.51	Seek Amendment	14.1(e) Introduction to residential policies. Retain statement. Amend reference at the end of the statement to “...subclause g f ” Helpful statement for plan interpretation	Support
Lyttelton Port Company Limited/ #853.5		Support	Retain as notified.	
Transpower New Zealand Limited / #878.11		Seek Amendment	Amend 14.1 Introduction as follows: " ...In this chapter the reduction in intensification, including the avoidance of intensification in some cases , due to qualifying matters has been implemented in two ways: by having the Medium Density Residential or High Density Residential zones , but enabling lesser, or no further , intensification than the Medium Density Residential Standards require in the areas or sites in those zones where a qualifying matter applies;..."	
Transpower New Zealand Limited /878.11	Christchurch International Airport Limited/ #FS2052.3	Seek Amendment	Amend 14.1 Introduction as follows: " ...In this chapter the reduction in intensification, including the avoidance of intensification in some cases , due to qualifying matters has been implemented in two ways: by having the Medium Density Residential or High Density Residential zones , but enabling lesser, or no further , intensification than the Medium Density Residential Standards require in the areas or sites in those zones where a qualifying matter applies;..." Seeks amendment to reflect that, in some cases, qualifying matters may mean that any residential intensification is inappropriate (as opposed to intensification being reduced), as is the case in respect of the National Grid Yard qualifying matter provisions.	Support
Transpower New Zealand Limited /878.11	Lyttelton Port Company Limited/ #FS2054.6	Seek Amendment		Support

			<p>Amend 14.1 Introduction as follows:</p> <p>" ...In this chapter the reduction in intensification, including the avoidance of intensification in some cases, due to qualifying matters has been implemented in two ways: by having the Medium Density Residential or High Density Residential zones , but enabling lesser, or no further, intensification than the Medium Density Residential Standards require in the areas or sites in those zones where a qualifying matter applies;..."</p> <p>Seeks amendment to reflect that, in some cases, qualifying matters may mean that any residential intensification is inappropriate (as opposed to intensification being reduced), as is the case in respect of the National Grid Yard qualifying matter provisions.</p>	
Transpower New Zealand Limited /878.11	Orion New Zealand Limited/ #FS2056.9	Seek Amendment	<p>Amend 14.1 Introduction as follows:</p> <p>" ...In this chapter the reduction in intensification, including the avoidance of intensification in some cases, due to qualifying matters has been implemented in two ways: by having the Medium Density Residential or High Density Residential zones , but enabling lesser, or no further, intensification than the Medium Density Residential Standards require in the areas or sites in those zones where a qualifying matter applies;..."</p> <p>Seeks amendment to reflect that, in some cases, qualifying matters may mean that any residential intensification is inappropriate (as opposed to intensification being reduced), as is the case in respect of the National Grid Yard qualifying matter provisions.</p>	Support
Transpower New Zealand Limited /878.11	Kāinga Ora/ #FS2082.805	Seek Amendment	<p>Amend 14.1 Introduction as follows:</p> <p>" ...In this chapter the reduction in intensification, including the avoidance of intensification in some cases, due to qualifying matters has been implemented in two ways: by having the Medium Density Residential or High Density Residential zones , but enabling lesser, or no further, intensification than the Medium Density Residential Standards require in the areas or sites in those zones where a qualifying matter applies;..."</p> <p>Seeks amendment to reflect that, in some cases, qualifying matters may mean that any residential intensification is inappropriate (as opposed to intensification being reduced), as is the case in respect of the National Grid Yard qualifying matter provisions.</p>	Oppose

Residential > Objectives and Policies

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Te Mana Ora/Community and Public Health/ #145.21		Seek Amendment	New Policy proposed - Universal design standards should also be applied to new streetscapes and buildings so that they are accessible for all people.	
Te Mana Ora/Community and Public Health/145.21	Anne Dingwall/ #FS2037.212	Seek Amendment	<p>New Policy proposed - Universal design standards should also be applied to new streetscapes and buildings so that they are accessible for all people.</p> <p>A universal design approach to housing design makes housing accessible for people at any stage of life and with different abilities. Universal design standards accommodate people who use wheelchairs or other mobility aids, people with impaired vision and people who are elderly or very young. Housing that incorporates universal design features will be less likely to need to be modified to suit people with different needs, and therefore can be marketed to a wider audience. While the need for universal design</p>	Support

			<p>could be added to Policy 14.2.2.6 – Provision of housing for aging population, it is applicable to a much wider range of people.</p> <p>Disabled people on the waitlist for public housing in Aotearoa New Zealand who are looking for accessible housing wait 90 days longer than non-disabled people (Shivas, S. (2023). People who need modified public housing have to wait three-months longer than non-disabled, MSD data reveals. Stuff. Accessed from: https://www.stuff.co.nz/life-style/homed/houses/131850774/people-who-need-modified-public-housing-have-to-wait-threemonths-longer-than-nondisabled-msd-data-reveals).</p> <p>The average wait time for people who have requested a modified house is 434 days. This confirms the need for more housing following universal design standards. Te Mana Ora recommends that Christchurch City Council considers how to ensure that new housing is both accessible and affordable.</p>	
Plain and Simple Ltd/ #627.3		Seek Amendment	[T]hatthe objectives within PC 14 are amended to explicitly include recognition ofthe role of housing in fostering social cohesion and a sense of communitybelonging.	
Retirement Villages Association of New Zealand Inc/ #811.46		Seek Amendment	<p>Insert new Policy</p> <p>Changing communities: To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the Medium Density Residential Zone will change over time to enable a variety of housing types with a mix of densities.</p>	
Retirement Villages Association of New Zealand Inc/811.46	Summerset Group Holdings Limited/ #FS2097.41	Seek Amendment	<p>Insert new Policy</p> <p>Changing communities: To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the Medium Density Residential Zone will change over time to enable a variety of housing types with a mix of densities.</p> <p>It is anticipated that this policy will be applied to all relevant residential zones. The RVA considers that a new policy is required to give effect to the direction under the NPSUD that acknowledges amenity values evolve over time, and that expectations for existing amenity must also evolve in order to enable necessary housing.</p>	Support
Retirement Villages Association of New Zealand Inc/ #811.47		Seek Amendment	<p>Insert a new policy is inserted in the relevant residential zones[:]</p> <p>New Policy Role of density standards: Enable the density standards to be utilised as a baseline for the assessment of the effects of developments other than in areas where the Plan provides location-specific density standards.</p>	

Retirement Villages Association of New Zealand Inc/811.47	Summerset Group Holdings Limited/ #FS2097.42	Seek Amendment	<p>Insert a new policy is inserted in the relevant residential zones[:]</p> <p>New Policy Role of density standards: Enable the density standards to be utilised as a baseline for the assessment of the effects of developments other than in areas where the Plan provides location-specific density standards. The RVA considers that it is appropriate to enable the density standards to be utilised as a baseline for the assessment of the effects of developments as noted in the submission above.</p> <p>It is anticipated that this policy will be applied to all relevant residential zones. The RVA notes the deletion of Policy 14.2.8.2 Amenity standards and considers that while the deletion of that policy is appropriate this new policy appropriately aligns with the direction of the NPSUD to enable density and to enable development that meets the relevant Density standards.</p>	Support
Kāinga Ora – Homes and Communities / #834.80		Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.2. Rezone all areas subject to this QM to MRZ	
Kāinga Ora – Homes and Communities /834.80	Catholic Diocese of Christchurch/ #FS2044.53	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.2. Rezone all areas subject to this QM to MRZ Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.80	Carter Group Limited/ #FS2045.55	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.2. Rezone all areas subject to this QM to MRZ Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.80	LMM Investments 2012 Limited/ #FS2049.28	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.2. Rezone all areas subject to this QM to MRZ Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.80	Chapman Tripp/ #FS2063.125	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.2. Rezone all areas subject to this QM to MRZ Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.80	Chapman Tripp/ #FS2064.120	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.2. Rezone all areas subject to this QM to MRZ Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.80	Rachel Sanders/ #FS2074.117	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.2. Rezone all areas subject to this QM to MRZ Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Oppose
Kāinga Ora – Homes and Communities /834.80	Andrew McCarthy/ #FS2081.6	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.2. Rezone all areas subject to this QM to MRZ Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section	Support

			77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	
Kāinga Ora – Homes and Communities /834.80	Rachel Sanders/ #FS2098.9	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Seek Amendment

Residential > Objectives and Policies > Objective - Housing supply

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Marjorie Manthei/ #237.13		Support	[Retain Objective 14.2.1(a)(i)]	
Ara Poutama Aotearoa/ #259.7		Support	Supports the amendment of residential objective 14.2.1	
Environment Canterbury / Canterbury Regional Council/ #689.19		Support	[Retain Objective as notified]	
Environment Canterbury / Canterbury Regional Council/689.19	Anne Dingwall/ #FS2037.1041	Support	[Retain Objective as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Retirement Villages Association of New Zealand Inc/ #811.15		Support	Retain Policy 14.2.1.1 as notified.	
Retirement Villages Association of New Zealand Inc/811.15	Summerset Group Holdings Limited/ #FS2097.11	Support	Retain Policy 14.2.1.1 as notified. The RVA supports Policy 14.2.1.1 as it is aligned with the intent of the NPSUD and Enabling Housing Act which is to provide for intensification.	Support
Carter Group Limited/ #814.126		Support	Retain Objective 14.2.1 as notified.	
Carter Group Limited/814.126	Kāinga Ora/ #FS2082.956	Support	Retain Objective 14.2.1 as notified. The amendments to the objective are appropriate and better reflect the provisions of the NPS-UD.	Seek Amendment
The Catholic Diocese of Christchurch / #823.98		Support	Adopt	
The Catholic Diocese of Christchurch /823.98	Anne Dingwall/ #FS2037.1330	Support	Adopt The amendments to the objective are appropriate and better reflect the provisions of the NPS-UD.	Oppose
The Catholic Diocese of Christchurch /823.98	Carter Group Limited/ #FS2045.271	Support	Adopt The amendments to the objective are appropriate and better reflect the provisions of the NPS-UD.	Support
Kāinga Ora – Homes and Communities / #834.137		Support	Retain the objective	
Kāinga Ora – Homes and Communities /834.137	Carter Group Limited/ #FS2045.99	Support	Retain the objective Support amendments given that Christchurch has moved beyond the immediate earthquake recovery period. Support recognition that the community's housing needs may change, and that provision needs to take into account future needs.	Support
Kāinga Ora – Homes and Communities /834.137	LMM Investments 2012 Limited/ #FS2049.52	Support	Retain the objective Support amendments given that Christchurch has moved beyond the immediate earthquake recovery period. Support recognition that the community's housing needs may change, and that provision needs to take into account future needs.	Support

Residential > Objectives and Policies > Objective - Housing supply > Policy - Housing distribution and density

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Stantec/ #184.1		Seek Amendment	Supports with amendments: - ii: Amend to reflect HDZ to be established in all of City - not just Central City	

			<p>- iii: Amend as follows:</p> <p>Medium and high density residential development is established in and near identified commercial centres is established and/or within existing urban areas where there is ready access to a wide range of facilities, services, public transport, parks and public open spaces.</p> <p>- iv: Amend to reflect FUZ</p>	
Stantec/184.1	Kāinga Ora/ #FS2082.82	Seek Amendment	<p>Supports with amendments:</p> <p>- ii: Amend to reflect HDZ to be established in all of City - not just Central City</p> <p>- iii: Amend as follows:</p> <p>Medium and high density residential development is established in and near identified commercial centres is established and/or within existing urban areas where there is ready access to a wide range of facilities, services, public transport, parks and public open spaces.</p> <p>- iv: Amend to reflect FUZ</p> <p>ii. PC14 enables high density residential development to be established beyond only the Central City. This policy should be amended to reflect the proposed policy framework enabling high density residential development within the Central City as well as other identified areas (as per planning maps).</p> <p>iii. the University support the sustainable benefits of increasing the population density not just around the campus but near commercial centres and established urban areas supported by existing infrastructure. PC14 enables both medium and high density around these areas. By amending open spaces to the definition of 'public open space' this strengthens the policy to be clear that the open space must be public and accessible as opposed to any open space which might be private or not accessible.</p> <p>iv. the reference to an outlined development plan and 15 households per hectare are assumed to be referring to the criteria for the Future Urban Zone (operative Residential New Neighbourhood Zone). Therefore, if this is the case, Council should amend this policy to refer to the Future Urban Zone</p>	Support
Pamela-Jayne Cooper/ #625.8		Support	Seeks to retain objective 14.2.1 (a) (i) as notified (about providing a range of housing types and sizes).	
Pamela-Jayne Cooper/625.8	Anne Dingwall/ #FS2037.1208	Support	Seeks to retain objective 14.2.1 (a) (i) as notified (about providing a range of housing types and sizes).	Support
Environment Canterbury / Canterbury Regional Council/ #689.20		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.20	Anne Dingwall/ #FS2037.1042	Support	[Retain Policy as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.23		Seek Amendment	[Amend provision vii to better r]ecognise and enable the housing needs of Ngāi Tahu whānui to be met in Banks Peninsula.	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.23	Anne Dingwall/ #FS2037.1016	Seek Amendment	<p>[Amend provision vii to better r]ecognise and enable the housing needs of Ngāi Tahu whānui to be met in Banks Peninsula.</p> <p>Sub-clause vii of this provision does not appear to recognise the needs of Ngāi Tahu whānui in considering housing distribution and density in Banks Peninsula.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and 	Support

			<ul style="list-style-type: none"> Consequently, discharge the councils' duties under s32 of the RMA. 	
Waka Kotahi (NZ Transport Agency) / #805.35		Support	Retain as notified.	
Waka Kotahi (NZ Transport Agency) /805.35	Stantec/ #FS2032.2	Support	Retain as notified. Waka Kotahi supports that high density development is established in the central city and around commercial centres in existing urban environments where there is access to a range of facilities, services, and public transport.	Oppose
Retirement Villages Association of New Zealand Inc/ #811.21		Support	Retain Policy 14.2.1.1 as notified.	
Retirement Villages Association of New Zealand Inc/811.21	Summerset Group Holdings Limited/ #FS2097.16	Support	Retain Policy 14.2.1.1 as notified. The RVA supports Policy 14.2.1.1 as it is aligned with the intent of the NPSUD and Enabling Housing Act which is to provide for intensification.	Support
Retirement Villages Association of New Zealand Inc/ #811.22		Seek Amendment	Amend zone descriptions [in Table 14.2.1.1a] to include reference to retirement villages.	
Retirement Villages Association of New Zealand Inc/811.22	Summerset Group Holdings Limited/ #FS2097.17	Seek Amendment	Amend zone descriptions [in Table 14.2.1.1a] to include reference to retirement villages. The RVA considers that specific acknowledgement of retirement villages is required in the Medium Density Residential Zone and High Density Residential Zone given the suitability of these zones for retirement villages and the important role retirement villages have in accommodating ageing populations in the community.	Support
Carter Group Limited/ #814.128		Support	Retain Policy14.2.1.1 as notified.	
Carter Group Limited/814.128	Stantec/ #FS2032.3	Support	Retain Policy14.2.1.1 as notified. The amendments to the policy are appropriate and better reflect the provisions of the NPS-UD. They otherwise appropriately remove unnecessarily prescriptive references to minimum densities for different zones.	Oppose
Carter Group Limited/814.128	Kāinga Ora/ #FS2082.958	Support	Retain Policy14.2.1.1 as notified. The amendments to the policy are appropriate and better reflect the provisions of the NPS-UD. They otherwise appropriately remove unnecessarily prescriptive references to minimum densities for different zones.	Seek Amendment
The Catholic Diocese of Christchurch / #823.99		Support	Adopt	
The Catholic Diocese of Christchurch /823.99	Stantec/ #FS2032.4	Support	Adopt The amendments to the policy are appropriate and better reflect the provisions of the NPS-UD. They otherwise appropriately remove unnecessarily prescriptive references to minimum densities for different zones.	Oppose
The Catholic Diocese of Christchurch /823.99	Anne Dingwall/ #FS2037.1331	Support	Adopt The amendments to the policy are appropriate and better reflect the provisions of the NPS-UD. They otherwise appropriately remove unnecessarily prescriptive references to minimum densities for different zones.	Oppose
The Catholic Diocese of Christchurch /823.99	Carter Group Limited/ #FS2045.272	Support	Adopt The amendments to the policy are appropriate and better reflect the provisions of the NPS-UD. They otherwise appropriately remove unnecessarily prescriptive references to minimum densities for different zones.	Support

Kāinga Ora – Homes and Communities / #834.138		Seek Amendment	<p>Policy 14.2.1.1 – Policy –Housing distribution and density</p> <p>Retain clauses (a)(ii) and (iii).</p> <p>Add a new clause (a)(iv) as follows (with consequential renumbering of subsequent clauses):</p> <p>(iv) medium density residential development is established across the majority of the City unless precluded by a qualifying matter.</p>	
Kāinga Ora – Homes and Communities /834.138	Stantec/ #FS2032.5	Seek Amendment	<p>Policy 14.2.1.1 – Policy –Housing distribution and density</p> <p>Retain clauses (a)(ii) and (iii).</p> <p>Add a new clause (a)(iv) as follows (with consequential renumbering of subsequent clauses):</p> <p>(iv) medium density residential development is established across the majority of the City unless precluded by a qualifying matter.</p> <p>Support the amendments to clause (a)(ii) and (iii) that clearly state the expectation that high density residential development will be established in both the Central City and in and near identified commercial centres. By amending clause (iii) to now reference high density, the policy is now silent on the locations and expectation of medium density development. Given that the introduction of MRZ across most of the City, there is a need for a clear statement in the policy regarding what is now the normative housing density.</p>	Oppose
Kāinga Ora – Homes and Communities /834.138	LMM Investments 2012 Limited/ #FS2049.53	Seek Amendment	<p>Policy 14.2.1.1 – Policy –Housing distribution and density</p> <p>Retain clauses (a)(ii) and (iii).</p> <p>Add a new clause (a)(iv) as follows (with consequential renumbering of subsequent clauses):</p> <p>(iv) medium density residential development is established across the majority of the City unless precluded by a qualifying matter.</p> <p>Support the amendments to clause (a)(ii) and (iii) that clearly state the expectation that high density residential development will be established in both the Central City and in and near identified commercial centres. By amending clause (iii) to now reference high density, the policy is now silent on the locations and expectation of medium density development. Given that the introduction of MRZ across most of the City, there is a need for a clear statement in the policy regarding what is now the normative housing density.</p>	Support
Kāinga Ora – Homes and Communities /834.138	Orion New Zealand Limited/ #FS2056.19	Seek Amendment	<p>Policy 14.2.1.1 – Policy –Housing distribution and density</p> <p>Retain clauses (a)(ii) and (iii).</p> <p>Add a new clause (a)(iv) as follows (with consequential renumbering of subsequent clauses):</p> <p>(iv) medium density residential development is established across the majority of the City unless precluded by a qualifying matter.</p> <p>Support the amendments to clause (a)(ii) and (iii) that clearly state the expectation that high density residential development will be established in both the Central City and in and near identified commercial centres. By amending clause (iii) to now reference high density, the policy is now silent on the locations and expectation of medium density development. Given that the introduction of MRZ across most of the City, there is a need for a clear statement in the policy regarding what is now the normative housing density.</p>	Support
Kāinga Ora – Homes and Communities / #834.139		Support	<p>Table 14.2.1.1a – Zoned descriptions.</p> <p>Retain zone descriptions</p>	

Kāinga Ora – Homes and Communities /834.139	LMM Investments 2012 Limited/ #FS2049.54	Support	<p>Table 14.2.1.1a – Zoned descriptions.</p> <p>Retain zone descriptions</p> <p>The proposed MRZ and HRZ descriptions align with the National Planning Standards descriptions.</p>	Support
Otautahi Community Housing Trust/ #877.21		Seek Amendment	<p>[Regarding Policy 14.2.1.1]</p> <p>Retain clauses (a)(ii) and (iii).</p> <p>Add a new clause (a)(iv) as follows (with consequential renumbering of subsequent clauses):</p> <p><u>(iv) medium density residential development is established across the majority of the City unless precluded by a qualifying matter.</u></p>	
Otautahi Community Housing Trust/877.21	Stantec/ #FS2032.6	Seek Amendment	<p>[Regarding Policy 14.2.1.1]</p> <p>Retain clauses (a)(ii) and (iii).</p> <p>Add a new clause (a)(iv) as follows (with consequential renumbering of subsequent clauses):</p> <p><u>(iv) medium density residential development is established across the majority of the City unless precluded by a qualifying matter.</u></p> <p>Support the amendments to clause (a)(ii) and (iii) that clearly state the expectation that high density residential development will be established in both the Central City and in and near identified commercial centres.</p> <p>By amending clause (iii) to now reference high density, the policy is now silent on the locations and expectation of medium density development. Given that the introduction of MRZ across most of the City, there is a need for a clear statement in the policy regarding what is now the normative housing density.</p> <p>[Please see attachment]</p>	Oppose
Otautahi Community Housing Trust/877.21	Kāinga Ora/ #FS2082.1249	Seek Amendment	<p>[Regarding Policy 14.2.1.1]</p>	Seek Amendment

			<p>Retain clauses (a)(ii) and (iii).</p> <p>Add a new clause (a)(iv) as follows (with consequential renumbering of subsequent clauses):</p> <p><u>(iv) medium density residential development is established across the majority of the City unless precluded by a qualifying matter.</u></p> <p>Support the amendments to clause (a)(ii) and (iii) that clearly state the expectation that high density residential development will be established in both the Central City and in and near identified commercial centres.</p> <p>By amending clause (iii) to now reference high density, the policy is now silent on the locations and expectation of medium density development. Given that the introduction of MRZ across most of the City, there is a need for a clear statement in the policy regarding what is now the normative housing density.</p> <p>[Please see attachment]</p>	
Otautahi Community Housing Trust/877.21	Kāinga Ora/ #FS2082.1317	Seek Amendment	<p>[Regarding Policy 14.2.1.1]</p> <p>Retain clauses (a)(ii) and (iii).</p> <p>Add a new clause (a)(iv) as follows (with consequential renumbering of subsequent clauses):</p> <p><u>(iv) medium density residential development is established across the majority of the City unless precluded by a qualifying matter.</u></p> <p>Support the amendments to clause (a)(ii) and (iii) that clearly state the expectation that high density residential development will be established in both the Central City and in and near identified commercial centres.</p> <p>By amending clause (iii) to now reference high density, the policy is now silent on the locations and expectation of medium density development. Given that the introduction of MRZ across most of the City, there is a need for a clear statement in the policy regarding what is now the normative housing density.</p> <p>[Please see attachment]</p>	Seek Amendment
Red Spur Ltd / #881.9		Seek Amendment	<p>[Seeks to] [d]elete the reference to Redmund Spur in the Large Lot Zone Description (14.2.1.1 Policy –Housing distribution and density, Table 14.2.1.1a) as below</p> <p>Covers a number of areas on the Port Hills where there is an existing residential settlement that has a predominantly low density or semi-rural character as well as the Akaroa Hills slopes and rural residential areas of Samarang Bay and Allandale on Banks Peninsula, and a low density hamlet centred on the northern part of Gardiners Road, Redmund Spur, and 86 Bridle Path Road.</p>	
Red Spur Ltd / #881.10		Seek Amendment	<p>[Seeks to amend] Table 14.2.1.1a Residential Hills zone description to include the current operative RH zones west of Westmorland as below</p> <p>Covers all the living environments that are located on the slopes of the Port Hills from Westmorland Quarry Hill in the west to Scarborough in the east.</p>	

Residential > Objectives and Policies > Objective - Housing supply > Policy - Residential development in Banks Peninsula

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.24		Seek Amendment	[Amend Policy to better r]ecognise and enablethe housing needs ofNgāi Tahu whānui to bemet in Banks Peninsula.	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.24	Anne Dingwall/ #FS2037.1017	Seek Amendment	[Amend Policy to better r]ecognise and enablethe housing needs ofNgāi Tahu whānui to bemet in Banks Peninsula. Rāpaki Rūnanga seeks certaintythat the needs of its whanau are notunnecessarily constrained by thispolicy. [T]hesechanges are necessary to: <ul style="list-style-type: none"> • Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Carter Group Limited/ #814.129		Support	Supports the deletion of Policy 14.2.1.2.	
Carter Group Limited/814.129	Kāinga Ora/ #FS2082.959	Support	Supports the deletion of Policy 14.2.1.2. The deletion of the policy is supported,accounting for the changes proposed inresponse to the NPS-UD and AmendmentAct.	Seek Amendment
The Catholic Diocese of Christchurch / #823.100		Support	Adopt	
The Catholic Diocese of Christchurch /823.100	Anne Dingwall/ #FS2037.1332	Support	Adopt The deletion of the policy is supported, accounting for the changes proposed in response to the NPS-UD and Amendment Act.	Oppose
The Catholic Diocese of Christchurch /823.100	Carter Group Limited/ #FS2045.273	Support	Adopt The deletion of the policy is supported, accounting for the changes proposed in response to the NPS-UD and Amendment Act.	Support
Kāinga Ora – Homes and Communities / #834.140		Support	Policy 14.2.1.2 and 14.2.1.3 Support the deletion of these two policies.	
Kāinga Ora – Homes and Communities /834.140	LMM Investments 2012 Limited/ #FS2049.55	Support	Policy 14.2.1.2 and 14.2.1.3 Support the deletion of these two policies. Support deletion of these twopolicies as their original policydirection regarding the locationof new medium density areasno longer aligns with thedirection in the Enabling Act.	Support

Residential > Objectives and Policies > Objective - Housing supply > Policy - Needs of Ngai Tahu whanui

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.25		Support	Retain [Policy as notified]	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.25	Anne Dingwall/ #FS2037.1018	Support	Retain [Policy as notified]	Support

			<p>Rāpaki Rūnanga is supportive of this policy as it seeks to enable the housing needs of Ngāi Tahu whānui to be met throughout residential areas and in other locations (where there is an ongoing relationship with ancestral land). It is also noted that this policy implements Objective 14.2.2.</p> <p>[The retention of this policy is] necessary to:</p> <ul style="list-style-type: none"> • [A]chieve the purpose of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	
Carter Group Limited/ #814.130		Support	Supports the deletion of Policy 14.2.1.3.	
Carter Group Limited/814.130	Kāinga Ora/ #FS2082.960	Support	Supports the deletion of Policy 14.2.1.3. The deletion of the policy is supported, accounting for the changes proposed in response to the NPS-UD and Amendment Act.	Seek Amendment
The Catholic Diocese of Christchurch / #823.101		Support	Adopt	
The Catholic Diocese of Christchurch /823.101	Anne Dingwall/ #FS2037.1333	Support	Adopt The deletion of the policy is supported, accounting for the changes proposed in response to the NPS-UD and Amendment Act.	Oppose
The Catholic Diocese of Christchurch /823.101	Carter Group Limited/ #FS2045.274	Support	Adopt The deletion of the policy is supported, accounting for the changes proposed in response to the NPS-UD and Amendment Act.	Support

Residential > Objectives and Policies > Objective - Housing supply > Policy - Provision of housing for an aging population

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Retirement Villages Association of New Zealand Inc/ #811.23		Seek Amendment	<p>Amend Policy 14.2.1.6 as follows:</p> <p>14.2.1.68 Policy - Provision of housing for an aging population</p> <p>a. Provide for a diverse range of independent housing options that are suitable for the particular needs and characteristics of older persons throughout residential areas.</p> <p>b. Provide for comprehensively designed and managed, well-located, higher density accommodation options and accessory services for older persons and those requiring care or assisted living, throughout all residential zones.</p> <p>c. Recognise that housing for older persons can require higher densities than typical residential development, in order to be affordable and, where required, to enable efficient provision of assisted living and care services.</p> <p>d. Recognise that housing for the older</p>	

			person provide for shared spaces, services and facilities and enable affordability and the efficient provision of assisted living and care services. Note: This policy also implements Objective 14.2.2	
Retirement Villages Association of New Zealand Inc/811.23	Summerset Group Holdings Limited/ #FS2097.18	Seek Amendment	<p>Amend Policy 14.2.1.6 as follows:</p> <p>14.2.1.68 Policy - Provision of housing for an aging population</p> <p>a. Provide for a diverse range of independent housing options that are suitable for the particular needs and characteristics of older persons throughout residential areas.</p> <p>b. Provide for comprehensively designed and managed, well-located, higher density accommodation options and accessory services for older persons and those requiring care or assisted living, throughout all residential zones.</p> <p>c. Recognise that housing for older persons can require higher densities than typical residential development, in order to be affordable and, where required, to enable efficient provision of assisted living and care services.</p> <p>d. Recognise that housing for the older person provide for shared spaces, services and facilities and enable affordability and the efficient provision of assisted living and care services. Note: This policy also implements Objective 14.2.2 The RVA generally supports the intent of Policy 14.2.1.6, but seeks additional changes to reflect the recent outcomes of Plan Change 5 and to better reflect the intentions of the Enabling Housing Act and consistency with the regime the RVA has sought with other Tier 1 councils across the country.</p>	Support

Residential > Objectives and Policies > Objective - Housing supply > Policy - Monitoring

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Marjorie Manthei/ #237.14		Support	[Retain Policy 14.2.1.7]	
Environment Canterbury / Canterbury Regional Council/ #689.23		Support	[RetainPolicy as notified]	
Environment Canterbury / Canterbury Regional Council/689.23	Anne Dingwall/ #FS2037.1045	Support	[RetainPolicy as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support

Residential > Objectives and Policies > Objective - Housing supply > DELETE 14.2.1.2 Policy - Establishment of new medium density residential areas

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Environment Canterbury / Canterbury Regional Council/ #689.21		Support	[Retain proposed deletion]	
Environment Canterbury / Canterbury Regional Council/689.21	Anne Dingwall/ #FS2037.1043	Support	[Retain proposed deletion] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support

Residential > Objectives and Policies > Objective - Housing supply > DELETE 14.2.1.3 Policy - Residential development in the Central City

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.22		Support	[Retain proposed deletion]	
Environment Canterbury / Canterbury Regional Council/689.22	Anne Dingwall/ #FS2037.1044	Support	[Retain proposed deletion] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support

Residential > Objectives and Policies > Objective - Short term residential recovery needs

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.26		Support	Retain [Objective as notified]	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.26	Anne Dingwall/ #FS2037.1019	Support	Retain [Objective as notified] Rāpaki Rūnanga is supportive ofthis objective as sub-clause aprovides opportunities for anincreased housing supplythroughout lower to medium densityresidential areas and as notedabove, Policy 14.2.1.3 implementsthis provision. [The retention of this objective is]necessary to: <ul style="list-style-type: none"> • [A]chieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Kāinga Ora – Homes and Communities / #834.141		Oppose	Delete Objective 14.2.2 and associatedpolicies 14.2.2.1-14.2.2.4 and theassociated EDM and CHRM in the eventthat the Public Transport accessibility QMis removed, and the Tsunami Hazard QMreduced to 1:100 year hazard.	
Kāinga Ora – Homes and Communities /834.141	LMM Investments 2012 Limited/ #FS2049.56	Oppose	Delete Objective 14.2.2 and associatedpolicies 14.2.2.1-14.2.2.4 and theassociated EDM and CHRM in the eventthat the Public Transport accessibility QMis removed, and the Tsunami Hazard QMreduced to 1:100 year hazard. Given that Christchurch is nowsome 12 years post-earthquakethere may no longer be a needfor these policies andassociated mechanisms such as the 'Enhanced developmentmechanism' (EDM) and the'Community HousingRedevelopmentMechanism'(CHRM).The housing opportunities andmore enabling built formstandards now providedthrough the MRZ and HRZ maymake this suite of policies andshort-term recovery toolsunnecessary, however if the QM are retained and large partsof the city retain RS or RSDTthen the EDM and CHRM aresought to remain as importanttools.	Support
Kāinga Ora – Homes and Communities / #834.142		Oppose	Delete Objective 14.2.2 and associatedpolicies 14.2.2.1-14.2.2.4 and theassociated EDM and CHRM in the eventthat the Public Transport accessibility QMis removed, and the Tsunami Hazard QMreduced to 1:100 year hazard.	
Kāinga Ora – Homes and Communities /834.142	LMM Investments 2012 Limited/ #FS2049.57	Oppose	Delete Objective 14.2.2 and associatedpolicies 14.2.2.1-14.2.2.4 and theassociated EDM and CHRM in the eventthat the Public Transport accessibility QMis removed, and the Tsunami Hazard QMreduced to 1:100 year hazard. Given that Christchurch is nowsome 12 years post-earthquakethere may no longer be a needfor these policies andassociated mechanisms such as the 'Enhanced developmentmechanism' (EDM) and the'Community HousingRedevelopmentMechanism'(CHRM).The housing opportunities andmore enabling built formstandards now providedthrough the MRZ and HRZ maymake this suite of policies andshort-term recovery toolsunnecessary, however if the QM are retained and large partsof the city retain RS or RSDTthen the EDM and CHRM aresought to remain as importanttools.	Support

Residential > Objectives and Policies > Objective - Short term residential recovery needs > Policy - Recovery housing - higher density comprehensive redevelopment

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.144		Oppose	<p>Policy 14.2.2.2 b. iv. (Recoveryhousing higher densitycomprehensiveredevelopment).</p> <p>14.2.2.2 Policy - Recovery housing higherdensity comprehensive redevelopment</p> <p>a. Enable and incentivise higher densitycomprehensive development of suitablysized and located sites within existingresidential areas, through an Enhanceddevelopment mechanism whichprovides:...</p> <p>iv. Christchurch International Airport,arterial traffic routes, and railway lines.</p>	
Kāinga Ora – Homes and Communities /834.144	LMM Investments 2012 Limited/ #FS2049.59	Oppose	<p>Policy 14.2.2.2 b. iv. (Recoveryhousing higher densitycomprehensiveredevelopment).</p> <p>14.2.2.2 Policy - Recovery housing higherdensity comprehensive redevelopment</p> <p>a. Enable and incentivise higher densitycomprehensive development of suitablysized and located sites within existingresidential areas, through an Enhanceddevelopment mechanism whichprovides:...</p> <p>iv. Christchurch International Airport,arterial traffic routes, and railway lines.</p> <p>Provided the Airport NoiseInfluence Area qualifying matteris deleted, the reference inPolicy 14.2.2.2 b. iv. toChristchurch InternationalAirport is unnecessary giventhe relevant land will be zonedfor medium density residentialdevelopment.</p>	Support
Kāinga Ora – Homes and Communities /834.144	Christchurch International Airport Limited/ #FS2052.23	Oppose	<p>Policy 14.2.2.2 b. iv. (Recoveryhousing higher densitycomprehensiveredevelopment).</p> <p>14.2.2.2 Policy - Recovery housing higherdensity comprehensive redevelopment</p> <p>a. Enable and incentivise higher densitycomprehensive development of suitablysized and located sites within existingresidential areas, through an Enhanceddevelopment mechanism whichprovides:...</p> <p>iv. Christchurch International Airport,arterial traffic routes, and railway lines.</p> <p>Provided the Airport NoiseInfluence Area qualifying matteris deleted, the reference inPolicy 14.2.2.2 b. iv. toChristchurch InternationalAirport is unnecessary giventhe relevant land will be zonedfor medium density residentialdevelopment.</p>	Support

Residential > Objectives and Policies > Objective - MDRS Objective 2

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Ara Poutama Aotearoa/ #259.8		Support	Supports new residential objective 14.2.3 (MDRS objective 2).	
Environment Canterbury / Canterbury Regional Council/ #689.24		Support	[Retain Objective as notified]	
Environment Canterbury / Canterbury Regional Council/689.24	Anne Dingwall/ #FS2037.1046	Support	[Retain Objective as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
Retirement Villages Association of New Zealand Inc/ #811.24		Support	Retain Objective 14.2.3 as notified.	
Retirement Villages Association of New Zealand Inc/811.24	Summerset Group Holdings Limited/ #FS2097.19	Support	Retain Objective 14.2.3 as notified. The RVA supports Objective 14.2.3 as it aligns with Objective 2 of the MDRS.	Support
Kāinga Ora – Homes and Communities / #834.143		Support	Objective 14.2.3 andassociated policies 14.2.3.1-14.2.3.5 - MDRS. Retain the objective and associatedpolicies.Note that sequentially Policy 5 (14.2.3.3)should come at the end i.e. the policy‘batting order’ should be 1 to 5 ratherthan the current arrangement of 1,2, 5, 3,4	
Kāinga Ora – Homes and Communities /834.143	LMM Investments 2012 Limited/ #FS2049.58	Support	Objective 14.2.3 andassociated policies 14.2.3.1-14.2.3.5 - MDRS. Retain the objective and associatedpolicies.Note that sequentially Policy 5 (14.2.3.3)should come at the end i.e. the policy‘batting order’ should be 1 to 5 ratherthan the current arrangement of 1,2, 5, 3,4 The objective and associatedpolicies align with the policiesmandated in the Enabling Act.	Support
Transpower New Zealand Limited / #878.12		Support	Retain 14.2.3 Objective MDRS Objective 2 as notified.	
Transpower New Zealand Limited /878.12	Lyttelton Port Company Limited/ #FS2054.7	Support	Retain 14.2.3 Objective MDRS Objective 2 as notified. Transpower supports 14.2.3 Objective MDRS Objective 2 noting it reflects that required under Schedule 3A Part 1(6)(2) of the RMA-EHS.	Support

Residential > Objectives and Policies > Objective - MDRS Objective 2 > Policy - MDRS Policy 1

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.25		Support	[RetainPolicy as notified]	
Environment Canterbury / Canterbury Regional Council/689.25	Anne Dingwall/ #FS2037.1047	Support	[RetainPolicy as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
Retirement Villages Association of New Zealand Inc/ #811.25		Support	Retain Policy 14.2.3.1 as notified.	
Retirement Villages Association of New Zealand Inc/811.25	Summerset Group Holdings Limited/ #FS2097.20	Support	Retain Policy 14.2.3.1 as notified. The RVA supports Policy 14.2.3.1 as it aligns with Policy 1 of the MDRS.	Support
Transpower New Zealand Limited / #878.13		Seek Amendment	Amend 14.2.3.1 Policy MDRS Policy 1 as follows: “a. enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments., while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as directed by the relevant qualifying matter provisions. ”	

Transpower New Zealand Limited /878.13	Christchurch International Airport Limited/ #FS2052.4	Seek Amendment	Amend 14.2.3.1 Policy MDRS Policy 1 as follows: “a. enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments., while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as directed by the relevant qualifying matter provisions. ” Qualifying matters, including the National Grid Yard provisions, limit the amount of permitted medium density development possible on an allotment. While the policy directive within Policy 14.2.3.1 is supported (and reflects Schedule 3A, Part 1, clause (6)(2)(a) of the RMA), Transpower supports reference to qualifying matter areas as they directly influence the capacity for intensification and residential development.	Support
Transpower New Zealand Limited /878.13	Lyttelton Port Company Limited/ #FS2054.8	Seek Amendment	Amend 14.2.3.1 Policy MDRS Policy 1 as follows: “a. enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments., while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as directed by the relevant qualifying matter provisions. ” Qualifying matters, including the National Grid Yard provisions, limit the amount of permitted medium density development possible on an allotment. While the policy directive within Policy 14.2.3.1 is supported (and reflects Schedule 3A, Part 1, clause (6)(2)(a) of the RMA), Transpower supports reference to qualifying matter areas as they directly influence the capacity for intensification and residential development.	Support
Transpower New Zealand Limited /878.13	KiwiRail/ #FS2055.25	Seek Amendment	Amend 14.2.3.1 Policy MDRS Policy 1 as follows: “a. enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments., while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as directed by the relevant qualifying matter provisions. ” Qualifying matters, including the National Grid Yard provisions, limit the amount of permitted medium density development possible on an allotment. While the policy directive within Policy 14.2.3.1 is supported (and reflects Schedule 3A, Part 1, clause (6)(2)(a) of the RMA), Transpower supports reference to qualifying matter areas as they directly influence the capacity for intensification and residential development.	Support
Transpower New Zealand Limited /878.13	Kāinga Ora/ #FS2082.806	Seek Amendment	Amend 14.2.3.1 Policy MDRS Policy 1 as follows: “a. enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments., while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as directed by the relevant qualifying matter provisions. ” Qualifying matters, including the National Grid Yard provisions, limit the amount of permitted medium density development possible on an allotment. While the policy directive within Policy 14.2.3.1 is supported (and reflects Schedule 3A, Part 1, clause (6)(2)(a) of the RMA), Transpower supports reference to qualifying matter areas as they directly influence the capacity for intensification and residential development.	Oppose

Residential > Objectives and Policies > Objective - MDRS Objective 2 > Policy - MDRS Policy 2

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Te Mana Ora/Community and Public Health/ #145.19		Seek Amendment	Te Mana Ora encourages Christchurch City Council to consider how to ensure MDRS Policy 1 (14.2.3.2) will be achieved and how increased density and subdivision will provide diversity of housing stock that caters to range of population groups with different needs. Providing a diversity of housing stock and a mix of residential densities can give everyone more choice about where to live.	
Te Mana Ora/Community and Public Health/145.19	Anne Dingwall/ #FS2037.210	Seek Amendment	<p>Te Mana Ora encourages Christchurch City Council to consider how to ensure MDRS Policy 1 (14.2.3.2) will be achieved and how increased density and subdivision will provide diversity of housing stock that caters to range of population groups with different needs. Providing a diversity of housing stock and a mix of residential densities can give everyone more choice about where to live.</p> <p>New housing developments should cater to a range of household sizes. Intergenerational living is common among Pacific communities which means housing stock in Aotearoa New Zealand is often unsuitable for this population group (Stats NZ. (2023). Aotearoa’s housing often unsuited to Pacific families.</p>	Support

			<p>Accessed from: https://www.stats.govt.nz/news/aotearoas-housing-often-unsuited-to-pacific-families/).</p> <p>While there are social and cultural benefits of intergenerational living, overcrowded housing can have negative impacts on physical health. Providing housing for a range of household sizes will create more opportunities for large households to live in healthy, suitable and secure housing.</p>	
Te Mana Ora/Community and Public Health/145.19	Kāinga Ora/ #FS2082.62	Seek Amendment	<p>Te Mana Ora encourages Christchurch City Council to consider how to ensure MDRS Policy 1 (14.2.3.2) will be achieved and how increased density and subdivision will provide diversity of housing stock that caters to range of population groups with different needs. Providing a diversity of housing stock and a mix of residential densities can give everyone more choice about where to live.</p> <p>New housing developments should cater to a range of household sizes. Intergenerational living is common among Pacific communities which means housing stock in Aotearoa New Zealand is often unsuitable for this population group (Stats NZ. (2023). Aotearoa’s housing often unsuited to Pacific families. Accessed from: https://www.stats.govt.nz/news/aotearoas-housing-often-unsuited-to-pacific-families/).</p> <p>While there are social and cultural benefits of intergenerational living, overcrowded housing can have negative impacts on physical health. Providing housing for a range of household sizes will create more opportunities for large households to live in healthy, suitable and secure housing.</p>	Support
Environment Canterbury / Canterbury Regional Council/ #689.26		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.26	Anne Dingwall/ #FS2037.1048	Support	[Retain Policy as notified] [Itis] consistent with the CRPS and give[s] effect to national direction.	Support
Retirement Villages Association of New Zealand Inc/ #811.26		Support	Retain Policy 14.2.3.2 as notified.	
Retirement Villages Association of New Zealand Inc/811.26	Summerset Group Holdings Limited/ #FS2097.21	Support	Retain Policy 14.2.3.2 as notified. The RVA supports Policy 14.2.3.2 as it aligns with Policy 2 of the MDRS.	Support
Christchurch International Airport Limited (CIAL) / #852.7		Support	<p>Retain new Policy 14.2.3.2</p> <p>14.2.3.2 Policy - MDRS Policy 2</p> <p>a. Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga).</p>	
Christchurch International Airport Limited (CIAL) /852.7	Sarah Harrow/ #FS2017.7	Support	<p>Retain new Policy 14.2.3.2</p> <p>14.2.3.2 Policy - MDRS Policy 2</p> <p>a. Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga).</p>	Oppose

			<p>CIAL supports policy 14.2.3.2 for the reasons outlined in submission 2 <i>[below]</i></p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	
Christchurch International Airport Limited (CIAL) /852.7	Amy Beran/ #FS2030.28	Support	<p>Retain new Policy 14.2.3.2</p> <p>14.2.3.2 Policy - MDRS Policy 2</p> <p>a. Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga).</p> <p>CIAL supports policy 14.2.3.2 for the reasons outlined in submission 2 <i>[below]</i></p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Support
Christchurch International Airport Limited (CIAL) /852.7	Stantec/ #FS2032.54	Support	<p>Retain new Policy 14.2.3.2</p> <p>14.2.3.2 Policy - MDRS Policy 2</p> <p>a. Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga).</p> <p>CIAL supports policy 14.2.3.2 for the reasons outlined in submission 2 <i>[below]</i></p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Oppose
Christchurch International Airport Limited (CIAL) /852.7	New Zealand Airports Association/ #FS2071.20	Support		Support

			<p>Retain new Policy 14.2.3.2</p> <p>14.2.3.2 Policy - MDRS Policy 2</p> <p>a. Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga).</p> <p>CIAL supports policy 14.2.3.2 for the reasons outlined in submission 2 [below]</p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	
Lyttelton Port Company Limited/ #853.6		Support	Retain MDRS policy 2a as notified.	
Lyttelton Port Company Limited/853.6	KiwiRail/ #FS2055.22	Support	Retain MDRS policy 2a as notified. LPC supports the policy direction to apply MDRS except where a qualifying matter applies.	Support
Orion New Zealand Limited (Orion)/ #854.11		Support	<p>Policy 14.2.3.2</p> <p>Retain as notified.</p>	
Transpower New Zealand Limited / #878.14		Support	Retain 14.2.3.2 Policy as notified.	
Transpower New Zealand Limited /878.14	Orion New Zealand Limited/ #FS2056.10	Support	Retain 14.2.3.2 Policy as notified. Transpower supports 14.2.3.2 Policy – MDRS Policy 2 (noting it reflects that required under Schedule 3A Part 1(6)(2) of the RMA-EHS) in that it recognises qualifying matters.	Support

Residential > Objectives and Policies > Objective - MDRS Objective 2 > Policy - MDRS Policy 5

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.27		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.27	Anne Dingwall/ #FS2037.1049	Support	[Retain Policy as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Retirement Villages Association of New Zealand Inc/ #811.27		Support	Retain Policy 14.2.3.5 as notified.	
Retirement Villages Association of New Zealand Inc/811.27	Summerset Group Holdings Limited/ #FS2097.22	Support	Retain Policy 14.2.3.5 as notified. The RVA supports Policy 14.2.3.5 as it aligns with Policy 4 of the MDRS.	Support
Transpower New Zealand Limited / #878.15		Support	Retain 14.2.3.3 Policy MDRS Policy 5 as notified.	
Transpower New Zealand Limited /878.15	Orion New Zealand Limited/ #FS2056.11	Support	Retain 14.2.3.3 Policy MDRS Policy 5 as notified. Transpower supports 14.2.3.3 Policy MDRS Policy 5 noting it reflects that required under Schedule 3A Part 1(6)(2) of the RMA-EHS.	Support

Residential > Objectives and Policies > Objective - MDRS Objective 2 > Policy - MDRS Policy 3

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Environment Canterbury / Canterbury Regional Council/ #689.28		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.28	Anne Dingwall/ #FS2037.1050	Support	[Retain Policy as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
Retirement Villages Association of New Zealand Inc/ #811.28		Support	Retain Policy 14.2.3.3 as notified.	
Retirement Villages Association of New Zealand Inc/811.28	Summerset Group Holdings Limited/ #FS2097.23	Support	Retain Policy 14.2.3.3 as notified. The RVA supports Policy 14.2.3.3 as it aligns with Policy 5 of the MDRS.	Support

Residential > Objectives and Policies > Objective - MDRS Objective 2 > Policy - MDRS Policy 4

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.29		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.29	Anne Dingwall/ #FS2037.1051	Support	[Retain Policy as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
Retirement Villages Association of New Zealand Inc/ #811.29		Support	Retain Policy 14.2.3.4 as notified.	
Retirement Villages Association of New Zealand Inc/811.29	Summerset Group Holdings Limited/ #FS2097.24	Support	Retain Policy 14.2.3.4 as notified. The RVA supports Policy 14.2.3.4 as it aligns with Policy 3 of the MDRS.	Support

Residential > Objectives and Policies > Objective - MDRS Objective 2 > Framework for building heights in medium and high density areas

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Winton Land Limited/ #556.3		Seek Amendment	Amend 14.2.3.6 as follows: 14.2.3.6 Framework for building heights in medium and high density areas: a. Enable building heights in accordance with the planned urban built character for medium and high density areas, whilst also enabling increased building heights under specific conditions. This includes building heights of at least three stories in the Medium Density Residential Zone and of at least six stores in the High Density Residential Zone where the site is located within a walkable catchment of; existing and planned rapid transit; the edge of the City Centre Zone; or the edge of the Metropolitan Centre Zone	
Environment Canterbury / Canterbury Regional Council/ #689.30		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.30	Anne Dingwall/ #FS2037.1052	Support	[Retain Policy as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
Retirement Villages Association of New Zealand Inc/ #811.30		Support	Retain Policy 14.2.3.6 as notified.	
Retirement Villages Association of New Zealand Inc/811.30	Summerset Group Holdings Limited/ #FS2097.25	Support	Retain Policy 14.2.3.6 as notified. The RVA supports Policy 14.2.3.6 as it is aligned with the intent of the NPSUD and Enabling Housing Act which is to provide for intensification.	Support
Carter Group Limited/ #814.131		Support	Supports Policy 14.2.3.6. Retain as notified.	
Carter Group Limited/814.131	Kāinga Ora/ #FS2082.961	Support	Supports Policy 14.2.3.6. Retain as notified. The proposed policy is supported,accounting for the directives within the NPS-UD and Amendment Act.	Seek Amendment
The Catholic Diocese of Christchurch / #823.102		Support	Adopt	

The Catholic Diocese of Christchurch /823.102	Anne Dingwall/ #FS2037.1334	Support	Adopt The proposed policy is supported, accounting for the directives within the NPS-UD and Amendment Act.	Oppose
The Catholic Diocese of Christchurch /823.102	Carter Group Limited/ #FS2045.275	Support	Adopt The proposed policy is supported, accounting for the directives within the NPS-UD and Amendment Act.	Support
Kāinga Ora – Homes and Communities / #834.145		Oppose	<p>Delete policy and replace with the following:</p> <p>Enable building heights in accordance with the planned urban built character for medium and high density areas, whilst also enabling increased building heights under specific conditions.</p> <p>Encourage greater building height, bulk, form and appearance to achieve high density planned urban form when within the proximity of nearby commercial centres to deliver:</p> <p>a. At least 10 storey buildings within 1.2km of the Central City and the Metropolitan Centre zones in Hornby, Riccarton and Papanui;</p> <p>b. At least 6 storey buildings in proximity to town centres and medium and large local centres;</p> <p>c. At least 3-4 stories everywhere else in the MRZ.</p>	
Kāinga Ora – Homes and Communities /834.145	Clare Dale/ #FS2029.4	Oppose	<p>Delete policy and replace with the following:</p> <p>Enable building heights in accordance with the planned urban built character for medium and high density areas, whilst also enabling increased building heights under specific conditions.</p> <p>Encourage greater building height, bulk, form and appearance to achieve high density planned urban form when within the proximity of nearby commercial centres to deliver:</p> <p>a. At least 10 storey buildings within 1.2km of the Central City and the Metropolitan Centre zones in Hornby, Riccarton and Papanui;</p> <p>b. At least 6 storey buildings in proximity to town centres and medium and large local centres;</p> <p>c. At least 3-4 stories everywhere else in the MRZ.</p> <p>The policy does not provide a framework or rationale for the proposed heights and does not specify what the 'specific conditions' might be when taller buildings would be enabled. There is merit in having a policy that clearly articulates the building height hierarchy, with this hierarchy tied to proximity to commercial centres and the size / range of services provided in those centres. The requested amendments also reflect the Kāinga Ora position that Metropolitan Centres be employed within the centres hierarchy, as per the forward-looking aspects of the NPS-UD policies of 1, 3, and 6. These are sought to cover the existing key activity areas for Riccarton, Papanui, and Hornby. Furthermore, the higher density zoning around the city centre and metropolitan centres, are sought to extend for 1.20 km, with a 400m Height Variation Overlay of 36m sought within 400m of the edge of these centres.</p>	Support
Kāinga Ora – Homes and Communities /834.145	Anne Dingwall/ #FS2037.18	Oppose	<p>Delete policy and replace with the following:</p> <p>Enable building heights in accordance with the planned urban built character for medium and high density areas, whilst also enabling increased building heights under specific conditions.</p> <p>Encourage greater building height, bulk, form and appearance to achieve high density planned urban form when within the proximity of nearby commercial centres to deliver:</p>	Oppose

			<p>a. At least 10 storey buildings within 1.2km of the Central City and the Metropolitan Centre zones in Hornby, Riccarton and Papanui;</p> <p>b. At least 6 storey buildings in proximity to town centres and medium and large local centres;</p> <p>c. At least 3-4 stories everywhere else in the MRZ.</p> <p>The policy does not provide a framework or rationale for the proposed heights and does not specify what the 'specific conditions' might be when taller buildings would be enabled. There is merit in having a policy that clearly articulates the building height hierarchy, with this hierarchy tied to proximity to commercial centres and the size / range of services provided in those centres. The requested amendments also reflect the Kāinga Ora position that Metropolitan Centres be employed within the centres hierarchy, as per the forward-looking aspects of the NPS-UD policies of 1, 3, and 6. These are sought to cover the existing key activity areas for Riccarton, Papanui, and Hornby. Furthermore, the higher density zoning around the city centre and metropolitan centres, are sought to extend for 1.20 km, with a 400m Height Variation Overlay of 36m sought within 400m of the edge of these centres.</p>	
Kāinga Ora – Homes and Communities /834.145	LMM Investments 2012 Limited/ #FS2049.60	Oppose	<p>Delete policy and replace with the following:</p> <p>Enable building heights in accordance with the planned urban built character for medium and high density areas, whilst also enabling increased building heights under specific conditions.</p> <p>Encourage greater building height, bulk, form and appearance to achieve high density planned urban form when within the proximity of nearby commercial centres to deliver:</p> <p>a. At least 10 storey buildings within 1.2km of the Central City and the Metropolitan Centre zones in Hornby, Riccarton and Papanui;</p> <p>b. At least 6 storey buildings in proximity to town centres and medium and large local centres;</p> <p>c. At least 3-4 stories everywhere else in the MRZ.</p> <p>The policy does not provide a framework or rationale for the proposed heights and does not specify what the 'specific conditions' might be when taller buildings would be enabled. There is merit in having a policy that clearly articulates the building height hierarchy, with this hierarchy tied to proximity to commercial centres and the size / range of services provided in those centres. The requested amendments also reflect the Kāinga Ora position that Metropolitan Centres be employed within the centres hierarchy, as per the forward-looking aspects of the NPS-UD policies of 1, 3, and 6. These are sought to cover the existing key activity areas for Riccarton, Papanui, and Hornby. Furthermore, the higher density zoning around the city centre and metropolitan centres, are sought to extend for 1.20 km, with a 400m Height Variation Overlay of 36m sought within 400m of the edge of these centres.</p>	Support
Kāinga Ora – Homes and Communities /834.145	Vaughan Smith/ #FS2090.25	Oppose	<p>Delete policy and replace with the following:</p> <p>Enable building heights in accordance with the planned urban built character for medium and high density areas, whilst also enabling increased building heights under specific conditions.</p> <p>Encourage greater building height, bulk, form and appearance to achieve high density planned urban form when within the proximity of nearby commercial centres to deliver:</p> <p>a. At least 10 storey buildings within 1.2km of the Central City and the Metropolitan Centre zones in Hornby, Riccarton and Papanui;</p> <p>b. At least 6 storey buildings in proximity to town centres and medium and large local centres;</p> <p>c. At least 3-4 stories everywhere else in the MRZ.</p> <p>The policy does not provide a framework or rationale for the proposed heights and does not specify what the 'specific conditions' might be when taller buildings would be enabled. There is merit in having a policy that clearly articulates the building height hierarchy, with this hierarchy tied to</p>	Support

		proximity to commercial centres and the size / range of services provided in those centres. The requested amendments also reflect the Kāinga Ora position that Metropolitan Centres be employed within the centres hierarchy, as per the forward-looking aspects of the NPS-UD policies of 1, 3, and 6. These are sought to cover the existing key activity areas for Riccarton, Papanui, and Hornby. Furthermore, the higher density zoning around the city centre and metropolitan centres, are sought to extend for 1.20 km, with a 400m Height Variation Overlay of 36m sought within 400m of the edge of these centres.	
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Residential > Objectives and Policies > Objective - MDRS Objective 2 > Management of increased building heights

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Te Mana Ora/Community and Public Health/ #145.20		Support	Te Mana Ora supports the inclusion of the conditions for managed consents for increased heights beyond those enabled within medium and high-density zoned area (14.2.3.7), including that provision for “a greater variety of housing types, price points and sizes when compared to what is provided in the surrounding area” (14.2.3.7 i), and encourages Christchurch City Council to investigate ways to apply these to enabled development as well. Indoor air quality should also be considered in housing design.	
Te Mana Ora/Community and Public Health/145.20	Anne Dingwall/ #FS2037.211	Support	Te Mana Ora supports the inclusion of the conditions for managed consents for increased heights beyond those enabled within medium and high-density zoned area (14.2.3.7), including that provision for “a greater variety of housing types, price points and sizes when compared to what is provided in the surrounding area” (14.2.3.7 i), and encourages Christchurch City Council to investigate ways to apply these to enabled development as well. Indoor air quality should also be considered in housing design. Poor ventilation in building design increases the likelihood of airborne disease transmission, especially in overcrowded environments. Building houses that have good ventilation can improve indoor air quality and protect health, such as by reducing transmission of respiratory illnesses including COVID-19, influenza and tuberculosis (Bennett, J., Shorter, C., Kvalsvig, A., Barnard, L. T., Wilson, N., Crane, J., ... & Howden-Chapman, P. (2022). Indoor air quality, largely neglected and in urgent need of a refresh. The New Zealand Medical Journal (Online), 135(1559), 136-139). Good ventilation protects against build-up of harmful substances such as carbon dioxide. This is a health issue which has not been adequately considered in residential buildings till now.	Support
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) / #212.7		Seek Amendment	Amend Policy 14.2.3.7 as follows: a. Within medium and high density zoned areas, only provide for increased building heights beyond those enabled in the zone or precinct where the following is achieved: i. the development provides for a greater variety of housing types, price points, and sizes, when compared to what is provided in the surrounding area; ii. the development is consistent with the built form outcomes anticipated by the underlying zone or precinct; iii. the site is located within walking distance of public or active transport corridors; community facilities or commercial activities; and public open space; iv. building design features are used to reduce: A. significant shading, dominance and privacy effects caused by increased height on adjacent residential properties and public spaces; and B. the effects of dominance and shading on historic heritage, significant trees, or character areas; C. reverse sensitivity effects on existing non-residential activities. v. When considering height increases within 1.2km from the city centre, the economic impacts on the city centre from an increase in height.	

<p>BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) /212.7</p>	<p>Christchurch International Airport Limited/ #FS2052.46</p>	<p>Seek Amendment</p>	<p>Amend Policy 14.2.3.7 as follows:</p> <p>a. Within medium and high density zoned areas, only provide for increased building heights beyond those enabled in the zone or precinct where the following is achieved:</p> <p>i. the development provides for a greater variety of housing types, price points, and sizes, when compared to what is provided in the surrounding area;</p> <p>ii. the development is consistent with the built form outcomes anticipated by the underlying zone or precinct;</p> <p>iii. the site is located within walking distance of public or active transport corridors; community facilities or commercial activities; and public open space;</p> <p>iv. building design features are used to reduce:</p> <p>A. significant shading, dominance and privacy effects caused by increased height on adjacent residential properties and public spaces; and</p> <p>B. the effects of dominance and shading on historic heritage, significant trees, or character areas;</p> <p>C. reverse sensitivity effects on existing non-residential activities.</p> <p>v. When considering height increases within 1.2km from the city centre, the economic impacts on the city centre from an increase in height.</p> <p>Occupiers in taller residential buildings are more likely to perceive adverse noise and nuisance effects compared to existing standalone dwellings (as generally enabled under the operative plan) and therefore have the potential to generate reverse sensitivity effects on existing lawfully established non-residential activities.</p> <p>The Fuel Companies consider that direction should be provided in this policy to incorporate consideration of design features that reduce potential reverse sensitivity effects that will result in better amenity outcomes for future residents and protect the ongoing operation of existing non-residential activities.</p>	<p>Support</p>
<p>BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) /212.7</p>	<p>KiwiRail/ #FS2055.3</p>	<p>Seek Amendment</p>	<p>Amend Policy 14.2.3.7 as follows:</p> <p>a. Within medium and high density zoned areas, only provide for increased building heights beyond those enabled in the zone or precinct where the following is achieved:</p> <p>i. the development provides for a greater variety of housing types, price points, and sizes, when compared to what is provided in the surrounding area;</p> <p>ii. the development is consistent with the built form outcomes anticipated by the underlying zone or precinct;</p> <p>iii. the site is located within walking distance of public or active transport corridors; community facilities or commercial activities; and public open space;</p> <p>iv. building design features are used to reduce:</p> <p>A. significant shading, dominance and privacy effects caused by increased height on adjacent residential properties and public spaces; and</p>	<p>Support</p>

			<p>B. the effects of dominance and shading on historic heritage, significant trees, or character areas;</p> <p>C. reverse sensitivity effects on existing non-residential activities.</p> <p>v. When considering height increases within 1.2km from the city centre, the economic impacts on the city centre from an increase in height.</p> <p>Occupiers in taller residential buildings are more likely to perceive adverse noise and nuisance effects compared to existing standalone dwellings (as generally enabled under the operative plan) and therefore have the potential to generate reverse sensitivity effects on existing lawfully established non-residential activities.</p> <p>The Fuel Companies consider that direction should be provided in this policy to incorporate consideration of design features that reduce potential reverse sensitivity effects that will result in better amenity outcomes for future residents and protect the ongoing operation of existing non-residential activities.</p>	
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) /212.7	Orion New Zealand Limited/ #FS2056.23	Seek Amendment	<p>Amend Policy 14.2.3.7 as follows:</p> <p>a. Within medium and high density zoned areas, only provide for increased building heights beyond those enabled in the zone or precinct where the following is achieved:</p> <p>i. the development provides for a greater variety of housing types, price points, and sizes, when compared to what is provided in the surrounding area;</p> <p>ii. the development is consistent with the built form outcomes anticipated by the underlying zone or precinct;</p> <p>iii. the site is located within walking distance of public or active transport corridors; community facilities or commercial activities; and public open space;</p> <p>iv. building design features are used to reduce:</p> <p>A. significant shading, dominance and privacy effects caused by increased height on adjacent residential properties and public spaces; and</p> <p>B. the effects of dominance and shading on historic heritage, significant trees, or character areas;</p> <p>C. reverse sensitivity effects on existing non-residential activities.</p> <p>v. When considering height increases within 1.2km from the city centre, the economic impacts on the city centre from an increase in height.</p> <p>Occupiers in taller residential buildings are more likely to perceive adverse noise and nuisance effects compared to existing standalone dwellings (as generally enabled under the operative plan) and therefore have the potential to generate reverse sensitivity effects on existing lawfully established non-residential activities.</p> <p>The Fuel Companies consider that direction should be provided in this policy to incorporate consideration of design features that reduce potential reverse sensitivity effects that will result in better amenity outcomes for future residents and protect the ongoing operation of existing non-residential activities.</p>	Support
Marjorie Manthei/ #237.15		Support	[Retain Policy 14.2.3.7(a)(i-iv)]	
Winton Land Limited/ #556.4		Seek Amendment	<p>amend Policy 14.2.3.7 as follows:</p> <p>14.2.3.7 Management of increased building heights</p> <p>a. Within medium and high density zoned areas, only provide for increased building heights beyond those enabled in the zone, being three and six stories respectively or precinct where the following is achieved:</p>	

			<p>i. the development provides for a greater variety of housing types, price points, and sizes, when compared to what is provided in the surrounding area;</p> <p>ii. the development is consistent with the built form outcomes anticipated by the underlying zone or precinct; being three stories in the medium density and six stories in the high density zone.</p> <p>iii. the site is located within walking distance of public or active transport corridors; community facilities or commercial activities; and public open space;</p> <p>iv. building design features are used to reduce:</p> <p>A. significant shading, dominance and privacy effects caused by increased height, above three (MDR) or six (HDR) stories on adjacent residential properties and public spaces; and</p> <p>B. the effects of dominance and shading on historic heritage, significant trees, or character areas;</p> <p>v. When considering height increases within 1.2km from the city centre, the economic impacts on the city centre from an increase in height</p>	
Environment Canterbury / Canterbury Regional Council/ #689.31		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.31	Anne Dingwall/ #FS2037.1053	Support	[Retain Policy as notified] [Itis] consistent with the CRPS and give[s] effect to national direction.	Support
Josie Schroder/ #780.10		Seek Amendment	Amend 14.2.3.7 to include reference to policy in title.	
Josie Schroder/780.10	Anne Dingwall/ #FS2037.748	Seek Amendment	<p>Amend 14.2.3.7 to include reference to policy in title.</p> <p>For the reasons set out in the s32. All of these policy matters relate to the assurance of a well-functioning urban environment. As building scale, height and density is increased so too are the potential adverse impacts on users of public space and private development, and on the natural environment.</p> <p>Key urban design matters are addressed that create more comfortable, walkable, safe environments, with consideration given to reducing the impacts of climate change through the policy direction.</p> <p>The specificity of the policies provides direction and ultimately ensures a balance between certainty, and more qualitative aspects that are key to creating high quality urban environments that people want to live in, and they thrive in.</p> <p>Fundamental matters such as storage and servicing are not only important to ensuring a functional living environment, but can be a key detractor when managed badly from ensuring a safe and comfortable environment.</p>	Support
Retirement Villages Association of New Zealand Inc/ #811.31		Oppose	Delete Policy 14.2.3.7.	
Retirement Villages Association of New Zealand Inc/811.31	Summerset Group Holdings Limited/ #FS2097.26	Oppose	Delete Policy 14.2.3.7. The RVA opposes Policy 14.2.3.7 as it considers the wording is quite limiting in a resource consent process as it appears to need to satisfy all criteria listed. For example retirement villages may be appropriate in locations that are not within walking distance of public or active transport.	Support
Carter Group Limited/ #814.132		Oppose	Opposes Policy 14.2.3.7 and seeks deletion.	
Carter Group Limited/814.132	Kāinga Ora/ #FS2082.962	Oppose	Opposes Policy 14.2.3.7 and seeks deletion. The proposed policy is opposed, insofar as it states that increased buildings	Seek Amendment

			heights should 'only' be provided for where the matters listed in i-v. of the policy are achieved. Such requirements are not required by or consistent with the NPS-UD and Amendment Act.	
The Catholic Diocese of Christchurch / #823.103		Support	Adopt	
The Catholic Diocese of Christchurch /823.103	Anne Dingwall/ #FS2037.1335	Support	Adopt The proposed policy is opposed, insofar as it states that increased buildings heights should 'only' be provided for where the matters listed in i-v. of the policy are achieved. Such requirements are not required by or consistent with the NPS-UD and Amendment Act.	Oppose
The Catholic Diocese of Christchurch /823.103	Carter Group Limited/ #FS2045.276	Support	Adopt The proposed policy is opposed, insofar as it states that increased buildings heights should 'only' be provided for where the matters listed in i-v. of the policy are achieved. Such requirements are not required by or consistent with the NPS-UD and Amendment Act.	Support
Kāinga Ora – Homes and Communities / #834.146		Oppose	<p>Policy 14.2.3.7 – management of increased building heights</p> <p>Delete the policy and replace it with: Within medium and high density zoned areas, increased building heights are anticipated where:</p> <p>i. The site has good accessibility to public and active transport corridors, public open space, and a town or local commercial centre; and</p> <p>ii. The design of the building appropriately manages potential shading, privacy, and visual dominance effects on the surrounding environment.</p>	
Kāinga Ora – Homes and Communities /834.146	Clare Dale/ #FS2029.5	Oppose	<p>Policy 14.2.3.7 – management of increased building heights</p> <p>Delete the policy and replace it with: Within medium and high density zoned areas, increased building heights are anticipated where:</p> <p>i. The site has good accessibility to public and active transport corridors, public open space, and a town or local commercial centre; and</p> <p>ii. The design of the building appropriately manages potential shading, privacy, and visual dominance effects on the surrounding environment.</p> <p>The MDRS has the height rules as a restricted dictionary activity. MDRS Policy 5 explicitly seeks to 'provide for developments not meeting permitted activity status, while encouraging high quality developments'. Taller buildings are therefore anticipated as being potentially appropriate subject to a site specific assessment of effects. The policy needs to properly reflect that taller buildings are anticipated in appropriate locations and where the specific design properly manages the effects generated by the increase in height. As written this policy directly conflicts with Policy 5 of Sub clause 6 of Schedule 3A RMA. Taller residential buildings within 1.2km of the central city can only have a positive economic impact on the CBD by enabling more people to live within walking distance of the town centre. Given the large size of Christchurch, additional enablement of residential opportunities within 1.2km facilitates more people living near the centre i.e. it draws people in, rather than resulting in existing (or potential) CBD residents shifting out.</p>	Support
Kāinga Ora – Homes and Communities /834.146	Anne Dingwall/ #FS2037.19	Oppose	<p>Policy 14.2.3.7 – management of increased building heights</p> <p>Delete the policy and replace it with: Within medium and high density zoned areas, increased building heights are anticipated where:</p> <p>i. The site has good accessibility to public and active transport corridors, public open space, and a town or local commercial centre; and</p>	Oppose

			<p>ii. The design of the building appropriately manages potential shading, privacy, and visual dominance effects on the surrounding environment.</p> <p>The MDRS has the height rules as a restricted dictionary activity. MDRS Policy 5 explicitly seeks to ‘provide for developments not meeting permitted activity status, while encouraging high quality developments’. Taller buildings are therefore anticipated as being potentially appropriate subject to a site specific assessment of effects. The policy needs to properly reflect that taller buildings are anticipated in appropriate locations and where the specific design properly manages the effects generated by the increase in height. As written this policy directly conflicts with Policy 5 of Sub clause 6 of Schedule 3A RMA. Taller residential buildings within 1.2km of the central city can only have a positive economic impact on the CBD by enabling more people to live within walking distance of the town centre. Given the large size of Christchurch, additional enablement of residential opportunities within 1.2km facilitates more people living near the centre i.e. it draws people in, rather than resulting in existing (or potential) CBD residents shifting out.</p>	
Kāinga Ora – Homes and Communities /834.146	LMM Investments 2012 Limited/ #FS2049.61	Oppose	<p>Policy 14.2.3.7 – management of increased building heights</p> <p>Delete the policy and replace it with: Within medium and high density zoned areas, increased building heights are anticipated where:</p> <p>i. The site has good accessibility to public and active transport corridors, public open space, and a town or local commercial centre; and</p> <p>ii. The design of the building appropriately manages potential shading, privacy, and visual dominance effects on the surrounding environment.</p> <p>The MDRS has the height rules as a restricted dictionary activity. MDRS Policy 5 explicitly seeks to ‘provide for developments not meeting permitted activity status, while encouraging high quality developments’. Taller buildings are therefore anticipated as being potentially appropriate subject to a site specific assessment of effects. The policy needs to properly reflect that taller buildings are anticipated in appropriate locations and where the specific design properly manages the effects generated by the increase in height. As written this policy directly conflicts with Policy 5 of Sub clause 6 of Schedule 3A RMA. Taller residential buildings within 1.2km of the central city can only have a positive economic impact on the CBD by enabling more people to live within walking distance of the town centre. Given the large size of Christchurch, additional enablement of residential opportunities within 1.2km facilitates more people living near the centre i.e. it draws people in, rather than resulting in existing (or potential) CBD residents shifting out.</p>	Support

Residential > Objectives and Policies > Objective - MDRS Objective 2 > Policy - Firefighting water capacity

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.32		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.32	Anne Dingwall/ #FS2037.1054	Support	[Retain Policy as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Fire and Emergency/ #842.23		Support	Retain as notified.	

Residential > Objectives and Policies > Objective - Strategic infrastructure

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch International Airport Limited (CIAL) / #852.8		Support	Retain Objective 14.2.4 and related policy 14.2.4.1 14.2.4 Objective - Strategic infrastructure	

			<p>a. Development of sensitive activities does not adversely affect the efficient operation, use, and development of Christchurch International Airport and Port of Lyttelton, the rail network, the National Grid and the identified 66kV and 33kV electricity distribution lines and the Heathcote to Lyttelton 11kV electricity distribution line, the state highway network, and other strategic infrastructure.</p> <p>14.2.4.1 Policy - Avoidance of adverse effects on strategic infrastructure a. Avoid reverse sensitivity effects on strategic infrastructure including: i. Christchurch International Airport...</p>	
Christchurch International Airport Limited (CIAL) /852.8	Sarah Harrow/ #FS2017.8	Support	<p>Retain Objective 14.2.4 and related policy 14.2.4.1</p> <p>14.2.4 Objective - Strategic infrastructure</p> <p>a. Development of sensitive activities does not adversely affect the efficient operation, use, and development of Christchurch International Airport and Port of Lyttelton, the rail network, the National Grid and the identified 66kV and 33kV electricity distribution lines and the Heathcote to Lyttelton 11kV electricity distribution line, the state highway network, and other strategic infrastructure.</p> <p>14.2.4.1 Policy - Avoidance of adverse effects on strategic infrastructure a. Avoid reverse sensitivity effects on strategic infrastructure including: i. Christchurch International Airport...</p> <p>CIAL supports objective 14.2.4 and related policy 14.2.4.1 for the reasons outlined above in submission 2.</p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.]</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Oppose
Christchurch International Airport Limited (CIAL) /852.8	Stantec/ #FS2032.55	Support	<p>Retain Objective 14.2.4 and related policy 14.2.4.1</p> <p>14.2.4 Objective - Strategic infrastructure</p> <p>a. Development of sensitive activities does not adversely affect the efficient operation, use, and development of Christchurch International Airport and Port of Lyttelton, the rail network, the National Grid and the identified 66kV and 33kV electricity distribution lines and the Heathcote to Lyttelton 11kV electricity distribution line, the state highway network, and other strategic infrastructure.</p> <p>14.2.4.1 Policy - Avoidance of adverse effects on strategic infrastructure a. Avoid reverse sensitivity effects on strategic infrastructure including: i. Christchurch International Airport...</p> <p>CIAL supports objective 14.2.4 and related policy 14.2.4.1 for the reasons outlined above in submission 2.</p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.]</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Oppose
Christchurch International Airport Limited (CIAL) /852.8	KiwiRail/ #FS2055.19	Support	<p>Retain Objective 14.2.4 and related policy 14.2.4.1</p>	Support

			<p>14.2.4 Objective - Strategic infrastructure</p> <p>a. Development of sensitive activities does not adversely affect the efficient operation, use, and development of Christchurch International Airport and Port of Lyttelton, the rail network, the National Grid and the identified 66kV and 33kV electricity distribution lines and the Heathcote to Lyttelton 11kV electricity distribution line, the state highway network, and other strategic infrastructure.</p> <p>14.2.4.1 Policy - Avoidance of adverse effects on strategic infrastructure a. Avoid reverse sensitivity effects on strategic infrastructure including: i. Christchurch International Airport...</p> <p>CIAL supports objective 14.2.4 and related policy 14.2.4.1 for the reasons outlined above in submission 2.</p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.]</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	
Christchurch International Airport Limited (CIAL) /852.8	New Zealand Airports Association/ #FS2071.21	Support	<p>Retain Objective 14.2.4 and related policy 14.2.4.1</p> <p>14.2.4 Objective - Strategic infrastructure</p> <p>a. Development of sensitive activities does not adversely affect the efficient operation, use, and development of Christchurch International Airport and Port of Lyttelton, the rail network, the National Grid and the identified 66kV and 33kV electricity distribution lines and the Heathcote to Lyttelton 11kV electricity distribution line, the state highway network, and other strategic infrastructure.</p> <p>14.2.4.1 Policy - Avoidance of adverse effects on strategic infrastructure a. Avoid reverse sensitivity effects on strategic infrastructure including: i. Christchurch International Airport...</p> <p>CIAL supports objective 14.2.4 and related policy 14.2.4.1 for the reasons outlined above in submission 2.</p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.]</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Support

Residential > Objectives and Policies > Objective - Strategic infrastructure > Policy - Avoidance of adverse effects on strategic infrastructure

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch International Airport Limited (CIAL) / #852.9		Support	<p>Retain Objective 14.2.4 and related policy 14.2.4.1</p> <p>14.2.4 Objective - Strategic infrastructure</p> <p>a. Development of sensitive activities does not adversely affect the efficient operation, use, and development of Christchurch International Airport and Port of Lyttelton, the rail network, the National Grid and the identified 66kV and 33kV electricity distribution lines and the Heathcote to Lyttelton 11kV electricity distribution line, the state highway network, and other strategic infrastructure.</p>	

			14.2.4.1 Policy - Avoidance of adverse effects on strategic infrastructure a. Avoid reverse sensitivity effects on strategic infrastructure including: i. Christchurch International Airport..	
Christchurch International Airport Limited (CIAL) /852.9	Sarah Harrow/ #FS2017.9	Support	<p>Retain Objective 14.2.4 and related policy 14.2.4.1</p> <p>14.2.4 Objective - Strategic infrastructure</p> <p>a. Development of sensitive activities does not adversely affect the efficient operation, use, and development of Christchurch International Airport and Port of Lyttelton, the rail network, the National Grid and the identified 66kV and 33kV electricity distribution lines and the Heathcote to Lyttelton 11kV electricity distribution line, the state highway network, and other strategic infrastructure.</p> <p>14.2.4.1 Policy - Avoidance of adverse effects on strategic infrastructure a. Avoid reverse sensitivity effects on strategic infrastructure including: i. Christchurch International Airport..</p> <p>CIAL supports objective 14.2.4 and related policy 14.2.4.1 for the reasons outlined above in submission 2.</p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Oppose
Christchurch International Airport Limited (CIAL) /852.9	Stantec/ #FS2032.56	Support	<p>Retain Objective 14.2.4 and related policy 14.2.4.1</p> <p>14.2.4 Objective - Strategic infrastructure</p> <p>a. Development of sensitive activities does not adversely affect the efficient operation, use, and development of Christchurch International Airport and Port of Lyttelton, the rail network, the National Grid and the identified 66kV and 33kV electricity distribution lines and the Heathcote to Lyttelton 11kV electricity distribution line, the state highway network, and other strategic infrastructure.</p> <p>14.2.4.1 Policy - Avoidance of adverse effects on strategic infrastructure a. Avoid reverse sensitivity effects on strategic infrastructure including: i. Christchurch International Airport..</p> <p>CIAL supports objective 14.2.4 and related policy 14.2.4.1 for the reasons outlined above in submission 2.</p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Oppose
Christchurch International Airport Limited (CIAL) /852.9	KiwiRail/ #FS2055.20	Support	<p>Retain Objective 14.2.4 and related policy 14.2.4.1</p> <p>14.2.4 Objective - Strategic infrastructure</p>	Support

			<p>a. Development of sensitive activities does not adversely affect the efficient operation, use, and development of Christchurch International Airport and Port of Lyttelton, the rail network, the National Grid and the identified 66kV and 33kV electricity distribution lines and the Heathcote to Lyttelton 11kV electricity distribution line, the state highway network, and other strategic infrastructure.</p> <p>14.2.4.1 Policy - Avoidance of adverse effects on strategic infrastructure a. Avoid reverse sensitivity effects on strategic infrastructure including: i. Christchurch International Airport..</p> <p>CIAL supports objective 14.2.4 and related policy 14.2.4.1 for the reasons outlined above in submission 2.</p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	
Christchurch International Airport Limited (CIAL) /852.9	New Zealand Airports Association/ #FS2071.22	Support	<p>Retain Objective 14.2.4 and related policy 14.2.4.1</p> <p>14.2.4 Objective - Strategic infrastructure</p> <p>a. Development of sensitive activities does not adversely affect the efficient operation, use, and development of Christchurch International Airport and Port of Lyttelton, the rail network, the National Grid and the identified 66kV and 33kV electricity distribution lines and the Heathcote to Lyttelton 11kV electricity distribution line, the state highway network, and other strategic infrastructure.</p> <p>14.2.4.1 Policy - Avoidance of adverse effects on strategic infrastructure a. Avoid reverse sensitivity effects on strategic infrastructure including: i. Christchurch International Airport..</p> <p>CIAL supports objective 14.2.4 and related policy 14.2.4.1 for the reasons outlined above in submission 2.</p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Support

Residential > Objectives and Policies > Objective - High quality residential environments

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Te Mana Ora/Community and Public Health/ #145.8		Support	Te Mana Ora supports the proposed the objective of high-quality residential environments (14.2.5) and the policies under this objective.	
Environment Canterbury / Canterbury Regional Council/ #689.33		Support	[Retain Objective as notified]	
Environment Canterbury / Canterbury Regional Council/689.33	Anne Dingwall/ #FS2037.1055	Support	[Retain Objective as notified] [Itis] consistent with the CRPS and give[s] effect to national direction.	Support
Retirement Villages Association of New Zealand Inc/ #811.32		Seek Amendment	Amend Objective 14.2.5 as follows: High quality, sustainable, residential neighbourhoods which are well designed, to reflect to respond to the planned urban character and the Ngāi Tahu heritage of Ōtautahi.	

Retirement Villages Association of New Zealand Inc/811.32	Summerset Group Holdings Limited/ #FS2097.27	Seek Amendment	Amend Objective 14.2.5 as follows: High quality, sustainable, residential neighbourhoods which are well designed, to reflect to respond to the planned urban character and the Ngāi Tahu heritage of Ōtautahi. The RVA supports Objective 14.2.5 to the extent it aligns with the intent of the NPSUD and Enabling Housing Act, but seeks amendments to better align with Objective 2 of the MDRS.	Support
Carter Group Limited/ #814.133		Support	Supports Objective 14.2.5. Seeks that Objective 14.2.5 is retained.	
Carter Group Limited/814.133	Kāinga Ora/ #FS2082.963	Support	Supports Objective 14.2.5. Seeks that Objective 14.2.5 is retained. The proposed policy is supported, accounting for the directives within the NPSUD and Amendment Act.	Seek Amendment
The Catholic Diocese of Christchurch / #823.104		Support	Adopt	
The Catholic Diocese of Christchurch /823.104	Anne Dingwall/ #FS2037.1336	Support	Adopt The proposed policy is supported, accounting for the directives within the NPS-UD and Amendment Act.	Oppose
The Catholic Diocese of Christchurch /823.104	Carter Group Limited/ #FS2045.277	Support	Adopt The proposed policy is supported, accounting for the directives within the NPS-UD and Amendment Act.	Support
Kāinga Ora – Homes and Communities / #834.147		Seek Amendment	Amend the objective as follows: High Good quality, sustainable, residential neighbourhoods which are well designed, have a high level of amenity, enhance local character and reflect to reflect the planned urban character and the Ngāi Tahu heritage of Ōtautahi	
Kāinga Ora – Homes and Communities /834.147	Amy Beran/ #FS2030.29	Seek Amendment	Amend the objective as follows: High Good quality, sustainable, residential neighbourhoods which are well designed, have a high level of amenity, enhance local character and reflect to reflect the planned urban character and the Ngāi Tahu heritage of Ōtautahi Support the amendments to reference the planned urban character. References to ‘high’ quality in the title and the start of the objective will not always be appropriate or realistic. Use of language around ‘high standard’, ‘high level of amenity’, ‘spacious and attractive pedestrian circulation’, ‘high levels of glazing’ can be used to set a bar that can be unrealistically high (or at least is very subjective). Kāinga Ora support high quality outcomes, however such language is subjective and is an easy stick that can be used by NIMBY opponents to higher density. Invariably multi-unit development involves the balancing of competing design outcomes (which are all perfectly valid), and it comes down to how these are balanced and prioritised – it often isn’t possible to tick the optimal outcome across every matter.	Oppose
Kāinga Ora – Homes and Communities /834.147	Anne Dingwall/ #FS2037.20	Seek Amendment	Amend the objective as follows: High Good quality, sustainable, residential neighbourhoods which are well designed, have a high level of amenity, enhance local character and reflect to reflect the planned urban character and the Ngāi Tahu heritage of Ōtautahi Support the amendments to reference the planned urban character. References to ‘high’ quality in the title and the start of the objective will not always be appropriate or realistic. Use of language around ‘high standard’, ‘high level of amenity’, ‘spacious and attractive pedestrian circulation’, ‘high levels of glazing’ can be used to set a bar that can be unrealistically high (or at least is very subjective). Kāinga Ora support high quality outcomes, however such language is subjective and is an easy stick that can be used by NIMBY opponents to higher density. Invariably multi-unit	Oppose

			development involves thebalancing of competing designoutcomes (which are allperfectly valid), and it comesdown to how these arebalanced and prioritised – itoften isn’t possible to tick theoptimal outcome across everymatter.	
Kāinga Ora – Homes and Communities /834.147	LMM Investments 2012 Limited/ #FS2049.62	Seek Amendment	<p>Amend the objective as follows:</p> <p>High Good quality, sustainable,residential neighbourhoods which arewell designed, have a high level ofamenity, enhance local character andreflect to reflect the planned urbancharacter and the Ngāi Tahu heritage ofŌtautahi</p> <p>Support the amendments toreference the planned urbancharacter.References to ‘high’ quality inthe title and the start of theobjective will not always beappropriate or realistic. Use oflanguage around ‘highstandard’, ‘high level ofamenity’, ‘spacious and attractive pedestriancirculation’, ‘high levels ofglazing’ can be used to set abar that can be unrealisticallyhigh (or at least is verysubjective). Kāinga Ora supporthigh quality outcomes, however such language is subjective andis an easy stick that can beused by NIMBY opponents tohigher density. Invariably multiunit development involves thebalancing of competing designoutcomes (which are allperfectly valid), and it comesdown to how these arebalanced and prioritised – itoften isn’t possible to tick theoptimal outcome across everymatter.</p>	Support
Kāinga Ora – Homes and Communities /834.147	Andrew McCarthy/ #FS2081.18	Seek Amendment	<p>Amend the objective as follows:</p> <p>High Good quality, sustainable,residential neighbourhoods which arewell designed, have a high level ofamenity, enhance local character andreflect to reflect the planned urbancharacter and the Ngāi Tahu heritage ofŌtautahi</p> <p>Support the amendments toreference the planned urbancharacter.References to ‘high’ quality inthe title and the start of theobjective will not always beappropriate or realistic. Use oflanguage around ‘highstandard’, ‘high level ofamenity’, ‘spacious and attractive pedestriancirculation’, ‘high levels ofglazing’ can be used to set abar that can be unrealisticallyhigh (or at least is verysubjective). Kāinga Ora supporthigh quality outcomes, however such language is subjective andis an easy stick that can beused by NIMBY opponents tohigher density. Invariably multiunit development involves thebalancing of competing designoutcomes (which are allperfectly valid), and it comesdown to how these arebalanced and prioritised – itoften isn’t possible to tick theoptimal outcome across everymatter.</p>	Support
Lloyd Barclay/ #862.4		Seek Amendment	Seeks that developments are required to be of a quality to not detract from surrounding neighbourhoods and that green spaces are stipulated in consenting processes.	

Residential > Objectives and Policies > Objective - High quality residential environments > Policy - Neighbourhood character, amenity and safety

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Stantec/ #184.2		Support	Retain policy	
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) / #212.8		Support	Retain as notified.	
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) /212.8	Stantec/ #FS2032.7	Support	Retain as notified. The Fuel Companies support this amended policy, specifically the direction in clause (iv)which seeks to provide for developments which contribute to a high qualityenvironment through a site layout and building design that minimises noise effectsfrom traffic, railway activity and other sources to protect residential amenity which, inturn, reduces the potential for reverse sensitivity effects.	Support
Marjorie Manthei/ #237.16		Support	[Retain Policy 14.2.5.1]	
Marjorie Manthei/237.16	Stantec/ #FS2032.8	Support	[Retain Policy 14.2.5.1] I support Policy 14.2.5.1	Support
Environment Canterbury / Canterbury Regional Council/ #689.34		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.34	Stantec/ #FS2032.9	Support	[Retain Policy as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support

Environment Canterbury / Canterbury Regional Council/689.34	Anne Dingwall/ #FS2037.1056	Support	[Retain Policy as notified] [Itis] consistent with the CRPS and give[s] effect to national direction.	Support
Josie Schroder/ #780.11		Support	Retain Policy 14.2.5.1 as notified.	
Josie Schroder/780.11	Stantec/ #FS2032.10	Support	<p>Retain Policy 14.2.5.1 as notified.</p> <p>For the reasons set out in the s32. All of these policy matters relate to the assurance of a well-functioning urban environment. As building scale, height and density is increased so too are the potential adverse impacts on users of public space and private development, and on the natural environment.</p> <p>Key urban design matters are addressed that create more comfortable, walkable, safe environments, with consideration given to reducing the impacts of climate change through the policy direction.</p> <p>The specificity of the policies provides direction and ultimately ensures a balance between certainty, and more qualitative aspects that are key to creating high quality urban environments that people want to live in, and they thrive in.</p> <p>Fundamental matters such as storage and servicing are not only important to ensuring a functional living environment, but can be a key detractor when managed badly from ensuring a safe and comfortable environment.</p>	Support
Josie Schroder/780.11	Anne Dingwall/ #FS2037.749	Support	<p>Retain Policy 14.2.5.1 as notified.</p> <p>For the reasons set out in the s32. All of these policy matters relate to the assurance of a well-functioning urban environment. As building scale, height and density is increased so too are the potential adverse impacts on users of public space and private development, and on the natural environment.</p> <p>Key urban design matters are addressed that create more comfortable, walkable, safe environments, with consideration given to reducing the impacts of climate change through the policy direction.</p> <p>The specificity of the policies provides direction and ultimately ensures a balance between certainty, and more qualitative aspects that are key to creating high quality urban environments that people want to live in, and they thrive in.</p> <p>Fundamental matters such as storage and servicing are not only important to ensuring a functional living environment, but can be a key detractor when managed badly from ensuring a safe and comfortable environment.</p>	Support
Retirement Villages Association of New Zealand Inc/ #811.33		Seek Amendment	[S]eeks either to exclude retirement villages from Policy 14.2.5.1, or amend for consistency with the MDRS and remove provisions that have the potential to refine / limit the intensification provisions of the Enabling Housing Act.	
Retirement Villages Association of New Zealand Inc/811.33	Summerset Group Holdings Limited/ #FS2097.28	Seek Amendment	[S]eeks either to exclude retirement villages from Policy 14.2.5.1, or amend for consistency with the MDRS and remove provisions that have the potential to refine / limit the intensification provisions of the Enabling Housing Act. The RVA considers that the proposed Policy 14.2.5.1 does not give effect to the NPSUD or the Enabling Housing Act. The detailed policy direction on planting areas, design features and glazing is not enabling of residential development. The proposed management of form and design of development is also inconsistent with the MDRS.	Support

			Further, these controls are not appropriate for developments such as retirement villages. As set out above, retirement villages have functional and operational needs that make standard residential building design controls inappropriate.	
Carter Group Limited/ #814.134		Oppose	Seeks deletion of Policy 14.2.5.1.	
Carter Group Limited/814.134	Stantec/ #FS2032.11	Oppose	Seeks deletion of Policy 14.2.5.1. The proposed policy is opposed, insofar as it stipulates site layout and building design requirements that are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act.	Oppose
Carter Group Limited/814.134	Kāinga Ora/ #FS2082.964	Oppose	Seeks deletion of Policy 14.2.5.1. The proposed policy is opposed, insofar as it stipulates site layout and building design requirements that are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act.	Seek Amendment
The Catholic Diocese of Christchurch / #823.105		Oppose	Delete	
The Catholic Diocese of Christchurch /823.105	Stantec/ #FS2032.12	Oppose	Delete The proposed policy is opposed, insofar as it stipulates site layout and building design requirements that are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act.	Oppose
The Catholic Diocese of Christchurch /823.105	Anne Dingwall/ #FS2037.1337	Oppose	Delete The proposed policy is opposed, insofar as it stipulates site layout and building design requirements that are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act.	Oppose
The Catholic Diocese of Christchurch /823.105	Carter Group Limited/ #FS2045.278	Oppose	Delete The proposed policy is opposed, insofar as it stipulates site layout and building design requirements that are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act.	Support
Kāinga Ora – Homes and Communities / #834.148		Oppose	Delete policy.	
Kāinga Ora – Homes and Communities /834.148	Stantec/ #FS2032.13	Oppose	Delete policy. The matters subject to this policy are either captured in the MDRS policies which set the anticipated outcomes for MDRS, or are better articulated through proposed Policy 14.2.5.3 relating to developments of 4 or more units. Policy direction for the remaining low density residential environments is provided through Policies 14.2.5.6-9. This policy therefore duplicates directions which are already better articulated elsewhere in the policy framework	Oppose
Kāinga Ora – Homes and Communities /834.148	Stantec/ #FS2032.15	Oppose	Delete policy. The matters subject to this policy are either captured in the MDRS policies which set the anticipated outcomes for MDRS, or are better articulated through proposed Policy 14.2.5.3 relating to developments of 4 or more units. Policy direction for the remaining low density residential environments is provided through Policies 14.2.5.6-9. This policy therefore duplicates directions which are already better articulated elsewhere in the policy framework	Oppose
Kāinga Ora – Homes and Communities /834.148	LMM Investments 2012 Limited/ #FS2049.63	Oppose	Delete policy.	Support

			<p>The matters subject to this policy are either captured in the MDRS policies which set the anticipated outcomes for MDRS, or are better articulated through proposed Policy 14.2.5.3 relating to developments of 4 or more units.</p> <p>Policy direction for the remaining low density residential environments is provided through Policies 14.2.5.6-9.</p> <p>This policy therefore duplicates directions which are already better articulated elsewhere in the policy framework</p>	
Kāinga Ora – Homes and Communities /834.148	KiwiRail/ #FS2055.17	Oppose	<p>Delete policy.</p> <p>The matters subject to this policy are either captured in the MDRS policies which set the anticipated outcomes for MDRS, or are better articulated through proposed Policy 14.2.5.3 relating to developments of 4 or more units.</p> <p>Policy direction for the remaining low density residential environments is provided through Policies 14.2.5.6-9.</p> <p>This policy therefore duplicates directions which are already better articulated elsewhere in the policy framework</p>	Oppose
Kāinga Ora – Homes and Communities /834.148	Andrew McCarthy/ #FS2081.19	Oppose	<p>Delete policy.</p> <p>The matters subject to this policy are either captured in the MDRS policies which set the anticipated outcomes for MDRS, or are better articulated through proposed Policy 14.2.5.3 relating to developments of 4 or more units.</p> <p>Policy direction for the remaining low density residential environments is provided through Policies 14.2.5.6-9.</p> <p>This policy therefore duplicates directions which are already better articulated elsewhere in the policy framework</p>	Support

Residential > Objectives and Policies > Objective - High quality residential environments > Policy - High quality, medium density residential development

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Marjorie Manthei/ #237.17		Support	[Retain Policy 14.2.5.2]	
Environment Canterbury / Canterbury Regional Council/ #689.35		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.35	Anne Dingwall/ #FS2037.1057	Support	[Retain Policy as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
David Murison/ #692.4		Seek Amendment	[Regarding policy 14.2.5.2] concerns in relation to the impact of the proposed changes on the amenity/character in particular in my community of Strowan	
David Murison/692.4	Kāinga Ora/ #FS2082.437	Seek Amendment	<p>[Regarding policy 14.2.5.2] concerns in relation to the impact of the proposed changes on the amenity/character in particular in my community of Strowan</p> <p>Relevant PC14 clause references and extracts are given in RED italics following</p> <p><i>Section 14.2.4.2 Policy – High quality, medium density residential development</i></p> <p><i>a Encourage innovative approaches to comprehensively designed, high quality, medium density residential development, which is attractive to residents, responsive to housing demands and reflects the planned urban built character of an area</i></p>	Oppose

			<p>I suggest that the proposed HRZ which is shown to be almost continuous down Papanui Road and for at least one block either side of Papanui Road is not consistent with the stated intent of this Section/Policy above and it certainly does not support <i>'...medium density residential development, which is attractive to residents, responsive to housing demands and reflects the planned urban built character of an area'</i></p> <p>My specific concerns in relation to the impact of the proposed changes on the amenity/character in particular in my community of Strowan are as follows:</p> <ul style="list-style-type: none"> · the Strowan neighbourhood has an amenity character and fabric and a sense of community which is very attractive to residents, which is highly valued and worthy of retention. This is comprised of a number of elements including: <ul style="list-style-type: none"> o there is still a significant proportion of older, quality homes; o the homes are typically on larger than average sections so a sense of open space is still present; o there are a number of prominent trees and landscaping on properties which reinforces both the perception and reality of quality open space 'around' buildings (and which clearly supports the Council's Urban Forest Plan 2023 initiative); o the small number of new homes which have been built are typically two storey, with the scale, density and quality largely in keeping with the existing character and built form elsewhere in the Strowan community. <p>[Please refer to attachment for full submission]</p>	
Henri Murison/ #693.4		Seek Amendment	[Regarding policy 14.2.5.2] concerns in relation to the impact of the proposed changes on the amenity/character in particular in my community of Strowan	
Henri Murison/693.4	Kāinga Ora/ #FS2082.447	Seek Amendment	<p>[Regarding policy 14.2.5.2] concerns in relation to the impact of the proposed changes on the amenity/character in particular in my community of Strowan</p> <p>Relevant PC14 clause references and extracts are given in RED italics following</p> <p><i>Section 14.2.4.2 Policy – High quality, medium density residential development</i></p> <p><i>a Encourage innovative approaches to comprehensively designed, high quality, medium density residential development, which is attractive to residents, responsive to housing demands and reflects the planned urban built character of an area</i></p> <p>I suggest that the proposed HRZ which is shown to be almost continuous down Papanui Road and for at least one block either side of Papanui Road is not consistent with the stated intent of this Section/Policy above and it certainly does not support <i>'...medium density residential development, which is attractive to residents, responsive to housing demands and reflects the planned urban built character of an area'</i></p> <p>My specific concerns in relation to the impact of the proposed changes on the amenity/character in particular in my community of Strowan are as follows:</p> <ul style="list-style-type: none"> • the Strowan neighbourhood has an amenity character and fabric and a sense of community which is very attractive to residents, which is highly valued and worthy of retention. This is comprised of a number of elements including: <ul style="list-style-type: none"> • there is still a significant proportion of older, quality homes; • the homes are typically on larger than average sections so a sense of open space is still present; • there are a number of prominent trees and landscaping on properties which reinforces both the perception and reality of quality open space 'around' buildings (and which clearly supports the Council's Urban Forest Plan 2023 initiative); • the small number of new homes which have been built are typically two storey, with the scale, density and quality largely in keeping with the existing character and built form elsewhere in the Strowan community. <p>[Please refer to attachment for full submission]</p>	Oppose
Josie Schroder/ #780.12		Support	Retain Policy 14.2.5.2 as notified.	

Josie Schroder/780.12	Anne Dingwall/ #FS2037.750	Support	<p>Retain Policy 14.2.5.2 as notified.</p> <p>For the reasons set out in the s32. All of these policy matters relate to the assurance of a well-functioning urban environment. As building scale, height and density is increased so too are the potential adverse impacts on users of public space and private development, and on the natural environment.</p> <p>Key urban design matters are addressed that create more comfortable, walkable, safe environments, with consideration given to reducing the impacts of climate change through the policy direction.</p> <p>The specificity of the policies provides direction and ultimately ensures a balance between certainty, and more qualitative aspects that are key to creating high quality urban environments that people want to live in, and they thrive in.</p> <p>Fundamental matters such as storage and servicing are not only important to ensuring a functional living environment, but can be a key detractor when managed badly from ensuring a safe and comfortable environment.</p>	Support
Retirement Villages Association of New Zealand Inc/ #811.34		Seek Amendment	<p>Amend Policy 14.2.5.2(a) as follows: Encourage innovative approaches to comprehensively designed, high quality, medium density residential development, which is attractive to residents, responsive to housing demands, and reflects responds to the planned urban built character of an area...</p> <p>Amend Policy 14.2.5.2(a)(vi) as follows: vi. recognising that built form standards may not always support the best design and enable the efficient use of a site for medium density development, particularly for larger sites where opportunities for intensification exist.</p>	
Retirement Villages Association of New Zealand Inc/811.34	Summerset Group Holdings Limited/ #FS2097.29	Seek Amendment	<p>Amend Policy 14.2.5.2(a) as follows: Encourage innovative approaches to comprehensively designed, high quality, medium density residential development, which is attractive to residents, responsive to housing demands, and reflects responds to the planned urban built character of an area...</p> <p>Amend Policy 14.2.5.2(a)(vi) as follows: vi. recognising that built form standards may not always support the best design and enable the efficient use of a site for medium density development, particularly for larger sites where opportunities for intensification exist. The RVA seeks amendments to Policy 14.2.5.2 to better align with Objective 2 of the MDRS. The use of 'reflects the planned urban built character' represents a more restrictive policy than intended by Objective 2 which requires a 'response' to the planned urban built character.</p>	Support
Carter Group Limited/ #814.135		Support	Supports Policy 14.2.5.2. Seeks that Policy 14.2.5.2 is retained.	
Carter Group Limited/814.135	Kāinga Ora/ #FS2082.965	Support	Supports Policy 14.2.5.2. Seeks that Policy 14.2.5.2 is retained. The proposed amendments to the policy are supported, accounting for the directives within the NPS-UD and Amendment Act.	Seek Amendment

The Catholic Diocese of Christchurch / #823.106		Support	Adopt	
The Catholic Diocese of Christchurch /823.106	Anne Dingwall/ #FS2037.1338	Support	Adopt The proposed amendments to the policy are supported, accounting for the directives within the NPS-UD and Amendment Act.	Oppose
The Catholic Diocese of Christchurch /823.106	Carter Group Limited/ #FS2045.279	Support	Adopt The proposed amendments to the policy are supported, accounting for the directives within the NPS-UD and Amendment Act.	Support
Kāinga Ora – Homes and Communities / #834.149		Seek Amendment	<p>Amend policy as follows:</p> <p>14.2.5.2 Policy – High Good quality,medium density residential development</p> <p>Encourage innovative approaches tocomprehensively designed, high goodquality, medium density residentialdevelopment, which is attractive toresidents, responsive to housingdemands, and provides a positivecontribution to its environment (whileacknowledging the need for increaseddensities and changes in residential character) reflects the planned urban builtcharacter of an area, through:</p> <p>i. consultative planning approaches toidentifying particular areas forresidential intensification and todefining high good quality, built andurban design outcomes for thoseareas;</p> <p>ii. encouraging and incentivisingamalgamation and redevelopmentacross large-scale residentialintensification areas;</p> <p>iii. providing design guidelines to assistdevelopers to achieve high goodquality, medium densitydevelopment;</p> <p>iv. considering input from urban designexperts into resource consentapplications;</p> <p>v. promoting incorporation of lowimpact urban design elements,energy and water efficiency, and lifestage inclusive and adaptive design;and</p> <p>vi. recognising that built form standardsmay not always support the bestdesign and efficient use of a site formedium density development,particularly for larger sites.</p>	
Kāinga Ora – Homes and Communities /834.149	LMM Investments 2012 Limited/ #FS2049.64	Seek Amendment	<p>Amend policy as follows:</p> <p>14.2.5.2 Policy – High Good quality,medium density residential development</p> <p>Encourage innovative approaches tocomprehensively designed, high goodquality, medium density residentialdevelopment, which is attractive toresidents, responsive to housingdemands, and provides a positivecontribution to its environment (whileacknowledging the need for increaseddensities and changes in residential character) reflects the planned urban builtcharacter of an area, through:</p> <p>i. consultative planning approaches toidentifying particular areas forresidential intensification and todefining high good quality, built andurban design outcomes for thoseareas;</p> <p>ii. encouraging and incentivisingamalgamation and redevelopmentacross large-scale residentialintensification areas;</p> <p>iii. providing design guidelines to assistdevelopers to achieve high goodquality, medium densitydevelopment;</p> <p>iv. considering input from urban designexperts into resource consentapplications;</p> <p>v. promoting incorporation of lowimpact urban design elements,energy and water efficiency, and lifestage inclusive and adaptive design;and</p> <p>vi. recognising that built form standardsmay not always support the bestdesign and efficient use of a site formedium density development,particularly for larger sites.</p>	Support

Kāinga Ora – Homes and Communities /834.149	Andrew McCarthy/ #FS2081.20	Seek Amendment	<p>Support the amendments to reference the planned urban character. References to 'high' quality in the title will not always be appropriate or realistic.</p> <p>Amend policy as follows:</p> <p>14.2.5.2 Policy – High Good quality, medium density residential development</p> <p>Encourage innovative approaches to comprehensively designed, high good quality, medium density residential development, which is attractive to residents, responsive to housing demands, and provides a positive contribution to its environment (while acknowledging the need for increased densities and changes in residential character) reflects the planned urban built character of an area, through:</p> <ul style="list-style-type: none"> i. consultative planning approaches to identifying particular areas for residential intensification and to defining high good quality, built and urban design outcomes for those areas; ii. encouraging and incentivising amalgamation and redevelopment across large-scale residential intensification areas; iii. providing design guidelines to assist developers to achieve high good quality, medium density development; iv. considering input from urban design experts into resource consent applications; v. promoting incorporation of low impact urban design elements, energy and water efficiency, and lifestyle inclusive and adaptive design; and vi. recognising that built form standards may not always support the best design and efficient use of a site for medium density development, particularly for larger sites. <p>Support the amendments to reference the planned urban character. References to 'high' quality in the title will not always be appropriate or realistic.</p>	Support
Otautahi Community Housing Trust/ #877.22		Seek Amendment	<p>[Regarding Policy 14.2.5.2]</p> <p>Amend policy as follows:</p> <p>14.2.5.2 Policy – High Good quality, medium density residential development</p> <p>Encourage innovative approaches to comprehensively designed, high good quality, medium density residential development, which is attractive to residents, responsive to housing demands, and provides a positive contribution to its environment (while acknowledging the need for increased densities and changes in residential character) reflects the planned urban built character of an area, through:</p> <ul style="list-style-type: none"> i. <u>consultative</u> planning approaches to identifying particular areas for residential intensification and to defining high good quality, built and urban design outcomes for those areas; 	

			<ul style="list-style-type: none"> ii. encouraging and incentivising amalgamation and redevelopment across large-scale residential intensification areas; iii. providing design guidelines to assist developers to achieve high good quality, medium density development; iv. considering input from urban design experts into resource consent applications; v. promoting incorporation of low impact urban design elements, energy and water efficiency, and <u>lifestage</u> inclusive and adaptive design; and vi. recognising that built form standards may not always support the best design and efficient use of a site for medium density development, particularly for larger sites. 	
Otautahi Community Housing Trust/877.22	Kāinga Ora/ #FS2082.1250	Seek Amendment	<p>[Regarding Policy 14.2.5.2]</p> <p>Amend policy as follows:</p> <p>14.2.5.2 Policy – High Good quality, medium density residential development</p> <p>Encourage innovative approaches to comprehensively designed, high good quality, medium density residential development, which is attractive to residents, responsive to housing demands, and provides a positive contribution to its environment (while acknowledging the need for increased densities and changes in residential character) <u>reflects the planned urban built character of an area</u>, through:</p> <ul style="list-style-type: none"> i. <u>consultative</u> planning approaches to identifying particular areas for residential intensification and to defining high good quality, built and urban design outcomes for those areas; 	Seek Amendment

			<ul style="list-style-type: none"> ii. encouraging and incentivising amalgamation and redevelopment across large-scale residential intensification areas; iii. providing design guidelines to assist developers to achieve high good quality, medium density development; iv. considering input from urban design experts into resource consent applications; v. promoting incorporation of low impact urban design elements, energy and water efficiency, and <u>lifestage</u> inclusive and adaptive design; and vi. recognising that built form standards may not always support the best design and efficient use of a site for medium density development, particularly for larger sites. <p>Support the amendments to reference the planned urban character.</p> <p>Reference to 'high' quality in the title will not always be appropriate or realistic.</p> <p>[Please see attachment]</p>	
Otautahi Community Housing Trust/877.22	Kāinga Ora/ #FS2082.1318	Seek Amendment	<p>[Regarding Policy 14.2.5.2]</p> <p>Amend policy as follows:</p> <p>14.2.5.2 Policy – High Good quality, medium density residential development</p> <p>Encourage innovative approaches to comprehensively designed, high good quality, medium density residential development, which is attractive to residents, responsive to housing demands, and provides a positive contribution to its environment (while acknowledging the need for increased densities and changes in residential character) <u>reflects the planned urban built character of an area</u>, through:</p> <ul style="list-style-type: none"> i. <u>consultative</u> planning approaches to identifying particular areas for residential intensification and to defining high good quality, built and urban design outcomes for those areas; 	Seek Amendment

			<ul style="list-style-type: none"> ii. encouraging and incentivising amalgamation and redevelopment across large-scale residential intensification areas; iii. providing design guidelines to assist developers to achieve high good quality, medium density development; iv. considering input from urban design experts into resource consent applications; v. promoting incorporation of low impact urban design elements, energy and water efficiency, and <u>lifestage</u> inclusive and adaptive design; and vi. recognising that built form standards may not always support the best design and efficient use of a site for medium density development, particularly for larger sites. <p>Support the amendments to reference the plannedurban character.</p> <p>Referenceto ‘high’ quality in the title will not always be appropriate or realistic.</p> <p>[Please see attachment]</p>	
Jacq Woods/ #894.4		Seek Amendment	HRZ approach in Papanui is inconsistent with this Policy.	

Residential > Objectives and Policies > Objective - High quality residential environments > Policy - Quality large scale developments

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Te Mana Ora/Community and Public Health/ #145.22		Seek Amendment	Te Mana Ora recommends that accessibility plans be required to support quality large scale developments (Policy 14.2.5.3) and other high-density developments or neighbourhoods so that local accessibility needs are understood and provided for.	
Te Mana Ora/Community and Public Health/145.22	Kāinga Ora/ #FS2082.63	Seek Amendment	<p>Te Mana Ora recommends that accessibility plans be required to support quality large scale developments (Policy 14.2.5.3) and other high-density developments or neighbourhoods so that local accessibility needs are understood and provided for.</p> <p>A universal design approach to housing design makes housing accessible for people at any stage of life and with different abilities. Universal design standards accommodate people who use wheelchairs or other mobility aids, people with impaired vision and people who are elderly or very young. Housing that incorporates universal design features will be less likely to need to be modified to suit people with different needs, and therefore can be marketed to a wider audience. While the need for universal design could be added to Policy 14.2.2.6 – Provision of housing for aging population, it is applicable to a much wider range of people.</p> <p>Disabled people on the waitlist for public housing in Aotearoa New Zealand who are looking for accessible housing wait 90 days longer than non-disabled people (Shivas, S. (2023). People who need modified public housing have to wait three-months longer than non-disabled, MSD data reveals. Stuff. Accessed from: https://www.stuff.co.nz/life-style/homed/houses/131850774/people-who-need-modified-public-housing-have-to-wait-threemonths-longer-than-nondisabled-msd-data-reveals).</p> <p>The average wait time for people who have requested a modified house is 434 days. This confirms the need for more housing following universal design standards. Te Mana Ora</p>	Oppose

			recommends that Christchurch City Council considers how to ensure that new housing is both accessible and affordable.	
Te Mana Ora/Community and Public Health/ #145.24		Seek Amendment	Te Mana Ora recommends that accessibility plans be required to support quality large scale developments (Policy 14.2.5.3) and other high-density developments or neighbourhoods so that local accessibility needs are understood and provided for.	
Te Mana Ora/Community and Public Health/145.24	Chapman Tripp/ #FS2063.16	Seek Amendment	<p>Te Mana Ora recommends that accessibility plans be required to support quality large scale developments (Policy 14.2.5.3) and other high-density developments or neighbourhoods so that local accessibility needs are understood and provided for.</p> <p>Living in housing that provides visual and physical connectivity to streets and spaces helps people feel present and part of a community. Te Mana Ora notes the proposed controls for street-facing glazing and recommend including a requirement for a percentage of new housing to orientate living spaces to streets and public or shared open space as a rule not only as matter of discretion.</p> <p>Alongside community connectedness, Te Mana Ora notes the importance of a sense of privacy in household design for residents' health and wellbeing. Privacy at home allows space for important personal, cultural and religious practices, as well as space to connect with loved ones and family members (Willems, S., De Smet, H., & Heylighen, A. (2020). Seeking a balance between privacy and connectedness in housing for refugees. <i>Journal of Housing and the Built Environment</i>, 35(1), 45-64. https://doi.org/10.1007/s10901-020-09727-7).</p> <p>Privacy means that home can be a place of retreat and relaxation, whereas a lack of privacy can mean a home environment does not feel safe or secure (Easthope, H. (2004). A place called home. <i>Housing, Theory, and Society</i>, 21(3), 128-138. https://doi.org/10.1080/14036090410021360).</p> <p>Additionally, it is important to consider how housing developments can support crime prevention. There are a number of Crime Prevention Through Environmental Design (CPTED) principles that can be included in housing design, such as ensuring that windows and doorways look out on public spaces and the street, making sure trees and shrubs do not block the street view, and ensuring there is appropriate lighting on the street and footpaths (Canterbury Safety Working Party. (2004). <i>Safer Canterbury: Creating Safer Communities</i>. Accessed from: https://www.ccc.govt.nz/assets/Documents/Culture-Community/Community-Safety/CPTEDFull-docs.pdf).</p> <p>A universal design approach to housing design makes housing accessible for people at any stage of life and with different abilities. Universal design standards accommodate people who use wheelchairs or other mobility aids, people with impaired vision and people who are elderly or very young. Housing that incorporates universal design features will be less likely to need to be modified to suit people with different needs, and therefore can be marketed to a wider audience. While the need for universal design could be added to Policy 14.2.2.6 – Provision of housing for aging population, it is applicable to a much wider range of people.</p> <p>Disabled people on the waitlist for public housing in Aotearoa New Zealand who are looking for accessible housing wait 90 days longer than non-disabled people (Shivas, S. (2023). People who need modified public housing have to wait three-months longer than non-disabled, MSD data reveals. <i>Stuff</i>. Accessed from: https://www.stuff.co.nz/life-style/homed/houses/131850774/people-who-need-modified-public-housing-have-to-wait-threemonths-longer-than-nondisabled-msd-data-reveals).</p> <p>The average wait time for people who have requested a modified house is 434 days. This confirms the need for more housing following universal design standards. Te Mana Ora recommends that Christchurch City Council considers how to ensure that new housing is both accessible and affordable.</p>	Oppose
Te Mana Ora/Community and Public Health/145.24	Chapman Tripp/ #FS2064.16	Seek Amendment	Te Mana Ora recommends that accessibility plans be required to support quality large scale developments (Policy 14.2.5.3) and other high-density developments or neighbourhoods so that local accessibility needs are understood and provided for.	Seek Amendment

			<p>Living in housing that provides visual and physical connectivity to streets and spaces helps people feel present and part of a community. Te Mana Ora notes the proposed controls for street-facing glazing and recommend including a requirement for a percentage of new housing to orientate living spaces to streets and public or shared open space as a rule not only as matter of discretion.</p> <p>Alongside community connectedness, Te Mana Ora notes the importance of a sense of privacy in household design for residents' health and wellbeing. Privacy at home allows space for important personal, cultural and religious practices, as well as space to connect with loved ones and family members (Willems, S., De Smet, H., & Heylighen, A. (2020). Seeking a balance between privacy and connectedness in housing for refugees. Journal of Housing and the Built Environment, 35(1), 45-64. https://doi.org/10.1007/s10901-020-09727-7).</p> <p>Privacy means that home can be a place of retreat and relaxation, whereas a lack of privacy can mean a home environment does not feel safe or secure (Easthope, H. (2004). A place called home. Housing, Theory, and Society, 21(3), 128-138. https://doi.org/10.1080/14036090410021360).</p> <p>Additionally, it is important to consider how housing developments can support crime prevention. There are a number of Crime Prevention Through Environmental Design (CPTED) principles that can be included in housing design, such as ensuring that windows and doorways look out on public spaces and the street, making sure trees and shrubs do not block the street view, and ensuring there is appropriate lighting on the street and footpaths (Canterbury Safety Working Party. (2004). Safer Canterbury: Creating Safer Communities. Accessed from: https://www.ccc.govt.nz/assets/Documents/Culture-Community/Community-Safety/CPTEDFull-docs.pdf).</p> <p>A universal design approach to housing design makes housing accessible for people at any stage of life and with different abilities. Universal design standards accommodate people who use wheelchairs or other mobility aids, people with impaired vision and people who are elderly or very young. Housing that incorporates universal design features will be less likely to need to be modified to suit people with different needs, and therefore can be marketed to a wider audience. While the need for universal design could be added to Policy 14.2.2.6 – Provision of housing for aging population, it is applicable to a much wider range of people.</p> <p>Disabled people on the waitlist for public housing in Aotearoa New Zealand who are looking for accessible housing wait 90 days longer than non-disabled people (Shivas, S. (2023). People who need modified public housing have to wait three-months longer than non-disabled, MSD data reveals. Stuff. Accessed from: https://www.stuff.co.nz/life-style/homed/houses/131850774/people-who-need-modified-public-housing-have-to-wait-threemonths-longer-than-nondisabled-msd-data-reveals).</p> <p>The average wait time for people who have requested a modified house is 434 days. This confirms the need for more housing following universal design standards. Te Mana Ora recommends that Christchurch City Council considers how to ensure that new housing is both accessible and affordable.</p>	
Te Mana Ora/Community and Public Health/145.24	Kāinga Ora/ #FS2082.64	Seek Amendment	<p>Te Mana Ora recommends that accessibility plans be required to support quality large scale developments (Policy 14.2.5.3) and other high-density developments or neighbourhoods so that local accessibility needs are understood and provided for.</p> <p>Living in housing that provides visual and physical connectivity to streets and spaces helps people feel present and part of a community. Te Mana Ora notes the proposed controls for street-facing glazing and recommend including a requirement for a percentage of new housing to orientate living spaces to streets and public or shared open space as a rule not only as matter of discretion.</p> <p>Alongside community connectedness, Te Mana Ora notes the importance of a sense of privacy in household design for residents' health and wellbeing. Privacy at home allows space for important personal, cultural and religious practices, as well as space to connect with loved ones and family members (Willems, S., De Smet, H., & Heylighen, A. (2020). Seeking a balance between privacy and connectedness in housing for refugees. Journal of Housing and the Built Environment, 35(1), 45-64. https://doi.org/10.1007/s10901-020-09727-7).</p> <p>Privacy means that home can be a place of retreat and relaxation, whereas a lack of privacy can mean a home environment does not feel</p>	Oppose

			<p>safe or secure (Easthope, H. (2004). A place called home. Housing, Theory, and Society, 21(3), 128-138. https://doi.org/10.1080/14036090410021360).</p> <p>Additionally, it is important to consider how housing developments can support crime prevention. There are a number of Crime Prevention Through Environmental Design (CPTED) principles that can be included in housing design, such as ensuring that windows and doorways look out on public spaces and the street, making sure trees and shrubs do not block the street view, and ensuring there is appropriate lighting on the street and footpaths (Canterbury Safety Working Party. (2004). Safer Canterbury: Creating Safer Communities. Accessed from: https://www.ccc.govt.nz/assets/Documents/Culture-Community/Community-Safety/CPTEDFull-docs.pdf).</p> <p>A universal design approach to housing design makes housing accessible for people at any stage of life and with different abilities. Universal design standards accommodate people who use wheelchairs or other mobility aids, people with impaired vision and people who are elderly or very young. Housing that incorporates universal design features will be less likely to need to be modified to suit people with different needs, and therefore can be marketed to a wider audience. While the need for universal design could be added to Policy 14.2.2.6 – Provision of housing for aging population, it is applicable to a much wider range of people.</p> <p>Disabled people on the waitlist for public housing in Aotearoa New Zealand who are looking for accessible housing wait 90 days longer than non-disabled people (Shivas, S. (2023). People who need modified public housing have to wait three-months longer than non-disabled, MSD data reveals. Stuff. Accessed from: https://www.stuff.co.nz/life-style/homed/houses/131850774/people-who-need-modified-public-housing-have-to-wait-threemonths-longer-than-nondisabled-msd-data-reveals).</p> <p>The average wait time for people who have requested a modified house is 434 days. This confirms the need for more housing following universal design standards. Te Mana Ora recommends that Christchurch City Council considers how to ensure that new housing is both accessible and affordable.</p>	
Te Mana Ora/Community and Public Health/145.24	Kāinga Ora/ #FS2082.65	Seek Amendment	<p>Te Mana Ora recommends that accessibility plans be required to support quality large scale developments (Policy 14.2.5.3) and other high-density developments or neighbourhoods so that local accessibility needs are understood and provided for.</p> <p>Living in housing that provides visual and physical connectivity to streets and spaces helps people feel present and part of a community. Te Mana Ora notes the proposed controls for street-facing glazing and recommend including a requirement for a percentage of new housing to orientate living spaces to streets and public or shared open space as a rule not only as matter of discretion.</p> <p>Alongside community connectedness, Te Mana Ora notes the importance of a sense of privacy in household design for residents' health and wellbeing. Privacy at home allows space for important personal, cultural and religious practices, as well as space to connect with loved ones and family members (Willems, S., De Smet, H., & Heylighen, A. (2020). Seeking a balance between privacy and connectedness in housing for refugees. Journal of Housing and the Built Environment, 35(1), 45-64. https://doi.org/10.1007/s10901-020-09727-7).</p> <p>Privacy means that home can be a place of retreat and relaxation, whereas a lack of privacy can mean a home environment does not feel safe or secure (Easthope, H. (2004). A place called home. Housing, Theory, and Society, 21(3), 128-138. https://doi.org/10.1080/14036090410021360).</p> <p>Additionally, it is important to consider how housing developments can support crime prevention. There are a number of Crime Prevention Through Environmental Design (CPTED) principles that can be included in housing design, such as ensuring that windows and doorways look out on public spaces and the street, making sure trees and shrubs do not block the street view, and ensuring there is appropriate lighting on the street and footpaths (Canterbury Safety Working Party. (2004). Safer Canterbury: Creating Safer Communities. Accessed</p>	Oppose

			<p>from: https://www.ccc.govt.nz/assets/Documents/Culture-Community/Community-Safety/CPTEDFull-docs.pdf).</p> <p>A universal design approach to housing design makes housing accessible for people at any stage of life and with different abilities. Universal design standards accommodate people who use wheelchairs or other mobility aids, people with impaired vision and people who are elderly or very young. Housing that incorporates universal design features will be less likely to need to be modified to suit people with different needs, and therefore can be marketed to a wider audience. While the need for universal design could be added to Policy 14.2.2.6 – Provision of housing for aging population, it is applicable to a much wider range of people.</p> <p>Disabled people on the waitlist for public housing in Aotearoa New Zealand who are looking for accessible housing wait 90 days longer than non-disabled people (Shivas, S. (2023). People who need modified public housing have to wait three-months longer than non-disabled, MSD data reveals. Stuff. Accessed from: https://www.stuff.co.nz/life-style/homed/houses/131850774/people-who-need-modified-public-housing-have-to-wait-threemonths-longer-than-nondisabled-msd-data-reveals).</p> <p>The average wait time for people who have requested a modified house is 434 days. This confirms the need for more housing following universal design standards. Te Mana Ora recommends that Christchurch City Council considers how to ensure that new housing is both accessible and affordable.</p>	
Stantec/ #184.3		Seek Amendment	<p>Support with amendments:</p> <p>- iv. high quality shared spaces, including such as communal living spaces and accessways that provide safe, direct access for pedestrians;</p>	
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) / #212.9		Seek Amendment	<p>Amend 14.2.5.3 Policy as follows:</p> <p>a. Residential developments of four or more residential units contribute to a high quality residential environment through site layout, building and landscape design to achieve:</p> <p>i. engagement with the street and other spaces;</p> <p>ii. minimisation of the visual bulk of buildings and provision of visual interest;</p> <p>iii. high level of internal and external residential amenity;</p> <p>iv. high quality shared spaces, including communal living spaces and accessways that provide safe, direct access for pedestrians;</p> <p>v. a safe and secure environment; and</p> <p>vi. public through connections for large sites with multiple public frontages.</p> <p>vii. Minimisation of reverse sensitivity effects on existing lawfully established non-residential activities.</p>	
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) /212.9	Stantec/ #FS2032.14	Seek Amendment	<p>Amend 14.2.5.3 Policy as follows:</p> <p>a. Residential developments of four or more residential units contribute to a high quality residential environment through site layout, building and landscape design to achieve:</p> <p>i. engagement with the street and other spaces;</p> <p>ii. minimisation of the visual bulk of buildings and provision of visual interest;</p>	Support

			<p>iii. high level of internal and external residential amenity;</p> <p>iv. high quality shared spaces, including communal living spaces and accessways that provide safe, direct access for pedestrians;</p> <p>v. a safe and secure environment; and</p> <p>vi. public through connections for large sites with multiple public frontages.</p> <p>vii. Minimisation of reverse sensitivity effects on existing lawfully established non-residential activities.</p> <p>For the reasons previously stated (see full submission), the Fuel Companies consider that policy direction is needed for new larger residential developments (i.e. four or more dwellings) to minimise reverse sensitivity effects on existing lawfully established activities.</p>	
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) /212.9	Christchurch International Airport Limited/ #FS2052.47	Seek Amendment	<p>Amend 14.2.5.3 Policy as follows:</p> <p>a. Residential developments of four or more residential units contribute to a high quality residential environment through site layout, building and landscape design to achieve:</p> <p>i. engagement with the street and other spaces;</p> <p>ii. minimisation of the visual bulk of buildings and provision of visual interest;</p> <p>iii. high level of internal and external residential amenity;</p> <p>iv. high quality shared spaces, including communal living spaces and accessways that provide safe, direct access for pedestrians;</p> <p>v. a safe and secure environment; and</p> <p>vi. public through connections for large sites with multiple public frontages.</p> <p>vii. Minimisation of reverse sensitivity effects on existing lawfully established non-residential activities.</p> <p>For the reasons previously stated (see full submission), the Fuel Companies consider that policy direction is needed for new larger residential developments (i.e. four or more dwellings) to minimise reverse sensitivity effects on existing lawfully established activities.</p>	Support
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) /212.9	KiwiRail/ #FS2055.4	Seek Amendment	<p>Amend 14.2.5.3 Policy as follows:</p> <p>a. Residential developments of four or more residential units contribute to a high quality residential environment through site layout, building and landscape design to achieve:</p> <p>i. engagement with the street and other spaces;</p> <p>ii. minimisation of the visual bulk of buildings and provision of visual interest;</p> <p>iii. high level of internal and external residential amenity;</p> <p>iv. high quality shared spaces, including communal living spaces and accessways that provide safe, direct access for pedestrians;</p>	Support

			<p>v. a safe and secure environment; and</p> <p>vi. public through connections for large sites with multiple public frontages.</p> <p>vii. Minimisation of reverse sensitivity effects on existing lawfully established non-residential activities.</p> <p>For the reasons previously stated (see full submission), the FuelCompanies consider that policy direction is needed for new larger residentialdevelopments (i.e. four or more dwellings) to minimise reverse sensitivity effects onexisting lawfully established activities.</p>	
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) /212.9	Orion New Zealand Limited/ #FS2056.24	Seek Amendment	<p>Amend 14.2.5.3 Policy as follows:</p> <p>a. Residential developments of four or more residential units contribute to a high quality residential environmentthrough site layout, building and landscape design to achieve:</p> <p>i. engagement with the street and other spaces;</p> <p>ii. minimisation of the visual bulk of buildings and provision of visual interest;</p> <p>iii. high level of internal and external residential amenity;</p> <p>iv. high quality shared spaces, including communal living spaces and accessways that provide safe, directaccess for pedestrians;</p> <p>v. a safe and secure environment; and</p> <p>vi. public through connections for large sites with multiple public frontages.</p> <p>vii. Minimisation of reverse sensitivity effects on existing lawfully established non-residential activities.</p> <p>For the reasons previously stated (see full submission), the FuelCompanies consider that policy direction is needed for new larger residentialdevelopments (i.e. four or more dwellings) to minimise reverse sensitivity effects onexisting lawfully established activities.</p>	Support
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) /212.9	Kāinga Ora/ #FS2082.160	Seek Amendment	<p>Amend 14.2.5.3 Policy as follows:</p> <p>a. Residential developments of four or more residential units contribute to a high quality residential environmentthrough site layout, building and landscape design to achieve:</p> <p>i. engagement with the street and other spaces;</p> <p>ii. minimisation of the visual bulk of buildings and provision of visual interest;</p> <p>iii. high level of internal and external residential amenity;</p> <p>iv. high quality shared spaces, including communal living spaces and accessways that provide safe, directaccess for pedestrians;</p> <p>v. a safe and secure environment; and</p> <p>vi. public through connections for large sites with multiple public frontages.</p>	Oppose

			<p>vii. Minimisation of reverse sensitivity effects on existing lawfully established non-residential activities.</p> <p>For the reasons previously stated (see full submission), the FuelCompanies consider that policy direction is needed for new larger residentialdevelopments (i.e. four or more dwellings) to minimise reverse sensitivity effects onexisting lawfully established activities.</p>	
Marjorie Manthei/ #237.18		Support	[Retain Policy 14.2.5.3]	
Environment Canterbury / Canterbury Regional Council/ #689.36		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.36	Stantec/ #FS2032.16	Support	[Retain Policy as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
Environment Canterbury / Canterbury Regional Council/689.36	Anne Dingwall/ #FS2037.1058	Support	[Retain Policy as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
Josie Schroder/ #780.13		Support	Retain Policy 14.2.5.3 as notified.	
Josie Schroder/780.13	Stantec/ #FS2032.17	Support	<p>Retain Policy 14.2.5.3 as notified.</p> <p>For the reasons set out in the s32. All of these policy matters relate to the assurance of a well-functioning urban environment. As building scale, height and density is increased so too are the potential adverse impacts on users of public space and private development, and on the natural environment.</p> <p>Key urban design matters are addressed that create more comfortable, walkable, safe environments, with consideration given to reducing the impacts of climate change through the policy direction.</p> <p>The specificity of the policies provides direction and ultimately ensures a balance between certainty, and more qualitative aspects that are key to creating high quality urban environments that people want to live in, and they thrive in.</p> <p>Fundamental matters such as storage and servicing are not only important to ensuring a functional living environment, but can be a key detractor when managed badly from ensuring a safe and comfortable environment.</p>	Oppose
Josie Schroder/780.13	Anne Dingwall/ #FS2037.751	Support	<p>Retain Policy 14.2.5.3 as notified.</p> <p>For the reasons set out in the s32. All of these policy matters relate to the assurance of a well-functioning urban environment. As building scale, height and density is increased so too are the potential adverse impacts on users of public space and private development, and on the natural environment.</p> <p>Key urban design matters are addressed that create more comfortable, walkable, safe environments, with consideration given to reducing the impacts of climate change through the policy direction.</p> <p>The specificity of the policies provides direction and ultimately ensures a balance between certainty, and more qualitative aspects that are key to creating high quality urban environments that people want to live in, and they thrive in.</p> <p>Fundamental matters such as storage and servicing are not only important to ensuring a functional living environment, but can be a key detractor when managed badly from ensuring a safe and comfortable environment.</p>	Support
Retirement Villages Association of New Zealand Inc/ #811.35		Seek Amendment	Amend Policy 14.2.5.3 to be clear the policy does not apply to retirement villages.	
Retirement Villages Association of New Zealand Inc/811.35	Summerset Group Holdings Limited/ #FS2097.30	Seek Amendment	Amend Policy 14.2.5.3 to be clear the policy does not apply to retirement villages. The RVA opposes policy controls which seek to manage the internal amenity of retirement villages. Retirement village operators are best placed to understand the needs of its residents. Internal amenity matters are also covered by the MDRS	Support

			<p>provisions. Council cannot seek to impose more stringent requirements.</p> <p>The policy also fails to recognise the functional and operational requirements of retirement villages, for example by clause vi) referring to public through connections, which may not be appropriate for the safety of village residents.</p> <p>The RVA also considers Policy 14.2.5.3 seeks to manage the form, scale and design of development in a manner that is inconsistent with the MDRS and with Policy 5 of the Enabling Housing Act.</p>	
Carter Group Limited/ #814.136		Oppose	Opposes Policy 14.2.5.3 and seeks that it is deleted.	
Carter Group Limited/814.136	Stantec/ #FS2032.18	Oppose	Opposes Policy 14.2.5.3 and seeks that it is deleted. The proposed policy is opposed, insofar as it stipulates site layout and building and landscaping design requirements that are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act.	Oppose
Carter Group Limited/814.136	Kāinga Ora/ #FS2082.966	Oppose	Opposes Policy 14.2.5.3 and seeks that it is deleted. The proposed policy is opposed, insofar as it stipulates site layout and building and landscaping design requirements that are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act.	Seek Amendment
The Catholic Diocese of Christchurch / #823.107		Oppose	Delete	
The Catholic Diocese of Christchurch /823.107	Stantec/ #FS2032.19	Oppose	Delete The proposed policy is opposed, insofar as it stipulates site layout and building and landscaping design requirements that are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act.	Oppose
The Catholic Diocese of Christchurch /823.107	Anne Dingwall/ #FS2037.1339	Oppose	Delete The proposed policy is opposed, insofar as it stipulates site layout and building and landscaping design requirements that are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act.	Oppose
The Catholic Diocese of Christchurch /823.107	Carter Group Limited/ #FS2045.280	Oppose	Delete The proposed policy is opposed, insofar as it stipulates site layout and building and landscaping design requirements that are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act.	Support
Kāinga Ora – Homes and Communities / #834.150		Seek Amendment	<p>Amend the policy as follows:</p> <p>14.2.5.3 Policy – Good quality large scale developments</p> <p>a. Residential developments of four or more residential units contribute to a high good quality residential environment through site layout, building and landscape design to achieve:</p> <p>i. engagement with the street and other spaces;</p> <p>ii. minimisation of the visual bulk of buildings and provision of visual interest;</p> <p>iii. a high good level of internal and external residential amenity;</p> <p>iv. high good quality shared spaces, including communal living spaces and accessways that provide safe, direct access for pedestrians;</p> <p>v. a safe and secure environment; and</p>	
Kāinga Ora – Homes and Communities /834.150	Stantec/ #FS2032.20	Seek Amendment	<p>Amend the policy as follows:</p> <p>14.2.5.3 Policy – Good quality large scale developments</p> <p>a. Residential developments of four or more residential units contribute to a high good quality residential environment through site layout, building and landscape design to achieve:</p>	Oppose

			<p>i. engagement with the street and other spaces;</p> <p>ii. minimisation of the visual bulk of buildings and provision of visual interest;</p> <p>iii. a high good level of internal and external residential amenity;</p> <p>iv. high good quality shared spaces, including communal living spaces and accessways that provide safe, direct access for pedestrians;</p> <p>v. a safe and secure environment; and</p> <p>The policy is generally appropriate and captures the key design elements necessary to support the good design of more intensive residential complexes. As above, 'good quality' is considered to be a more appropriate term than 'high quality'.</p>	
Kāinga Ora – Homes and Communities /834.150	Anne Dingwall/ #FS2037.21	Seek Amendment	<p>Amend the policy as follows:</p> <p>14.2.5.3 Policy – Good Quality large scale developments</p> <p>a. Residential developments of four or more residential units contribute to a high good quality residential environment through site layout, building and landscape design to achieve:</p> <p>i. engagement with the street and other spaces;</p> <p>ii. minimisation of the visual bulk of buildings and provision of visual interest;</p> <p>iii. a high good level of internal and external residential amenity;</p> <p>iv. high good quality shared spaces, including communal living spaces and accessways that provide safe, direct access for pedestrians;</p> <p>v. a safe and secure environment; and</p> <p>The policy is generally appropriate and captures the key design elements necessary to support the good design of more intensive residential complexes. As above, 'good quality' is considered to be a more appropriate term than 'high quality'.</p>	Support
Kāinga Ora – Homes and Communities /834.150	LMM Investments 2012 Limited/ #FS2049.65	Seek Amendment	<p>Amend the policy as follows:</p> <p>14.2.5.3 Policy – Good Quality large scale developments</p> <p>a. Residential developments of four or more residential units contribute to a high good quality residential environment through site layout, building and landscape design to achieve:</p> <p>i. engagement with the street and other spaces;</p> <p>ii. minimisation of the visual bulk of buildings and provision of visual interest;</p> <p>iii. a high good level of internal and external residential amenity;</p> <p>iv. high good quality shared spaces, including communal living spaces and accessways that provide safe, direct access for pedestrians;</p> <p>v. a safe and secure environment; and</p> <p>The policy is generally appropriate and captures the key design elements necessary to support the good design of more intensive residential complexes. As above, 'good quality' is considered to be a more appropriate term than 'high quality'.</p>	Support

Kāinga Ora – Homes and Communities /834.150	Andrew McCarthy/ #FS2081.21	Seek Amendment	<p>Amend the policy as follows:</p> <p>14.2.5.3 Policy – Good quality largescale developments</p> <p>a. Residential developments of four or more residential units contribute to a high good quality residential environment through site layout, building and landscape design to achieve:</p> <p>i. engagement with the street and other spaces;</p> <p>ii. minimisation of the visual bulk of buildings and provision of visual interest;</p> <p>iii. a high good level of internal and external residential amenity;</p> <p>iv. high good quality shared spaces, including communal living spaces and accessways that provide safe, direct access for pedestrians;</p> <p>v. a safe and secure environment; and</p> <p>The policy is generally appropriate and captures the key design elements necessary to support the good design of more intensive residential complexes. As above, 'good quality' is considered to be a more appropriate term than 'high quality'.</p>	Support
Otautahi Community Housing Trust/ #877.23		Seek Amendment	<p>Regarding Policy 14.2.5.3:</p> <p>Replace all phrasing of "high quality" with "good quality"</p>	
Otautahi Community Housing Trust/877.23	Stantec/ #FS2032.21	Seek Amendment	<p>Regarding Policy 14.2.5.3:</p> <p>Replace all phrasing of "high quality" with "good quality"</p> <p>The policy is generally appropriate and captures the key design elements necessary to support the good design of more intensive residential complexes.</p> <p>As above, 'good quality' is considered to be a more appropriate term than 'high quality'.</p> <p>[Please see attachment]</p>	Oppose
Otautahi Community Housing Trust/877.23	Kāinga Ora/ #FS2082.1251	Seek Amendment	<p>Regarding Policy 14.2.5.3:</p> <p>Replace all phrasing of "high quality" with "good quality"</p> <p>The policy is generally appropriate and captures the key design elements necessary to support the good design of more intensive residential complexes.</p>	Seek Amendment

			As above, 'good quality' is considered to be a more appropriate term than 'high quality'. [Please see attachment]	
Otautahi Community Housing Trust/877.23	Kāinga Ora/ #FS2082.1319	Seek Amendment	Regarding Policy 14.2.5.3: Replace all phrasing of "high quality" with "good quality" The policy is generally appropriate and captures the key design elements necessary to support the good design of more intensive residential complexes. As above, 'good quality' is considered to be a more appropriate term than 'high quality'. [Please see attachment]	Seek Amendment

Residential > Objectives and Policies > Objective - High quality residential environments > Policy - On-site waste and recycling storage

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Josie Schroder/ #780.14		Support	Retain Policy 14.2.5.4 as notified.	
Josie Schroder/780.14	Anne Dingwall/ #FS2037.752	Support	Retain Policy 14.2.5.4 as notified. For the reasons set out in the s32. All of these policy matters relate to the assurance of a well-functioning urban environment. As building scale, height and density is increased so too are the potential adverse impacts on users of public space and private development, and on the natural environment. Key urban design matters are addressed that create more comfortable, walkable, safe environments, with consideration given to reducing the impacts of climate change through the policy direction. The specificity of the policies provides direction and ultimately ensures a balance between certainty, and more qualitative aspects that are key to creating high quality urban environments that people want to live in, and they thrive in. Fundamental matters such as storage and servicing are not only important to ensuring a functional living environment, but can be a key detractor when managed badly from ensuring a safe and comfortable environment.	Support
Carter Group Limited/ #814.137		Oppose	Oppose Policy 14.2.5.4. Seeks that this policy be deleted.	
Carter Group Limited/814.137	Kāinga Ora/ #FS2082.967	Oppose	Oppose Policy 14.2.5.4. Seeks that this policy be deleted. The proposed policy is opposed, insofar as it stipulates on site waste and recycling requirements that are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act.	Seek Amendment
The Catholic Diocese of Christchurch / #823.108		Oppose	Delete	
The Catholic Diocese of Christchurch /823.108	Anne Dingwall/ #FS2037.1340	Oppose	Delete The proposed policy is opposed, insofar as it stipulates on site waste and recycling requirements that are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act.	Oppose
The Catholic Diocese of Christchurch /823.108	Carter Group Limited/ #FS2045.281	Oppose	Delete The proposed policy is opposed, insofar as it stipulates on site waste and recycling	Support

			requirements that are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act.	
Kāinga Ora – Homes and Communities / #834.151		Oppose	Delete policy	
Kāinga Ora – Homes and Communities /834.151	LMM Investments 2012 Limited/ #FS2049.66	Oppose	Delete policy A policy is not necessary for this level of detail. The matters addressed by the policy are covered at an appropriate level in Policy 14.2.5.3 above.	Support
Kāinga Ora – Homes and Communities /834.151	Andrew McCarthy/ #FS2081.22	Oppose	Delete policy A policy is not necessary for this level of detail. The matters addressed by the policy are covered at an appropriate level in Policy 14.2.5.3 above.	Support

Residential > Objectives and Policies > Objective - High quality residential environments > Policy - Assessment of wind effects

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Marjorie Manthei/ #237.19		Support	[Retain Policy 14.2.5.5]	
Winton Land Limited/ #556.5		Seek Amendment	Amend Policy 14.2.5.5 as follows: 14.2.5.5 Assessment of wind effects a. Maintain the comfort and safety of public and private space users by assessing and appropriately managing the adverse wind effects of tall buildings exceeding six stories in the High Density Residential zone to ensure: i. there is a low risk of harm to people; ii. the building and site design incorporates effective measures to reduce wind speeds; and iii. the comfort of private outdoor living spaces and public spaces is prioritised.	
Environment Canterbury / Canterbury Regional Council/ #689.37		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.37	Anne Dingwall/ #FS2037.1059	Support	[Retain Policy as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Josie Schroder/ #780.15		Support	Retain Policy 14.2.5.5 as notified.	
Josie Schroder/780.15	Anne Dingwall/ #FS2037.753	Support	Retain Policy 14.2.5.5 as notified. For the reasons set out in the s32. All of these policy matters relate to the assurance of a well-functioning urban environment. As building scale, height and density is increased so too are the potential adverse impacts on users of public space and private development, and on the natural environment. Key urban design matters are addressed that create more comfortable, walkable, safe environments, with consideration given to reducing the impacts of climate change through the policy direction. The specificity of the policies provides direction and ultimately ensures a balance between certainty, and more qualitative aspects that are key to creating high quality urban environments that people want to live in, and they thrive in. Fundamental matters such as storage and servicing are not only important to ensuring a functional living environment, but can be a key detractor when managed badly from ensuring a safe and comfortable environment.	Support
Retirement Villages Association of New Zealand Inc/ #811.36		Oppose	Delete Policy 14.2.5.5	

Retirement Villages Association of New Zealand Inc/811.36	Summerset Group Holdings Limited/ #FS2097.31	Oppose	Delete Policy 14.2.5.5 The RVA opposes this policy control which seeks to manage adverse wind effects. The policy as notified is too subjective, including terms such as 'maintain the comfort' which in a resource consent application assessment context requires a very broad analysis. These changes do not support and are not consequential on the MDRS or Policy 3.	Support
Carter Group Limited/ #814.138		Oppose	Oppose Policy 14.2.5.5. Seek that it be deleted.	
Carter Group Limited/814.138	Clare Dale/ #FS2029.6	Oppose	Oppose Policy 14.2.5.5. Seek that it be deleted. The proposed policy is opposed, insofar as it stipulates wind management requirements that are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act. The submitter is particularly concerned at the cost and practical implications of providing assessments in accordance with this policy, noting the highly specialised expertise required (with associated cost, availability and time implications). The submitter is also concerned at the potentially subjective nature of aspects of the policy.	Support
Carter Group Limited/814.138	Kāinga Ora/ #FS2082.968	Oppose	Oppose Policy 14.2.5.5. Seek that it be deleted. The proposed policy is opposed, insofar as it stipulates wind management requirements that are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act. The submitter is particularly concerned at the cost and practical implications of providing assessments in accordance with this policy, noting the highly specialised expertise required (with associated cost, availability and time implications). The submitter is also concerned at the potentially subjective nature of aspects of the policy.	Seek Amendment
The Catholic Diocese of Christchurch / #823.109		Oppose	Delete	
The Catholic Diocese of Christchurch /823.109	Clare Dale/ #FS2029.7	Oppose	Delete The proposed policy is opposed, insofar as it stipulates wind management requirements that are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act. The submitter is particularly concerned at the cost and practical implications of providing assessments in accordance with this policy, noting the highly specialised expertise required (with associated cost, availability and time implications). The submitter is also concerned at the potentially subjective nature of aspects of the policy.	Support
The Catholic Diocese of Christchurch /823.109	Anne Dingwall/ #FS2037.1341	Oppose	Delete The proposed policy is opposed, insofar as it stipulates wind management requirements that are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act. The submitter is particularly concerned at the cost and practical implications of providing assessments in accordance with this policy, noting the highly specialised expertise required (with associated cost, availability and time implications). The submitter is also concerned at the potentially subjective nature of aspects of the policy.	Oppose
The Catholic Diocese of Christchurch /823.109	Carter Group Limited/ #FS2045.282	Oppose	Delete The proposed policy is opposed, insofar as it stipulates wind management requirements that are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act. The submitter is particularly concerned at the cost and practical implications of providing assessments in accordance with this policy, noting the highly specialised expertise required (with associated cost, availability and time implications). The submitter is also concerned at the potentially subjective nature of aspects of the policy.	Support

Kāinga Ora – Homes and Communities / #834.152		Seek Amendment	1. Retain Policy 14.2.5.5, noting that Kāinga Ora has submitted on provisions relating to wind effects. 2. Move all provisions relating to wind to sit under the General Rules.	
Kāinga Ora – Homes and Communities /834.152	Anne Dingwall/ #FS2037.22	Seek Amendment	1. Retain Policy 14.2.5.5, noting that Kāinga Ora has submitted on provisions relating to wind effects. 2. Move all provisions relating to wind to sit under the General Rules. While Kāinga Ora does not oppose the potential need for wind effects to be considered, the concern lays around appropriateness of Matters of Discretion, the proposed height limits triggering an assessment and technical expertise available to carry out these assessments or determine if assessments (or anticipated effects) are appropriate.	Support
Kāinga Ora – Homes and Communities /834.152	LMM Investments 2012 Limited/ #FS2049.67	Seek Amendment	1. Retain Policy 14.2.5.5, noting that Kāinga Ora has submitted on provisions relating to wind effects. 2. Move all provisions relating to wind to sit under the General Rules. While Kāinga Ora does not oppose the potential need for wind effects to be considered, the concern lays around appropriateness of Matters of Discretion, the proposed height limits triggering an assessment and technical expertise available to carry out these assessments or determine if assessments (or anticipated effects) are appropriate.	Support

Residential > Objectives and Policies > Objective - High quality residential environments > Policy - Character of low density areas

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.38		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.38	Anne Dingwall/ #FS2037.1060	Support	[Retain Policy as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Carter Group Limited/ #814.139		Support	Supports Policy 14.2.5.6.	
Carter Group Limited/814.139	Kāinga Ora/ #FS2082.969	Support	Supports Policy 14.2.5.6. The proposed amendments to the policy are supported, accounting for the directives within the NPS-UD and Amendment Act.	Seek Amendment
The Catholic Diocese of Christchurch / #823.110		Support	Adopt	
The Catholic Diocese of Christchurch /823.110	Anne Dingwall/ #FS2037.1342	Support	Adopt The proposed amendments to the policy are supported, accounting for the directives within the NPS-UD and Amendment Act.	Oppose
The Catholic Diocese of Christchurch /823.110	Carter Group Limited/ #FS2045.283	Support	Adopt The proposed amendments to the policy are supported, accounting for the directives within the NPS-UD and Amendment Act.	Support

Residential > Objectives and Policies > Objective - High quality residential environments > Policy - Character of residential development in Banks Peninsula

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.27		Seek Amendment	Provide an additional clause which enables Ngāi Tahu whānui to provide for their housing needs in residential areas.	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.27	Anne Dingwall/ #FS2037.1020	Seek Amendment	<p>Provide an additional clause which enables Ngāi Tahu whānui to provide for their housing needs in residential areas.</p> <p>Whilst Rāpaki Rūnanga acknowledges this provision in part seeks to improve (where practicable) connections to mahinga kai areas and recognises sites of Ngāi Tahu Cultural Significance, Rāpaki Rūnanga also has development aspirations for its whenua within Banks Peninsula which is not considered in this provision.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support

Residential > Objectives and Policies > Objective - High quality residential environments > Policy - Managing site-specific Residential Large Lot development

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch International Airport Limited (CIAL) / #852.10		Support	<p>Retain new Policy 14.2.5.11</p> <p>14.2.5.11 Policy - Managing site-specific Residential Large Lot development</p> <p>a. Enable development within mixed density precincts in a way that:</p> <p>i. Within the Rural Hamlet area, avoids reverse sensitivity to airport activities and surrounding rural environment ...</p>	
Christchurch International Airport Limited (CIAL) /852.10	Sarah Harrow/ #FS2017.10	Support	<p>Retain new Policy 14.2.5.11</p> <p>14.2.5.11 Policy - Managing site-specific Residential Large Lot development</p> <p>a. Enable development within mixed density precincts in a way that:</p> <p>i. Within the Rural Hamlet area, avoids reverse sensitivity to airport activities and surrounding rural environment ...</p> <p>CIAL supports policy 14.2.5.11 for the reasons outlined above in submission 2.</p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Oppose

Christchurch International Airport Limited (CIAL) /852.10	Stantec/ #FS2032.57	Support	<p>Retain new Policy 14.2.5.11</p> <p>14.2.5.11 Policy - Managing site-specific Residential Large Lot development</p> <p>a. Enable development within mixed density precincts in a way that:</p> <p>i. Within the Rural Hamlet area, avoids reverse sensitivity to airport activities and surrounding rural environment ...</p> <p>CIAL supports policy 14.2.5.11 for the reasons outlined above in submission 2.</p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.]</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Oppose
Christchurch International Airport Limited (CIAL) /852.10	New Zealand Airports Association/ #FS2071.23	Support	<p>Retain new Policy 14.2.5.11</p> <p>14.2.5.11 Policy - Managing site-specific Residential Large Lot development</p> <p>a. Enable development within mixed density precincts in a way that:</p> <p>i. Within the Rural Hamlet area, avoids reverse sensitivity to airport activities and surrounding rural environment ...</p> <p>CIAL supports policy 14.2.5.11 for the reasons outlined above in submission 2.</p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.]</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Support
Red Spur Ltd / #881.11		Seek Amendment	<p>[Seeks to] [d]elete 14.2.5.11 Policy – managing site specific Residential Large Lot development a. ii (which refers to the Redmund Spur area) as below</p> <p>14.2.5.11 Policy – Managing site-specific Residential Large Lot development</p> <p>a. Enable development within mixed density precincts in a way that:...</p> <p>ii. Within the Redmund Spur area, provides for a mixture of low density residential and rural residential living opportunities; and</p>	

Residential > Objectives and Policies > Objective - Medium Density Residential Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Tom Logan/ #187.1		Support	<i>[Retain as notified]</i>	
Tom Logan/187.1	Kāinga Ora/ #FS2082.84	Support	<i>[Retain as notified]</i>	Support

			<p>Moving towards suburban areas where denser housing is the norm, provided by a range of different house types such as townhouses or low-rise apartments, will have beneficial effects on our urban environments. There are numerous benefits that come with denser suburban housing, particularly reduced housing costs, reduced urban emissions, decreased infrastructure costs, and improved community connectivity/safety. These benefits are further explained in the 'Benefits of Density' document.</p>	
Matt Edwards/ #189.1		Support	Support the proposal to introduce this objective.	
Matt Edwards/189.1	Heritage New Zealand Pouhere Taonga/ #FS2051.124	Support	<p>Support the proposal to introduce this objective.</p> <p>Affordability: Increasing housing density, both in the city centre and suburbs, would increase the overall housing stock. Reduced housing supply is one of the main drivers of housing unaffordability[1]. This is a major issue in New Zealand, where housing construction rates have been declining since the building boom of the 1960s and 70s[2]. This has coincided with an explosion in house prices across the country, which have increased 425% over the past 20 years[3]. Christchurch is not immune to these issues. While its housing cost to household income ratio of 6.9 in Q2 2022 was lower than other major centres[4] this is still well above 5 which is when a market is considered 'severely unaffordable' [5]. Christchurch also has the second highest rent to income ratio amongst all major centres in Aotearoa[6].</p> <p>Restrictive zoning laws, which force people to build low-density houses, artificially slow down the supply of homes. This lack of supply leads to price increases[7]. There is clear demand in Christchurch for denser housing, as evidenced by the boom in townhouse construction, so CCC should take advantage of this as a means of improving housing affordability.</p> <p>Sustainability: Denser housing leads to decreased household emissions[8]. Road transport emissions are the single biggest factor in Christchurch's overall emissions profile, and so the council has made a decrease in transport emissions a key part of their emissions reduction plan[9]. Building denser housing, close to key public transport routes, would help to achieve this reduction. With people living closer to employment, services, and amenities, they are more likely to use public or active transport. This would also have health and wellbeing benefits: active transport use can improve physical health, while reduced commutes would mean that people can spend more time socialising, exercising, and partaking in hobbies.</p> <p>Community: Urban density is associated with improved safety and increased economic vibrancy. Increased number and diversity of people means that streets and amenities are used throughout the day, rather than just in distinct time periods. This increases the demand and resources for amenities as well as increases the safety of our streets and neighbourhoods, with more people being out and about. This array of people is also associated with increased community cohesion due to regular interactions in shared spaces.</p> <p>Economics: By increasing the number of units within the city, intensification provides new revenue streams for infrastructure improvements. Chronic under-investment in assets is further perpetuated by low-density greenfield development that requires investment in new infrastructure. This takes money away from upgrading existing infrastructure that benefits existing communities. These benefits include flood mitigation measures and other improvements. Increased urban sprawl is linked to increased operational costs for local authorities[10], as services such as rubbish collection and sewage treatment are more expensive to maintain per person in low-density areas[11].</p> <p>[1] <i>Housing Affordability. Re-imagining the Australian Dream.</i> Grattan Institute. March 2018.</p> <p>[2] <i>The decline of housing supply in New Zealand: Why it happened and how to reverse it.</i> New Zealand Infrastructure Commission. March 2022.</p> <p>[3] <i>Housing affordability in Aotearoa New Zealand: The importance of urban land supply, interest rates, and tax.</i> The Treasury. 9 September 2022.</p> <p>[4] https://www.corelogic.co.nz/news-research/news/2022/hope-for-housing-affordability-as-property-prices-fall</p> <p>[5] https://www.pwc.co.nz/pdfs/2018pdfs/affordable-housing-publication-nz-18.pdf</p> <p>[6] https://www.corelogic.co.nz/news-research/news/2022/hope-for-housing-affordability-as-property-prices-fall</p> <p>[7] Lees, K. (2017). Quantifying the impact of land use regulation: Evidence from New Zealand, Sense Partners, Report for Superu, Ministerial Social Sector Research Fund.</p>	Support

			<p>[8] Lee, S., & Lee, B. (2014). The influence of urban form on GHG emissions in the U.S. household sector. <i>Energy Policy</i>, 68, 534-549. https://doi.org/10.1016/j.enpol.2014.01.024</p> <p>[9] https://ccc.govt.nz/environment/climateaction/whats-our-way-to-carbon-zero#:~:text=The%20aim%20is%20to%20halve,become%20carbon%20zero%20by%202045.</p> <p>[10] Varela-Candamio, L., Rubiera Morollón, F., & Sedrakyan, G. (2019). Urban sprawl and local fiscal burden: analysing the Spanish case. <i>Empirica</i>, 46(1), 177-203</p> <p>[11] Carruthers, J. I., & Ulfarsson, G. F. (2003). Urban Sprawl and the Cost of Public Services. <i>Environment and Planning B: Planning and Design</i>, 30(4), 503–522. https://doi.org/10.1068/b12847</p>	
Environment Canterbury / Canterbury Regional Council/ #689.39		Support	[Retain Objective as notified]	
Environment Canterbury / Canterbury Regional Council/689.39	Anne Dingwall/ #FS2037.1061	Support	[Retain Objective as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
Beca/ #806.17		Seek Amendment	Amend wording to read: a. Medium density residential areas of predominantly MDRS-scaleddevelopment of three- or four-storey buildings, including semi-detached andterraced housing and low-rise apartments, with innovative approaches tocomprehensively designed residential developments, whilst providing for othercompatible activities and development is supported by educational facilities.	
Beca/806.17	Kāinga Ora/ #FS2082.607	Seek Amendment	<p>Amend wording to read:</p> <p>a. Medium density residential areas of predominantly MDRS-scaleddevelopment of three- or four-storey buildings, including semi-detached andterraced housing and low-rise apartments, with innovative approaches tocomprehensively designed residential developments, whilst providing for othercompatible activities and development is supported by educational facilities.</p> <p>Council has an obligationunder the NPS-UD toensure sufficient‘additional infrastructure’ (which includeseducational facilities) isprovided in development,and local authorities mustbe satisfied that additionalinfrastructure to servicethe development capacityis likely to be available(see Policy 10 and 3.5 ofSubpart 1 of Part 3:Implementation, inparticular).Educational facilitiesshould therefore beenabled to service thegrowth enabled by PC14,Educational facilitiestypically locate inresidential zones tosupport the surroundingresidential catchments.</p> <p>Therefore, the Ministryrequests that wording isincluded to acknowledgethat development inresidential areas shouldbe supported byeducational facilities tohelp meet the needs and demand of localcommunities in the future.</p>	Oppose
Retirement Villages Association of New Zealand Inc/ #811.37		Seek Amendment	Amend Objective 14.2.6 as follows: Medium density residential areas of predominantly including MDRS-scale development of three- or four-storey buildings, including semi-detached and terraced housing and low-rise apartments, with innovative approaches to comprehensively designed residential developments, whilst providing for other compatible activities.	
Retirement Villages Association of New Zealand Inc/811.37	Summerset Group Holdings Limited/ #FS2097.32	Seek Amendment	Amend Objective 14.2.6 as follows: Medium density residential areas of predominantly including MDRS-scale development of three- or four-storey buildings, including semi-detached and terraced housing and low-rise	Support

			apartments, with innovative approaches to comprehensively designed residential developments, whilst providing for other compatible activities. The RVA supports Objective 14.2.6 in part but seeks amendments to better align with the MDRS, which anticipates a variety of housing types with a mix of densities. It is noted that “MDRS scale development” is potentially confusing, as the MDRS contain a range of provisions, including objectives and policies. The MDRS also seek to provide for development that does not meet permitted standards (MDRS policy 5).	
Carter Group Limited/ #814.140		Support	Supports Objective 14.2.6.	
Carter Group Limited/814.140	Kāinga Ora/ #FS2082.970	Support	Supports Objective 14.2.6. The proposed objective is supported, accounting for the directives within the NPSUD and Amendment Act	Seek Amendment
The Catholic Diocese of Christchurch / #823.111		Support	Adopt	
The Catholic Diocese of Christchurch /823.111	Anne Dingwall/ #FS2037.1343	Support	Adopt The proposed objective is supported, accounting for the directives within the NPS-UD and Amendment Act.	Oppose
The Catholic Diocese of Christchurch /823.111	Carter Group Limited/ #FS2045.284	Support	Adopt The proposed objective is supported, accounting for the directives within the NPS-UD and Amendment Act.	Support
Kāinga Ora – Homes and Communities / #834.153		Oppose	Delete the objective	
Kāinga Ora – Homes and Communities /834.153	LMM Investments 2012 Limited/ #FS2049.68	Oppose	Delete the objective The MDRS objective 2 and Policies 1-5 discussed above(objective 14.2.3 and associated policies 14.2.3.1-14.2.3.5) provide the policy framework for MDRS and as such this objective and associated policy are unnecessary	Support
Fire and Emergency/ #842.24		Seek Amendment	Add new policy: 14.2.6.3 Policy – Reverse Sensitivity a. Within Medium Density Residential areas: i. enable the ongoing operation, use and redevelopment of existing emergency service facilities.	
Fire and Emergency/842.24	Kāinga Ora/ #FS2082.764	Seek Amendment	Add new policy: 14.2.6.3 Policy – Reverse Sensitivity a. Within Medium Density Residential areas: i. enable the ongoing operation, use and redevelopment of existing emergency service facilities. Fire and Emergency seeks new policies in relation to the development in medium density residential zone, high density residential zone and the future urban zone. These zones will enable extensive new development around existing fire stations. Fire and Emergency are seeking that the policies recognise the existing potential effects from an emergency service facility and that their effects are not considered to constitute an adverse effect where subsequent housing intensification has occurred on neighbouring sites. This could be achieved by a no complaints covenant on the neighbouring titles or a performance standard which the permitted activities need to be subject to.	Support

Residential > Objectives and Policies > Objective - Medium Density Residential Zone > Policy - MDRS Policy 1

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Marjorie Manthei/ #237.20		Support	[Retain Policy 14.2.6.1]	
Environment Canterbury / Canterbury Regional Council/ #689.40		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.40	Anne Dingwall/ #FS2037.1062	Support	[Retain Policy as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
Retirement Villages Association of New Zealand Inc/ #811.38		Support	Retain Policy 14.2.6.1 as notified.	
Retirement Villages Association of New Zealand Inc/811.38	Summerset Group Holdings Limited/ #FS2097.33	Support	Retain Policy 14.2.6.1 as notified. The RVA supports Policy 14.2.3.1 as it aligns with Policy 1 of the MDRS.	Support
Kāinga Ora – Homes and Communities / #834.154		Oppose	Delete the policy	
Kāinga Ora – Homes and Communities /834.154	LMM Investments 2012 Limited/ #FS2049.70	Oppose	Delete the policy As per comments on Objective14.2.6	Support
Transpower New Zealand Limited / #878.16		Seek Amendment	Amend 14.2.6.1 Policy MDRS Policy 1 as follows: “a. enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments., while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as directed by the relevant qualifying matter provisions. ”	
Transpower New Zealand Limited /878.16	Christchurch International Airport Limited/ #FS2052.5	Seek Amendment	Amend 14.2.6.1 Policy MDRS Policy 1 as follows: “a. enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments., while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as directed by the relevant qualifying matter provisions. ” Qualifying matters, including the National Grid Yard provisions, limit the amount of permitted medium density development possible on an allotment. While the policy directive within Policy 14.2.6.1 is supported (and reflects Schedule 3A, Part 1, clause (6)(2)(a) of the RMA), Transpower supports reference to qualifying matter areas as they directly influence the capacity for intensification and residential development.	Support
Transpower New Zealand Limited /878.16	KiwiRail/ #FS2055.26	Seek Amendment	Amend 14.2.6.1 Policy MDRS Policy 1 as follows: “a. enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments., while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as directed by the relevant qualifying matter provisions. ” Qualifying matters, including the National Grid Yard provisions, limit the amount of permitted medium density development possible on an allotment. While the policy directive within Policy 14.2.6.1 is supported (and reflects Schedule 3A, Part 1, clause (6)(2)(a) of the RMA), Transpower supports reference to qualifying matter areas as they directly influence the capacity for intensification and residential development.	Support
Transpower New Zealand Limited /878.16	Orion New Zealand Limited/ #FS2056.12	Seek Amendment	Amend 14.2.6.1 Policy MDRS Policy 1 as follows: “a. enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments., while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as directed by the relevant qualifying matter provisions. ” Qualifying matters, including the National Grid Yard provisions, limit the amount of permitted medium density development possible on an allotment. While the policy directive within Policy 14.2.6.1 is supported (and reflects Schedule 3A, Part 1, clause (6)(2)(a) of the RMA), Transpower supports reference to qualifying matter areas as they directly influence the capacity for intensification and residential development.	Support
Transpower New Zealand Limited /878.16	Kāinga Ora/ #FS2082.807	Seek Amendment	Amend 14.2.6.1 Policy MDRS Policy 1 as follows: “a. enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise	Oppose

			apartments., while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as directed by the relevant qualifying matter provisions. Qualifying matters, including the National Grid Yard provisions, limit the amount of permitted medium density development possible on an allotment. While the policy directive within Policy 14.2.6.1 is supported (and reflects Schedule 3A, Part 1, clause (6)(2)(a) of the RMA), Transpower supports reference to qualifying matter areas as they directly influence the capacity for intensification and residential development.	
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Residential > Objectives and Policies > Objective - Medium Density Residential Zone > Policy - Local Centre Intensification Precinct

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.41		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.41	Anne Dingwall/ #FS2037.1063	Support	[Retain Policy as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
Carter Group Limited/ #814.141		Support	Supports Policy 14.2.6.2. Retain as notified.	
Carter Group Limited/814.141	Kāinga Ora/ #FS2082.971	Support	Supports Policy 14.2.6.2. Retain as notified. The proposed policy is supported,accounting for the directives within the NPSUD and Amendment Act.	Seek Amendment
The Catholic Diocese of Christchurch / #823.112		Support	Adopt	
The Catholic Diocese of Christchurch /823.112	Anne Dingwall/ #FS2037.1344	Support	Adopt The proposed policy is supported, accounting for the directives within the NPS-UD and Amendment Act.	Oppose
The Catholic Diocese of Christchurch /823.112	Carter Group Limited/ #FS2045.285	Support	Adopt The proposed policy is supported, accounting for the directives within the NPS-UD and Amendment Act.	Support
Kāinga Ora – Homes and Communities / #834.155		Oppose	1. Delete the policy and associatedLocal Centre Intensification Precinctfrom the planning maps. 2. As sought elsewhere in thissubmission, rezone the land withinthe Local Centre intensificationPrecinct to HRZ.	
Kāinga Ora – Homes and Communities /834.155	LMM Investments 2012 Limited/ #FS2049.71	Oppose	1. Delete the policy and associatedLocal Centre Intensification Precinctfrom the planning maps. 2. As sought elsewhere in thissubmission, rezone the land withinthe Local Centre intensificationPrecinct to HRZ. As discussed in the section onHRZ height limits, the proposedapproach to heights andprecincts is unnecessarilycomplicated. Local CentreIntensification Precincts arewell-located for enabling morepeople to live in close proximityto a range of services. The areacovered by this precinct issought to be simply rezoned toHRZ, and as such this policy isno longer necessary and canbe deleted.	Support

Residential > Objectives and Policies > Objective - High Density Residential Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Tom Logan/ #187.2		Support	<i>Retain as notified</i>	
Tom Logan/187.2	Kāinga Ora/ #FS2082.85	Support	<i>Retain as notified</i> This will result in more homes, more economic activity, more vibrant communities, and more economical public transport and otherinfrastructure upgrades. These benefits are further explained in the ‘Benefits of Density’ document.	Support
Matt Edwards/ #189.2		Support	Support the introduction of this objective as proposed.	

Marjorie Manthei/ #237.21		Support	[Retain Objective 14.2.7]	
Benjamin Wilton/ #605.6		Support	Limit intensification as described to only within a 1.2km radius of the Christchurch CBD.	
Benjamin Wilton/605.6	Anne Dingwall/ #FS2037.1217	Support	Limit intensification as described to only within a 1.2km radius of the Christchurch CBD. I support intensification as described but only within a 1.2km radius of the Christchurch CBD. Definitely NOT all centers.	Support
Environment Canterbury / Canterbury Regional Council/ #689.42		Support	[Retain Objective as notified]	
Environment Canterbury / Canterbury Regional Council/689.42	Anne Dingwall/ #FS2037.1064	Support	[Retain Objective as notified] [Itis] consistent with the CRPS and give[s] effect to national direction.	Support
David Murison/ #692.7		Seek Amendment	[Regarding objective 14.2.7 and policy 14.2.7.2] Clearly the part of Strowan proposed as HRZ does not meet these criteria as it is not located near or adjacent to a commercial centre.	
David Murison/692.7	Kāinga Ora/ #FS2082.440	Seek Amendment	<p>[Regarding objective 14.2.7 and policy 14.2.7.2] Clearly the part of Strowan proposed as HRZ does not meet these criteria as it is not located near or adjacent to a commercial centre.</p> <p>Relevant PC14 clause references and extracts are given in RED itallics following</p> <p><i>Section 14.2.7 Objective – High Density Residential Zone</i></p> <p><i>a High density residential development near larger commercial centres, commensurate with the expected demand for housing in these areas and the nature and scale of commercial activities, community facilities, and multimodal transport networks planned or provided in the commercial centres</i></p> <p><i>Section 14.2.7.2 Policy – High density location</i></p> <p><i>a Enable high density residential development within walking catchments of the:</i></p> <p><i>i. City centre zone;</i></p> <p><i>ii. Town Centre zones of Riccarton, Papanui, and Hornby; and</i></p> <p><i>iii. Other larger commercial centres zoned as Town Centres and Local Centres; to a degree that responds to the planned scale and nature of each centre group and the range of activities planned or provided there.</i></p> <p>Clearly the part of Strowan proposed as HRZ does not meet these criteria as it is not located near or adjacent to a commercial centre.</p> <p>In requesting a change in PC14 as proposed, I would highlight the following anomaly. I have studied ‘The proposed zones’ (on page 9 of the Consultation document) and my analysis has been confirmed by relevant Council staff, that the specific intention is to have a proposed ‘Larger Town Centre’ zone in the vicinity of the Merivale commercial centre with an associated HRZ stretching as far north as Heaton Street/Innes Road. In a similar manner, it is clear that a proposed ‘Larger Town Centre’ zone be created in the vicinity of the Papanui commercial centre with an associated HRZ stretching as far south as Blighs Road. But the planning maps contradict this and show these HRZ areas as joined or continuous along the spine of Papanui Road.</p> <p>I suggest therefore that the significant infrastructure pressure and other issues which I have highlighted in this submission, which are already impacting the Strowan community particularly in the vicinity of St Andrews’ College, could be mitigated by Council following the approach which they themselves have outlined in the Consultation document. That is, by limiting the HRZ as detailed (north from the Merivale commercial centre</p>	Oppose

			to Heaton Street/Innes Road and south from the Papanui commercial centre to Blighs Road) and not extending the HRZ along this stretch of Papanui Road through the Strowan community. {Please refer to attachment for full submission}	
Henri Murison/ #693.7		Seek Amendment	[Regarding objective 14.2.7 and policy 14.2.7.2] the part of Strowan proposed as HRZ does not meet these criteria as it is not located near or adjacent to a commercial centre.	
Henri Murison/693.7	Kāinga Ora/ #FS2082.450	Seek Amendment	<p>[Regarding objective 14.2.7 and policy 14.2.7.2] the part of Strowan proposed as HRZ does not meet these criteria as it is not located near or adjacent to a commercial centre.</p> <p>Relevant PC14 clause references and extracts are given in RED italics following</p> <p><i>Section 14.2.7 Objective – High Density Residential Zone</i></p> <p><i>a High density residential development near larger commercial centres, commensurate with the expected demand for housing in these areas and the nature and scale of commercial activities, community facilities, and multimodal transport networks planned or provided in the commercial centres</i></p> <p><i>Section 14.2.7.2 Policy – High density location</i></p> <p><i>a Enable high density residential development within walking catchments of the:</i></p> <p><i>i. City centre zone;</i></p> <p><i>ii. Town Centre zones of Riccarton, Papanui, and Hornby; and</i></p> <p><i>iii. Other larger commercial centres zoned as Town Centres and Local Centres; to a degree that responds to the planned scale and nature of each centre group and the range of activities planned or provided there.</i></p> <p>Clearly the part of Strowan proposed as HRZ does not meet these criteria as it is not located near or adjacent to a commercial centre.</p> <p>In requesting a change in PC14 as proposed, I would highlight the following anomaly. I have studied ‘The proposed zones’ (on page 9 of the Consultation document) and my analysis has been confirmed by relevant Council staff, that the specific intention is to have a proposed ‘Larger Town Centre’ zone in the vicinity of the Merivale commercial centre with an associated HRZ stretching as far north as Heaton Street/Innes Road. In a similar manner, it is clear that a proposed ‘Larger Town Centre’ zone be created in the vicinity of the Papanui commercial centre with an associated HRZ stretching as far south as Blighs Road. But the planning maps contradict this and show these HRZ areas as joined or continuous along the spine of Papanui Road.</p> <p>I suggest therefore that the significant infrastructure pressure and other issues which I have highlighted in this submission, which are already impacting the Strowan community particularly in the vicinity of St Andrews’ College, could be mitigated by Council following the approach which they themselves have outlined in the Consultation document. That is, by limiting the HRZ as detailed (north from the Merivale commercial centre to Heaton Street/Innes Road and south from the Papanui commercial centre to Blighs Road) and not extending the HRZ along this stretch of Papanui Road through the Strowan community.</p> <p>{Please refer to attachment for full submission}</p>	Oppose
Retirement Villages Association of New Zealand Inc/ #811.39		Seek Amendment	Amend objective 14.2.7 to be in line with Policy 3 NPSUD.	
Retirement Villages Association of New Zealand Inc/811.39	Summerset Group Holdings Limited/ #FS2097.34	Seek Amendment	Amend objective 14.2.7 to be in line with	Support

			Policy 3 NPSUD. The RVA opposes the proposed objective as [it] do[es] not adequately reflect Policy 3 of the NPSUD.	
Carter Group Limited/ #814.142		Support	Supports Objective 14.2.7. Retain as notified.	
Carter Group Limited/814.142	Kāinga Ora/ #FS2082.972	Support	Supports Objective 14.2.7. Retain as notified. The proposed objective is supported, accounting for the directives within the NPSUD and Amendment Act.	Seek Amendment
The Catholic Diocese of Christchurch / #823.113		Support	Adopt	
The Catholic Diocese of Christchurch /823.113	Anne Dingwall/ #FS2037.1345	Support	Adopt The proposed policy is supported, accounting for the directives within the NPSUD and Amendment Act.	Oppose
The Catholic Diocese of Christchurch /823.113	Carter Group Limited/ #FS2045.286	Support	Adopt The proposed policy is supported, accounting for the directives within the NPSUD and Amendment Act.	Support
Kāinga Ora – Homes and Communities / #834.156		Seek Amendment	Objective 14.2.7 and associated policies - HDRS Relocate the HRZ provisions so they are relocated after the suite of MRZ policies i.e. after Policy 14.2.3.5.	
Kāinga Ora – Homes and Communities /834.156	LMM Investments 2012 Limited/ #FS2049.72	Seek Amendment	Objective 14.2.7 and associated policies - HDRS Relocate the HRZ provisions so they are relocated after the suite of MRZ policies i.e. after Policy 14.2.3.5. It would thematically make more sense for these provisions to be located after the policies on MRZ, which would then lead into the policies on heights and design outcomes	Support
Kāinga Ora – Homes and Communities / #834.157		Support	Objective 14.2.7 and policies 14.2.7.1-14.2.7.3 Retain the objective and policies	
Kāinga Ora – Homes and Communities /834.157	LMM Investments 2012 Limited/ #FS2049.73	Support	Objective 14.2.7 and policies 14.2.7.1-14.2.7.3 Retain the objective and policies The objective and policies provide for higher density development in appropriate locations.	Support
Fire and Emergency/ #842.27		Seek Amendment	Add new policy: 14.2.7.7 Policy – Reverse sensitivity: a. Within High Density Residential areas: i. enable the ongoing operation, use and redevelopment of existing emergency service facilities.	
Fire and Emergency/842.27	Kāinga Ora/ #FS2082.765	Seek Amendment	Add new policy: 14.2.7.7 Policy – Reverse sensitivity: a. Within High Density Residential areas:	Support

			<p>i. enable the ongoing operation, use and redevelopment of existing emergency service facilities.</p> <p>Fire and Emergency seeks new policies in relation to the development in medium density residential zone, high density residential zone and the future urban zone. These zones will enable extensive new development around existing fire stations. Fire and Emergency are seeking that the policies recognise the existing potential effects from an emergency service facility and that their effects are not considered to constitute an adverse effect where subsequent housing intensification has occurred on neighbouring sites. This could be achieved by a no complaints covenant on the neighbouring titles or a performance standard which the permitted activities need to be subject to.</p>	
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Residential > Objectives and Policies > Objective - High Density Residential Zone > Policy - Provide for a high density urban form

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Marjorie Manthei/ #237.22		Support	[Retain Policy 14.2.7.1]	
Environment Canterbury / Canterbury Regional Council/ #689.43		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.43	Anne Dingwall/ #FS2037.1065	Support	[Retain Policy as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Retirement Villages Association of New Zealand Inc/ #811.40		Seek Amendment	Amend polic[y] 14.2.7.1 to be in line with Policy 3 NPSUD.	
Retirement Villages Association of New Zealand Inc/811.40	Summerset Group Holdings Limited/ #FS2097.35	Seek Amendment	Amend polic[y] 14.2.7.1 to be in line with Policy 3 NPSUD. The RVA opposes the proposed polic[y] as [it] do[es] not adequately reflect Policy 3 of the NPSUD.	Support
Carter Group Limited/ #814.143		Support	Supports Policy 14.2.7.1. Retain as notified.	
Carter Group Limited/814.143	Kāinga Ora/ #FS2082.973	Support	Supports Policy 14.2.7.1. Retain as notified. The proposed policy is supported, accounting for the directives within the NPSUD and Amendment Act	Seek Amendment
The Catholic Diocese of Christchurch / #823.114		Support	Adopt	
The Catholic Diocese of Christchurch /823.114	Anne Dingwall/ #FS2037.1346	Support	Adopt The proposed policy is supported, accounting for the directives within the NPS-UD and Amendment Act.	Oppose
The Catholic Diocese of Christchurch /823.114	Carter Group Limited/ #FS2045.287	Support	Adopt The proposed policy is supported, accounting for the directives within the NPS-UD and Amendment Act.	Support
Transpower New Zealand Limited / #878.17		Seek Amendment	<p>Amend 14.2.7.1 Policy – Provide for a high density urban form as follows:</p> <p>“a. Except where limited by a qualifying matter enable the development of high density urban areas with a density that is responsive to current and planned: i. degree of accessibility to services and facilities, public open space, and multimodal and active transport corridors; and ii. housing demand.”</p>	
Transpower New Zealand Limited /878.17	Christchurch International Airport Limited/ #FS2052.6	Seek Amendment	<p>Amend 14.2.7.1 Policy – Provide for a high density urban form as follows:</p> <p>“a. Except where limited by a qualifying matter enable the development of high density urban areas with a density that is responsive to current and planned: i. degree of accessibility to services and facilities, public open space, and multimodal and active transport corridors; and ii. housing demand.”</p>	Support

			Qualifying matters, including the National Grid Yard provisions, may limit the amount of high density development possible on an allotment. For this reason, Transpower supports reference to qualifying matter areas as they directly influence the capacity for intensification and residential development.	
Transpower New Zealand Limited /878.17	Lyttelton Port Company Limited/ #FS2054.9	Seek Amendment	<p>Amend 14.2.7.1 Policy – Provide for a high density urban form as follows:</p> <p>“a. Except where limited by a qualifying matter enable the development of high density urban areas with a density that is responsive to current and planned: i. degree of accessibility to services and facilities, public open space, and multimodal and active transport corridors; and ii. housing demand.”</p> <p>Qualifying matters, including the National Grid Yard provisions, may limit the amount of high density development possible on an allotment. For this reason, Transpower supports reference to qualifying matter areas as they directly influence the capacity for intensification and residential development.</p>	Support
Transpower New Zealand Limited /878.17	Orion New Zealand Limited/ #FS2056.13	Seek Amendment	<p>Amend 14.2.7.1 Policy – Provide for a high density urban form as follows:</p> <p>“a. Except where limited by a qualifying matter enable the development of high density urban areas with a density that is responsive to current and planned: i. degree of accessibility to services and facilities, public open space, and multimodal and active transport corridors; and ii. housing demand.”</p> <p>Qualifying matters, including the National Grid Yard provisions, may limit the amount of high density development possible on an allotment. For this reason, Transpower supports reference to qualifying matter areas as they directly influence the capacity for intensification and residential development.</p>	Support
Transpower New Zealand Limited /878.17	Kāinga Ora/ #FS2082.808	Seek Amendment	<p>Amend 14.2.7.1 Policy – Provide for a high density urban form as follows:</p> <p>“a. Except where limited by a qualifying matter enable the development of high density urban areas with a density that is responsive to current and planned: i. degree of accessibility to services and facilities, public open space, and multimodal and active transport corridors; and ii. housing demand.”</p> <p>Qualifying matters, including the National Grid Yard provisions, may limit the amount of high density development possible on an allotment. For this reason, Transpower supports reference to qualifying matter areas as they directly influence the capacity for intensification and residential development.</p>	Oppose

Residential > Objectives and Policies > Objective - High Density Residential Zone > Policy - High density location

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Marjorie Manthei/ #237.23		Support	[Retain Policy 14.2.7.2]	
Environment Canterbury / Canterbury Regional Council/ #689.44		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.44	Anne Dingwall/ #FS2037.1066	Support	[Retain Policy as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
David Murison/ #692.8		Seek Amendment	[Regarding objective 14.2.7 and policy 14.2.7.2] Clearly the part of Strowan proposed as HRZ does not meet these criteria as it is not located near or adjacent to a commercial centre.	
David Murison/692.8	Kāinga Ora/ #FS2082.441	Seek Amendment		Oppose

			<p>[Regarding objective 14.2.7 and policy 14.2.7.2] Clearly the part of Strowan proposed as HRZ does not meet these criteria as it is not located near or adjacent to a commercial centre.</p> <p>Relevant PC14 clause references and extracts are given in RED italics following</p> <p><i>Section 14.2.7 Objective – High Density Residential Zone</i></p> <p><i>a High density residential development near larger commercial centres, commensurate with the expected demand for housing in these areas and the nature and scale of commercial activities, community facilities, and multimodal transport networks planned or provided in the commercial centres</i></p> <p><i>Section 14.2.7.2 Policy – High density location</i></p> <p><i>a Enable high density residential development within walking catchments of the:</i></p> <p><i>i. City centre zone;</i></p> <p><i>ii. Town Centre zones of Riccarton, Papanui, and Hornby; and</i></p> <p><i>iii. Other larger commercial centres zoned as Town Centres and Local Centres; to a degree that responds to the planned scale and nature of each centre group and the range of activities planned or provided there.</i></p> <p>Clearly the part of Strowan proposed as HRZ does not meet these criteria as it is not located near or adjacent to a commercial centre.</p> <p>In requesting a change in PC14 as proposed, I would highlight the following anomaly. I have studied ‘The proposed zones’ (on page 9 of the Consultation document) and my analysis has been confirmed by relevant Council staff, that the specific intention is to have a proposed ‘Larger Town Centre’ zone in the vicinity of the Merivale commercial centre with an associated HRZ stretching as far north as Heaton Street/Innes Road. In a similar manner, it is clear that a proposed ‘Larger Town Centre’ zone be created in the vicinity of the Papanui commercial centre with an associated HRZ stretching as far south as Blighs Road. But the planning maps contradict this and show these HRZ areas as joined or continuous along the spine of Papanui Road.</p> <p>I suggest therefore that the significant infrastructure pressure and other issues which I have highlighted in this submission, which are already impacting the Strowan community particularly in the vicinity of St Andrews’ College, could be mitigated by Council following the approach which they themselves have outlined in the Consultation document. That is, by limiting the HRZ as detailed (north from the Merivale commercial centre to Heaton Street/Innes Road and south from the Papanui commercial centre to Blighs Road) and not extending the HRZ along this stretch of Papanui Road through the Strowan community.</p> <p>[Please refer to attachment for full submission]</p>	
Henri Murison/ #693.8		Seek Amendment	[Regarding objective 14.2.7 and policy 14.2.7.2] the part of Strowan proposed as HRZ does not meet these criteria as it is not located near or adjacent to a commercial centre.	
Henri Murison/693.8	Kāinga Ora/ #FS2082.451	Seek Amendment	<p>[Regarding objective 14.2.7 and policy 14.2.7.2] the part of Strowan proposed as HRZ does not meet these criteria as it is not located near or adjacent to a commercial centre.</p> <p>Relevant PC14 clause references and extracts are given in RED italics following</p> <p><i>Section 14.2.7 Objective – High Density Residential Zone</i></p>	Oppose

			<p><i>a High density residential development near larger commercial centres, commensurate with the expected demand for housing in these areas and the nature and scale of commercial activities, community facilities, and multimodal transport networks planned or provided in the commercial centres</i></p> <p><i>Section 14.2.7.2 Policy – High density location</i></p> <p><i>a Enable high density residential development within walking catchments of the:</i></p> <p><i>i. City centre zone;</i></p> <p><i>ii. Town Centre zones of Riccarton, Papanui, and Hornby; and</i></p> <p><i>iii. Other larger commercial centres zoned as Town Centres and Local Centres; to a degree that responds to the planned scale and nature of each centre group and the range of activities planned or provided there.</i></p> <p>Clearly the part of Strowan proposed as HRZ does not meet these criteria as it is not located near or adjacent to a commercial centre.</p> <p>In requesting a change in PC14 as proposed, I would highlight the following anomaly. I have studied ‘The proposed zones’ (on page 9 of the Consultation document) and my analysis has been confirmed by relevant Council staff, that the specific intention is to have a proposed ‘Larger Town Centre’ zone in the vicinity of the Merivale commercial centre with an associated HRZ stretching as far north as Heaton Street/Innes Road. In a similar manner, it is clear that a proposed ‘Larger Town Centre’ zone be created in the vicinity of the Papanui commercial centre with an associated HRZ stretching as far south as Blighs Road. But the planning maps contradict this and show these HRZ areas as joined or continuous along the spine of Papanui Road.</p> <p>I suggest therefore that the significant infrastructure pressure and other issues which I have highlighted in this submission, which are already impacting the Strowan community particularly in the vicinity of St Andrews’ College, could be mitigated by Council following the approach which they themselves have outlined in the Consultation document. That is, by limiting the HRZ as detailed (north from the Merivale commercial centre to Heaton Street/Innes Road and south from the Papanui commercial centre to Blighs Road) and not extending the HRZ along this stretch of Papanui Road through the Strowan community.</p> <p>[Please refer to attachment for full submission]</p>	
Waka Kotahi (NZ Transport Agency) / #805.37		Seek Amendment	Increase the walkable catchment to 1500m.	
Waka Kotahi (NZ Transport Agency) /805.37	Ivan Thomson/ #FS2047.3	Seek Amendment	<p>Increase the walkable catchment to 1500m.</p> <p>Waka Kotahi supports the use of walkable catchments around key commercial areas and the associated upzoning of these areas. However, the 1200m city centre walkable catchment as proposed is not supported does not reflect the walkable catchment of the city centre or realises the development capacity required by the NPS-UD. It is considered that the extent of the city centre walkable catchment should be at least 1500m for the following reasons:</p> <ul style="list-style-type: none"> • This reflects the s32 Walkability Assessment that outlines that people are generally comfortable to walk for 20min, which relates to approximately 1500m. • Christchurch is flat and relatively central to many residential neighbourhoods where people would typically use active modes of transport to get to the City Centre rather than travelling by private vehicle, which increases the walkability of the city. • As many centres as possible should be up-zoned to the fullest extent possible to provide for local services for people who will be living in the walkable catchments. Enabling additional densities in these areas will also support provision of public transport and active transport infrastructure in the future by concentrating population– Council should take a long term view approach to enabling increased density. • This achieves the objectives of the NPS-UD in creating well-functioning urban environments. 	Oppose

Waka Kotahi (NZ Transport Agency) /805.37	Kāinga Ora/ #FS2082.603	Seek Amendment	<p>Increase the walkable catchment to 1500m.</p> <p>Waka Kotahi supports the use of walkable catchments around key commercial areas and the associated upzoning of these areas. However, the 1200m city centre walkable catchment as proposed is not supported does not reflect the walkable catchment of the city centre or realises the development capacity required by the NPS-UD. It is considered that the extent of the city centre walkable catchment should be at least 1500m for the following reasons:</p> <ul style="list-style-type: none"> • This reflects the s32 Walkability Assessment that outlines that people are generally comfortable to walk for 20min, which relates to approximately 1500m. • Christchurch is flat and relatively central to many residential neighbourhoods where people would typically use active modes of transport to get to the City Centre rather than travelling by private vehicle, which increases the walkability of the city. • As many centres as possible should be up-zoned to the fullest extent possible to provide for local services for people who will be living in the walkable catchments. Enabling additional densities in these areas will also support provision of public transport and active transport infrastructure in the future by concentrating population– Council should take a long term view approach to enabling increased density. • This achieves the objectives of the NPS-UD in creating well-functioning urban environments. 	Support
Retirement Villages Association of New Zealand Inc/ #811.41		Seek Amendment	Amend polic[y] 14.2.7.2 to be in line with Policy 3 NPSUD.	
Retirement Villages Association of New Zealand Inc/811.41	Summerset Group Holdings Limited/ #FS2097.36	Seek Amendment	Amend polic[y] 14.2.7.2 to be in line with Policy 3 NPSUD. The RVA opposes the proposed polic[y] as [it] do[es] not adequately reflect Policy 3 of the NPSUD.	Support
Carter Group Limited/ #814.144		Support	Supports Policy 14.2.7.2. Retain as notified.	
Carter Group Limited/814.144	Kāinga Ora/ #FS2082.974	Support	Supports Policy 14.2.7.2. Retain as notified. The proposed policy is supported,accounting for the directives within the NPSUD and Amendment Act	Seek Amendment
The Catholic Diocese of Christchurch / #823.115		Support	Adopt	
The Catholic Diocese of Christchurch /823.115	Anne Dingwall/ #FS2037.1347	Support	Adopt The proposed policy is supported, accounting for the directives within the NPS-UD and Amendment Act.	Oppose
The Catholic Diocese of Christchurch /823.115	Carter Group Limited/ #FS2045.288	Support	Adopt The proposed policy is supported, accounting for the directives within the NPS-UD and Amendment Act.	Support
Robert Leonard Broughton/ #851.9		Seek Amendment	<p>[Seek] the walking distances to Riccarton centre boundaries (which we understand the legislation states defines the extent of high density 6-storey residential zones) be reconsidered based, not on distance, but on time taken to walk to key amenities in the centre zone.</p> <p>The centre of Riccarton should be taken as the CCC Community Centre in Clarence Street.</p>	

Residential > Objectives and Policies > Objective - High Density Residential Zone > Policy - Heights in areas surrounding the central city

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Marjorie Manthei/ #237.33		Seek Amendment	Clarify that “surrounding area” in 14.2.7.3 does not include the area north of Salisbury Street.	
Winton Land Limited/ #556.6		Support	Retain policy 14.2.7.3 as notified	
Environment Canterbury / Canterbury Regional Council/ #689.45		Support	[Retain Policy as notified]	

Environment Canterbury / Canterbury Regional Council/689.45	Anne Dingwall/ #FS2037.1067	Support	[Retain Policy as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
Carter Group Limited/ #814.145		Support	Supports Policy 14.2.7.3. Retain as notified	
Carter Group Limited/814.145	Kāinga Ora/ #FS2082.975	Support	Supports Policy 14.2.7.3. Retain as notified The proposed policy is supported,accounting for the directives within the NPSUD and Amendment Act.	Seek Amendment
The Catholic Diocese of Christchurch / #823.116		Support	Adopt	
The Catholic Diocese of Christchurch /823.116	Anne Dingwall/ #FS2037.1348	Support	Adopt The proposed policy is supported, accounting for the directives within the NPS-UD and Amendment Act.	Oppose
The Catholic Diocese of Christchurch /823.116	Carter Group Limited/ #FS2045.289	Support	Adopt The proposed policy is supported, accounting for the directives within the NPS-UD and Amendment Act.	Support

Residential > Objectives and Policies > Objective - High Density Residential Zone > Policy - Large Local Centre Intensification Precinct

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.46		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.46	Anne Dingwall/ #FS2037.1068	Support	[Retain Policy as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
Retirement Villages Association of New Zealand Inc/ #811.42		Seek Amendment	Amend polic[y] 14.2.7.4 as follows: Enable the development of 6-story multi-storey flats and apartments in, residential buildings...	
Retirement Villages Association of New Zealand Inc/811.42	Summerset Group Holdings Limited/ #FS2097.37	Seek Amendment	Amend polic[y] 14.2.7.4 as follows: Enable the development of 6-story multi-storey flats and apartments in, residential buildings... The RVA considers that the drafting of these policies does not adequately reflect the updated terminology used in the NPSUD and suggests some amendments to the text. At present the language appears to prefer particular housing typologies and is unduly narrow.	Support
Carter Group Limited/ #814.146		Seek Amendment	Amend Policy 14.2.7.4 to remove the words "and restrict developmentto solely within,".	
Carter Group Limited/814.146	Kāinga Ora/ #FS2082.976	Seek Amendment	Amend Policy 14.2.7.4 to remove the words "and restrict developmentto solely within,". The proposed policy is generally supported,accounting for the directives within the NPSUD and Amendment Act. However, thesubmitter is concerned as to the potentiallyinappropriate constraints on developmentresulting from the words 'and restrictdevelopment to solely within...'	Seek Amendment
The Catholic Diocese of Christchurch / #823.117		Seek Amendment	Amend to delete the words ',and restrict development to solely within,'.	
The Catholic Diocese of Christchurch /823.117	Anne Dingwall/ #FS2037.1349	Seek Amendment	Amend to delete the words ',and restrict development to solely within,'. The proposed policy is generally supported, accounting for the directives within the NPS-	Oppose

			UD and Amendment Act. However, the submitter is concerned as to the potentially inappropriate constraints on development resulting from the words 'and restrict development to solely within...'	
The Catholic Diocese of Christchurch /823.117	Carter Group Limited/ #FS2045.290	Seek Amendment	Amend to delete the words ',and restrict development to solely within,'. The proposed policy is generally supported, accounting for the directives within the NPS-UD and Amendment Act. However, the submitter is concerned as to the potentially inappropriate constraints on development resulting from the words 'and restrict development to solely within...'	Support
The Catholic Diocese of Christchurch /823.117	Kāinga Ora/ #FS2082.1150	Seek Amendment	Amend to delete the words ',and restrict development to solely within,'. The proposed policy is generally supported, accounting for the directives within the NPS-UD and Amendment Act. However, the submitter is concerned as to the potentially inappropriate constraints on development resulting from the words 'and restrict development to solely within...'	Seek Amendment
Kāinga Ora – Homes and Communities / #834.158		Oppose	Delete the policies and the associated Large Local Centre Intensification Precincts and the High Density Residential Precincts.	
Kāinga Ora – Homes and Communities /834.158	LMM Investments 2012 Limited/ #FS2049.74	Oppose	Delete the policies and the associated Large Local Centre Intensification Precincts and the High Density Residential Precincts. As set out elsewhere in this submission, the precinct approach is unnecessarily complicated. A simplified approach is sought through amendments to the HRZ height rules, with this rationalised approach to heights provided with appropriate policy support through Objective 14.2.7 and policies 14.2.7.1-14.2.7.3 (along with Policy 14.2.3.7 sought to be amended above)	Support

Residential > Objectives and Policies > Objective - High Density Residential Zone > Policy - High Density Residential Precinct

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Winton Land Limited/ #556.7		Seek Amendment	Amend policy 14.2.7.5 as follows: 14.2.7.5 Policy – High Density Residential Precinct a. Enable the development of 6-story multi-storey flats and apartments in, residential buildings, and restrict development to solely within, the High Density Residential Precinct to manage intensification around the City Centre zone.	
Environment Canterbury / Canterbury Regional Council/ #689.47		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.47	Anne Dingwall/ #FS2037.1069	Support	[Retain Policy as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Retirement Villages Association of New Zealand Inc/ #811.43		Seek Amendment	Amend polic[y]14.2.7.5 as follows: Enable the development of 6-story multi-storey flats and apartments in, residential buildings...	

Retirement Villages Association of New Zealand Inc/811.43	Summerset Group Holdings Limited/ #FS2097.38	Seek Amendment	Amend polic[y]14.2.7.5 as follows: Enable the development of 6-story multi-storey flats and apartments in, residential buildings... The RVA considers that the drafting of these policies does not adequately reflect the updated terminology used in the NPSUD and suggests some amendments to the text. At present the language appears to prefer particular housing typologies and is unduly narrow.	Support
Carter Group Limited/ #814.147		Seek Amendment	Amend Policy 14.2.7.5 to delete the words "and restrict development to solely within,".	
Carter Group Limited/814.147	Kāinga Ora/ #FS2082.977	Seek Amendment	Amend Policy 14.2.7.5 to delete the words "and restrict development to solely within,". The proposed policy is generally supported, accounting for the directives within the NPSUD and Amendment Act. However, the submitter is concerned as to the potentially inappropriate constraints on development resulting from the words 'and restrict development to solely within...'	Seek Amendment
The Catholic Diocese of Christchurch / #823.118		Support	Amend to delete the words ',and restrict development to solely within,'.	
The Catholic Diocese of Christchurch /823.118	Anne Dingwall/ #FS2037.1350	Support	Amend to delete the words ',and restrict development to solely within,'. The proposed policy is generally supported, accounting for the directives within the NPS-UD and Amendment Act. However, the submitter is concerned as to the potentially inappropriate constraints on development resulting from the words 'and restrict development to solely within...'	Oppose
The Catholic Diocese of Christchurch /823.118	Carter Group Limited/ #FS2045.291	Support	Amend to delete the words ',and restrict development to solely within,'. The proposed policy is generally supported, accounting for the directives within the NPS-UD and Amendment Act. However, the submitter is concerned as to the potentially inappropriate constraints on development resulting from the words 'and restrict development to solely within...'	Support
The Catholic Diocese of Christchurch /823.118	Kāinga Ora/ #FS2082.1151	Support	Amend to delete the words ',and restrict development to solely within,'. The proposed policy is generally supported, accounting for the directives within the NPS-UD and Amendment Act. However, the submitter is concerned as to the potentially inappropriate constraints on development resulting from the words 'and restrict development to solely within...'	Seek Amendment
Kāinga Ora – Homes and Communities / #834.159		Oppose	Delete the policies and the associated Large Local Centre Intensification Precincts and the High Density Residential Precincts.	
Kāinga Ora – Homes and Communities /834.159	LMM Investments 2012 Limited/ #FS2049.75	Oppose	Delete the policies and the associated Large Local Centre Intensification Precincts and the High Density Residential Precincts. As set out elsewhere in this submission, the precinct approach is unnecessarily complicated. A simplified approach is sought through amendments to the HRZ height rules, with this rationalised approach to heights provided with appropriate policy support through Objective 14.2.7 and policies 14.2.7.1-14.2.7.3 (along with Policy 14.2.3.7 as sought to be amended above)	Support

Residential > Objectives and Policies > Objective - High Density Residential Zone > Policy - High Density Residential development

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Marjorie Manthei/ #237.31		Oppose	[Remove] (a) (i), requiring at least two-storey developments in HDRZs. [Remove] (iii) re locating building bulk to the front of sites ("enhancing the street wall").	
Environment Canterbury / Canterbury Regional Council/ #689.48		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.48	Anne Dingwall/ #FS2037.1070	Support	[Retain Policy as notified] [Itis] consistent with the CRPS and give[s] effect to national direction.	Support
Retirement Villages Association of New Zealand Inc/ #811.44		Oppose	Delete Policy 14.2.7.6.	
Retirement Villages Association of New Zealand Inc/811.44	Summerset Group Holdings Limited/ #FS2097.39	Oppose	Delete Policy 14.2.7.6. The RVA opposes the requirements under (ii) and (iii) which restrict the form, scale and design of developments in a manner which is inconsistent with the MDRS, which does not require site amalgamation or building bulk to be located towards the frontage of sites.	Support
Carter Group Limited/ #814.148		Support	Supports Policy 14.2.7.6. Retain as notified.	
Carter Group Limited/814.148	Kāinga Ora/ #FS2082.978	Support	Supports Policy 14.2.7.6. Retain as notified. The proposed policy is supported, accounting for the directives within the NPSUD and Amendment Act	Seek Amendment
The Catholic Diocese of Christchurch / #823.119		Support	Adopt	
The Catholic Diocese of Christchurch /823.119	Anne Dingwall/ #FS2037.1351	Support	Adopt The proposed policy is supported, accounting for the directives within the NPS-UD and Amendment Act.	Oppose
The Catholic Diocese of Christchurch /823.119	Carter Group Limited/ #FS2045.292	Support	Adopt The proposed policy is supported, accounting for the directives within the NPS-UD and Amendment Act.	Support
Kāinga Ora – Homes and Communities / #834.160		Oppose	Delete this policy.	
Kāinga Ora – Homes and Communities /834.160	LMM Investments 2012 Limited/ #FS2049.76	Oppose	Delete this policy. The requirement that sites be atleast two stories in height maynot be appropriate in a range ofcircumstances and is unnecessarily complex – thereis significant theoreticalcapacity in these areas somaintaining design flexibility ismore important thanmaintaining capacity. Whilst sites can beamalgamated, there is norequirement for amalgamation.It can be quite appropriate tolocate building height and massaway from the road edge inhigh density environments,depending on site shape, size,orientation, and building design	Support

Residential > Objectives and Policies > Objective - Future Urban Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Robert J Manthei/ #200.13		Seek Amendment	Stop enabling greenfield developments	
Robert J Manthei/200.13	Anne Dingwall/ #FS2037.291	Seek Amendment	Stop enabling greenfield developments little is being done to stop the outward spread of large, resourceexpensive housing developments on the fringes of Christchurch. These two initiatives(densification within the City and the proliferation of greenfield developments on thefringes) work against one another, with the second	Support

			<p>cancelling out many of the assumed social, economic and infrastructure benefits accruing from the first. This situation does not make any planning sense.</p> <p>Based on market evidence, there is good reason to stop the 'developer-driven gravy train' of greenfield developments: "...the suburbs that are located closer to the city with good amenity are currently experiencing medium density infill development." (From: New Medium Density Residential Standards (MDRS) Assessment of Housing Enabled, January, 2022, p.37). This assessment reported that MDRS "...will become enabled in the majority of the cities residential areas, creating an estimated 'plan enabled' capacity of 222,478 medium density dwellings". These dwellings will occur particularly "...in those catchments that are generally one suburb back from the city in areas with good accessibility and amenity. (Ibid, p.39) In other words, there is no 'need' for more greenfield developments under the densification initiative. Figure 14 shows the areas in Christchurch with good accessibility ratings and their potential for development. Note, in particular, areas marked by purple (outstanding development potential), red (excellent potential), and tan (very good potential) dots and their location in relation to the City's outer boundaries. (Ibid, p.39).</p>	
Environment Canterbury / Canterbury Regional Council / #689.49		Support	[Retain Objective as notified]	
Environment Canterbury / Canterbury Regional Council / #689.49	Anne Dingwall / #FS2037.1071	Support	[Retain Objective as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Carter Group Limited / #814.149		Support	Supports Objective 14.2.8. Retain as notified.	
Carter Group Limited / #814.149	Kāinga Ora / #FS2082.979	Support	Supports Objective 14.2.8. Retain as notified. The proposed objective is supported, accounting for the directives within the NPSUD and Amendment Act	Seek Amendment
The Catholic Diocese of Christchurch / #823.120		Support	Adopt	
The Catholic Diocese of Christchurch / #823.120	Anne Dingwall / #FS2037.1352	Support	Adopt The proposed objective is supported, accounting for the directives within the NPS-UD and Amendment Act.	Oppose
The Catholic Diocese of Christchurch / #823.120	Carter Group Limited / #FS2045.293	Support	Adopt The proposed objective is supported, accounting for the directives within the NPS-UD and Amendment Act.	Support
Kāinga Ora – Homes and Communities / #834.161		Support	Support the deletion of these provisions as shown in PC14 as notified.	
Kāinga Ora – Homes and Communities / #834.161	LMM Investments 2012 Limited / #FS2049.77	Support	Support the deletion of these provisions as shown in PC14 as notified. This Operative Plan objective and associated policies are proposed to be deleted in PC14. This deletion is supported as the policy direction is no longer appropriate, with the purpose of the HRZ near the central city better articulated through the proposed new replacement provisions in 14.2.8 and policies 14.2.8.1 and 14.2.8.2	Support
Kāinga Ora – Homes and Communities / #834.161	Andrew Mactier / #FS2066.4	Support	Support the deletion of these provisions as shown in PC14 as notified. This Operative Plan objective and associated policies are proposed to be deleted in PC14. This deletion is supported as the policy direction is no longer appropriate, with the purpose of the HRZ near the central city better articulated through the proposed new replacement provisions in 14.2.8 and policies 14.2.8.1 and 14.2.8.2	Oppose
Kāinga Ora – Homes and Communities / #834.161	Davie Lovell-Smith Limited / #FS2067.3	Support	Support the deletion of these provisions as shown in PC14 as notified. This Operative Plan objective and associated policies are proposed to be deleted in PC14. This deletion is supported as the policy direction is no longer appropriate, with the purpose of the HRZ near the central city better articulated through the proposed new replacement provisions in 14.2.8 and policies 14.2.8.1 and 14.2.8.2	Oppose
Kāinga Ora – Homes and Communities / #834.161	Davie Lovell-Smith Limited / #FS2073.2	Support	Support the deletion of these provisions as shown in PC14 as notified. This Operative Plan objective and associated policies are proposed to be deleted in PC14. This deletion is supported as the policy direction is no longer appropriate, with the purpose of the HRZ near the central city better articulated through the proposed new replacement provisions in 14.2.8 and policies 14.2.8.1 and 14.2.8.2	Oppose
Kāinga Ora – Homes and Communities / #834.162		Support	policies 14.2.8.1 and 14.2.8.2 – Central City Support the deletion of these provisions as shown in PC14 as notified.	
Kāinga Ora – Homes and Communities / #834.162	LMM Investments 2012 Limited / #FS2049.78	Support	policies 14.2.8.1 and 14.2.8.2 – Central City Support the deletion of these provisions as shown in PC14 as notified. This Operative Plan objective and associated policies are proposed to be deleted in PC14. This deletion is supported as the policy direction is no longer appropriate, with the purpose of the HRZ near the central city better articulated through the proposed new replacement provisions in 14.2.8 and policies 14.2.8.1 and 14.2.8.2	Support

Kāinga Ora – Homes and Communities / #834.163		Seek Amendment	<p>1. Delete references to FUZ and relabel existing urban zoned but undeveloped residential land as MRZ (or HRZ if appropriately located proximate to a large commercial centre).</p> <p>2. Retain the 14.2.8 section as it provides useful direction on how the build-out of greenfield residentially zoned areas is to occur.</p> <p>3. Amend the objective as follows:</p> <p>14.2.8 Objective – Development of greenfield areas Future Urban Zone Co-ordinated, sustainable and efficient use and development is enabled in the Future Urban Zone greenfield growth areas.</p>	
Kāinga Ora – Homes and Communities / #834.163	LMM Investments 2012 Limited/ #FS2049.79	Seek Amendment	<p>1. Delete references to FUZ and relabel existing urban zoned but undeveloped residential land as MRZ (or HRZ if appropriately located proximate to a large commercial centre).</p> <p>2. Retain the 14.2.8 section as it provides useful direction on how the build-out of greenfield residentially zoned areas is to occur.</p> <p>3. Amend the objective as follows:</p> <p>14.2.8 Objective – Development of greenfield areas Future Urban Zone Co-ordinated, sustainable and efficient use and development is enabled in the Future Urban Zone greenfield growth areas.</p> <p>See comments elsewhere regarding zone labelling. The FUZ label has not been appropriately applied to existing greenfield urban zoned locations – existing urban zoned but unbuilt residential land are sought to be MRZ (unless appropriately justified QM apply). An example of just such an approach is the correct application of a HRZ around the emerging Halswell commercial centre where already zoned RNN land is yet to be built, but has a proposed HRZ applied. In the same way the balance of this RNN area is to have a MRZ applied rather than FUZ. Taking a consistent national view in the application of National Planning Standards, the FUZ zone label is only used in other District Plans for areas that are yet to have an operative urban zone. A FUZ is a ‘holding zone’ that identifies where medium to long term urban growth is anticipated. The FUZ zone provisions are focussed on preventing rural activities from occurring that could prejudice future urbanisation e.g. quarries or intensive farming or lifestyle block subdivision. Invariably the plan frameworks require a further plan change process to be undertaken to activate or ‘live zone’ a residential zone that can then be developed. The associated policies that guide the build-out of greenfield areas remain appropriate.</p>	Support
Kāinga Ora – Homes and Communities / #834.163	Miles Premises Ltd/ #FS2050.24	Seek Amendment	<p>1. Delete references to FUZ and relabel existing urban zoned but undeveloped residential land as MRZ (or HRZ if appropriately located proximate to a large commercial centre).</p> <p>2. Retain the 14.2.8 section as it provides useful direction on how the build-out of greenfield residentially zoned areas is to occur.</p> <p>3. Amend the objective as follows:</p> <p>14.2.8 Objective – Development of greenfield areas Future Urban Zone Co-ordinated, sustainable and efficient use and development is enabled in the Future Urban Zone greenfield growth areas.</p> <p>See comments elsewhere regarding zone labelling. The FUZ label has not been appropriately applied to existing greenfield urban zoned locations – existing urban zoned but unbuilt residential land are sought to be MRZ (unless appropriately justified QM apply). An example of just such an approach is the correct application of a HRZ around the emerging Halswell commercial centre where already zoned RNN land is yet to be built, but has a proposed HRZ applied. In the same way the balance of this RNN area is to have a MRZ applied rather than FUZ. Taking a consistent national view in the application of National Planning Standards, the FUZ zone label is only used in other District Plans for areas that are yet to have an operative urban zone. A FUZ is a ‘holding zone’ that identifies where medium to long term urban growth is anticipated. The FUZ zone provisions are focussed on preventing rural activities from occurring that could prejudice future urbanisation e.g. quarries or intensive farming or lifestyle block subdivision. Invariably the plan frameworks require a further plan change process to be undertaken to activate or ‘live zone’ a residential zone that can then be developed. The associated policies that guide the build-out of greenfield areas remain appropriate.</p>	Support
Kāinga Ora – Homes and Communities / #834.163	Andrew Mactier/ #FS2066.5	Seek Amendment		Oppose

			<p>1. Delete references to FUZ and relabel existing urban zoned but undeveloped residential land as MRZ (or HRZ if appropriately located proximate to a large commercial centre).</p> <p>2. Retain the 14.2.8 section as it provides useful direction on how the build-out of greenfield residentially zoned areas is to occur.</p> <p>3. Amend the objective as follows:</p> <p>14.2.8 Objective – Development of greenfield areas Future Urban Zone Co-ordinated, sustainable and efficient use and development is enabled in the Future Urban Zone greenfield growth areas.</p> <p>See comments elsewhere regarding zone labelling. The FUZ label has not been appropriately applied to existing greenfield urban zoned locations – existing urban zoned but unbuilt residential land are sought to be MRZ (unless appropriately justified QM apply). An example of just such an approach is the correct application of a HRZ around the emerging Halswell commercial centre where already zoned RNN land is yet to be built, but has a proposed HRZ applied. In the same way the balance of this RNN area is to have a MRZ applied rather than FUZ. Taking a consistent national view in the application of National Planning Standards, the FUZ zone label is only used in other District Plans for areas that are yet to have an operative urban zone. A FUZ is a ‘holding zone’ that identifies where medium to long term urban growth is anticipated. The FUZ zone provisions are focussed on preventing rural activities from occurring that could prejudice future urbanisation e.g. quarries or intensive farming or lifestyle block subdivision. Invariably the plan frameworks require a further plan change process to be undertaken to activate or ‘live zone’ a residential zone that can then be developed. The associated policies that guide the build-out of greenfield areas remain appropriate.</p>	
Kāinga Ora – Homes and Communities /834.163	Davie Lovell-Smith Limited/ #FS2067.4	Seek Amendment	<p>1. Delete references to FUZ and relabel existing urban zoned but undeveloped residential land as MRZ (or HRZ if appropriately located proximate to a large commercial centre).</p> <p>2. Retain the 14.2.8 section as it provides useful direction on how the build-out of greenfield residentially zoned areas is to occur.</p> <p>3. Amend the objective as follows:</p> <p>14.2.8 Objective – Development of greenfield areas Future Urban Zone Co-ordinated, sustainable and efficient use and development is enabled in the Future Urban Zone greenfield growth areas.</p> <p>See comments elsewhere regarding zone labelling. The FUZ label has not been appropriately applied to existing greenfield urban zoned locations – existing urban zoned but unbuilt residential land are sought to be MRZ (unless appropriately justified QM apply). An example of just such an approach is the correct application of a HRZ around the emerging Halswell commercial centre where already zoned RNN land is yet to be built, but has a proposed HRZ applied. In the same way the balance of this RNN area is to have a MRZ applied rather than FUZ. Taking a consistent national view in the application of National Planning Standards, the FUZ zone label is only used in other District Plans for areas that are yet to have an operative urban zone. A FUZ is a ‘holding zone’ that identifies where medium to long term urban growth is anticipated. The FUZ zone provisions are focussed on preventing rural activities from occurring that could prejudice future urbanisation e.g. quarries or intensive farming or lifestyle block subdivision. Invariably the plan frameworks require a further plan change process to be undertaken to activate or ‘live zone’ a residential zone that can then be developed. The associated policies that guide the build-out of greenfield areas remain appropriate.</p>	Oppose
Kāinga Ora – Homes and Communities /834.163	Davie Lovell-Smith Limited/ #FS2073.3	Seek Amendment	<p>1. Delete references to FUZ and relabel existing urban zoned but undeveloped residential land as MRZ (or HRZ if appropriately located proximate to a large commercial centre).</p> <p>2. Retain the 14.2.8 section as it provides useful direction on how the build-out of greenfield residentially zoned areas is to occur.</p> <p>3. Amend the objective as follows:</p> <p>14.2.8 Objective – Development of greenfield areas Future Urban Zone Co-ordinated, sustainable and efficient use and development is enabled in the Future Urban Zone greenfield growth areas.</p>	Oppose

			See comments elsewhere regarding zone labelling. The FUZ label has not been appropriately applied to existing greenfield urban zoned locations – existing urban zoned but unbuilt residential land are sought to be MRZ (unless appropriately justified QM apply). An example of just such an approach is the correct application of a HRZ around the emerging Halswell commercial centre where already zoned RNN land is yet to be built, but has a proposed HRZ applied. In the same way the balance of this RNN area is to have a MRZ applied rather than FUZ. Taking a consistent national view in the application of National Planning Standards, the FUZ zone label is only used in other District Plans for areas that are yet to have an operative urban zone. A FUZ is a ‘holding zone’ that identifies where medium to long term urban growth is anticipated. The FUZ zone provisions are focussed on preventing rural activities from occurring that could prejudice future urbanisation e.g. quarries or intensive farming or lifestyle block subdivision. Invariably the plan frameworks require a further plan change process to be undertaken to activate or ‘live zone’ a residential zone that can then be developed. The associated policies that guide the build-out of greenfield areas remain appropriate.	
Kāinga Ora – Homes and Communities / #834.164		Seek Amendment	<p>policies 14.2.8.1 to 14.2.8.</p> <ol style="list-style-type: none"> 1. Delete references to FUZ and relabel existing urban zoned but undeveloped residential land as MRZ (or HRZ if appropriately located proximate to a large commercial centre). 2. Retain the 14.2.8 section as it provides useful direction on how the build-out of greenfield residentially zoned areas is to occur. 3. Amend the objective as follows: <p>14.2.8 Objective – Development of greenfield areas Future Urban Zone Co-ordinated, sustainable and efficient use and development is enabled in the Future Urban Zone greenfield growth areas.</p>	
Kāinga Ora – Homes and Communities / 834.164	LMM Investments 2012 Limited / #FS2049.80	Seek Amendment	<p>policies 14.2.8.1 to 14.2.8.</p> <ol style="list-style-type: none"> 1. Delete references to FUZ and relabel existing urban zoned but undeveloped residential land as MRZ (or HRZ if appropriately located proximate to a large commercial centre). 2. Retain the 14.2.8 section as it provides useful direction on how the build-out of greenfield residentially zoned areas is to occur. 3. Amend the objective as follows: <p>14.2.8 Objective – Development of greenfield areas Future Urban Zone Co-ordinated, sustainable and efficient use and development is enabled in the Future Urban Zone greenfield growth areas.</p> <p>See comments elsewhere regarding zone labelling. The FUZ label has not been appropriately applied to existing greenfield urban zoned locations – existing urban zoned but unbuilt residential land are sought to be MRZ (unless appropriately justified QM apply). An example of just such an approach is the correct application of a HRZ around the emerging Halswell commercial centre where already zoned RNN land is yet to be built, but has a proposed HRZ applied. In the same way the balance of this RNN area is to have a MRZ applied rather than FUZ. Taking a consistent national view in the application of National Planning Standards, the FUZ zone label is only used in other District Plans for areas that are yet to have an operative urban zone. A FUZ is a ‘holding zone’ that identifies where medium to long term urban growth is anticipated. The FUZ zone provisions are focussed on preventing rural activities from occurring that could prejudice future urbanisation e.g. quarries or intensive farming or lifestyle block subdivision. Invariably the plan frameworks require a further plan change process to be undertaken to activate or ‘live zone’ a residential zone that can then be developed. The associated policies that guide the build-out of greenfield areas remain appropriate.</p>	Support
Kāinga Ora – Homes and Communities / 834.164	Andrew Mactier / #FS2066.6	Seek Amendment	<p>policies 14.2.8.1 to 14.2.8.</p> <ol style="list-style-type: none"> 1. Delete references to FUZ and relabel existing urban zoned but undeveloped residential land as MRZ (or HRZ if appropriately located proximate to a large commercial centre). 2. Retain the 14.2.8 section as it provides useful direction on how the build-out of greenfield residentially zoned areas is to occur. 3. Amend the objective as follows: 	Oppose

			<p>14.2.8 Objective – Development of greenfield areas Future Urban Zone Co-ordinated, sustainable and efficient use and development is enabled in the Future Urban Zone greenfield growth areas.</p> <p>See comments elsewhere regarding zone labelling. The FUZ label has not been appropriately applied to existing greenfield urban zoned locations – existing urban zoned but unbuilt residential land are sought to be MRZ (unless appropriately justified QM apply). An example of just such an approach is the correct application of a HRZ around the emerging Halswell commercial centre where already zoned RNN land is yet to be built, but has a proposed HRZ applied. In the same way the balance of this RNN area is to have a MRZ applied rather than FUZ. Taking a consistent national view in the application of National Planning Standards, the FUZ zone label is only used in other District Plans for areas that are yet to have an operative urban zone. A FUZ is a ‘holding zone’ that identifies where medium to long term urban growth is anticipated. The FUZ zone provisions are focussed on preventing rural activities from occurring that could prejudice future urbanisation e.g. quarries or intensive farming or lifestyle block subdivision. Invariably the plan frameworks require a further plan change process to be undertaken to activate or ‘live zone’ a residential zone that can then be developed. The associated policies that guide the build-out of greenfield areas remain appropriate.</p>	
Kāinga Ora – Homes and Communities /834.164	Davie Lovell-Smith Limited/ #FS2067.5	Seek Amendment	<p>policies 14.2.8.1 to 14.2.8.</p> <ol style="list-style-type: none"> 1. Delete references to FUZ and relabel existing urban zoned but undeveloped residential land as MRZ (or HRZ if appropriately located proximate to a large commercial centre). 2. Retain the 14.2.8 section as it provides useful direction on how the build-out of greenfield residentially zoned areas is to occur. 3. Amend the objective as follows: <p>14.2.8 Objective – Development of greenfield areas Future Urban Zone Co-ordinated, sustainable and efficient use and development is enabled in the Future Urban Zone greenfield growth areas.</p> <p>See comments elsewhere regarding zone labelling. The FUZ label has not been appropriately applied to existing greenfield urban zoned locations – existing urban zoned but unbuilt residential land are sought to be MRZ (unless appropriately justified QM apply). An example of just such an approach is the correct application of a HRZ around the emerging Halswell commercial centre where already zoned RNN land is yet to be built, but has a proposed HRZ applied. In the same way the balance of this RNN area is to have a MRZ applied rather than FUZ. Taking a consistent national view in the application of National Planning Standards, the FUZ zone label is only used in other District Plans for areas that are yet to have an operative urban zone. A FUZ is a ‘holding zone’ that identifies where medium to long term urban growth is anticipated. The FUZ zone provisions are focussed on preventing rural activities from occurring that could prejudice future urbanisation e.g. quarries or intensive farming or lifestyle block subdivision. Invariably the plan frameworks require a further plan change process to be undertaken to activate or ‘live zone’ a residential zone that can then be developed. The associated policies that guide the build-out of greenfield areas remain appropriate.</p>	Oppose
Kāinga Ora – Homes and Communities /834.164	Davie Lovell-Smith Limited/ #FS2073.4	Seek Amendment	<p>policies 14.2.8.1 to 14.2.8.</p> <ol style="list-style-type: none"> 1. Delete references to FUZ and relabel existing urban zoned but undeveloped residential land as MRZ (or HRZ if appropriately located proximate to a large commercial centre). 2. Retain the 14.2.8 section as it provides useful direction on how the build-out of greenfield residentially zoned areas is to occur. 3. Amend the objective as follows: <p>14.2.8 Objective – Development of greenfield areas Future Urban Zone Co-ordinated, sustainable and efficient use and development is enabled in the Future Urban Zone greenfield growth areas.</p> <p>See comments elsewhere regarding zone labelling. The FUZ label has not been appropriately applied to existing greenfield urban zoned locations – existing urban zoned but unbuilt residential land are sought to be MRZ (unless appropriately justified QM apply). An example of just such an approach is the correct application of a HRZ around the emerging Halswell commercial centre where already zoned RNN land is yet to be built, but has a proposed HRZ applied. In the same way the balance of this RNN area is to have a MRZ applied rather than FUZ. Taking a consistent national view in the application of National Planning Standards, the FUZ zone label is only used in other District Plans for areas that are yet to have an</p>	Oppose

			operative urban zone. A FUZ is a 'holding zone' that identifies where medium to long term urban growth is anticipated. The FUZ zone provisions are focussed on preventing rural activities from occurring that could prejudice future urbanisation e.g. quarries or intensive farming or lifestyle block subdivision. Invariably the plan frameworks require a further plan change process to be undertaken to activate or 'live zone' a residential zone that can then be developed. The associated policies that guide the build-out of greenfield areas remain appropriate.	
Fire and Emergency/ #842.28		Seek Amendment	Add new policy: 14.2.8.8 Policy – Reverse sensitivity a. Within Future Urban areas: i. enable the ongoing operation, use and redevelopment of existing emergency service facilities.	
Fire and Emergency/842.28	Kāinga Ora/ #FS2082.766	Seek Amendment	Add new policy: 14.2.8.8 Policy – Reverse sensitivity a. Within Future Urban areas: i. enable the ongoing operation, use and redevelopment of existing emergency service facilities. Fire and Emergency seeks new policies in relation to the development in medium density residential zone, high density residential zone and the future urban zone. These zones will enable extensive new development around existing fire stations. Fire and Emergency are seeking that the policies recognise the existing potential effects from an emergency service facility and that their effects are not considered to constitute an adverse effect where subsequent housing intensification has occurred on neighbouring sites. This could be achieved by a no complaints covenant on the neighbouring titles or a performance standard which the permitted activities need to be subject to.	Oppose
Fire and Emergency/842.28	Christian Jordan/ #FS2084.1	Seek Amendment	Add new policy: 14.2.8.8 Policy – Reverse sensitivity a. Within Future Urban areas: i. enable the ongoing operation, use and redevelopment of existing emergency service facilities. Fire and Emergency seeks new policies in relation to the development in medium density residential zone, high density residential zone and the future urban zone. These zones will enable extensive new development around existing fire stations. Fire and Emergency are seeking that the policies recognise the existing potential effects from an emergency service facility and that their effects are not considered to constitute an adverse effect where subsequent housing intensification has occurred on neighbouring sites. This could be achieved by a no complaints covenant on the neighbouring titles or a performance standard which the permitted activities need to be subject to.	Oppose

Residential > Objectives and Policies > Objective - Future Urban Zone > Policy - Development density

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Retirement Villages Association of New Zealand Inc/ #811.45		Seek Amendment	Amend Policy 14.2.8.3(d) as follows: d. Where practicable encourage higher density housing to be located to support, and have ready access to, commercial centres, community facilities, public transport and open space; and to	

			support well connected walkable communities.	
Retirement Villages Association of New Zealand Inc/811.45	Summerset Group Holdings Limited/ #FS2097.40	Seek Amendment	<p>Amend Policy 14.2.8.3(d) as follows:</p> <p>d. Where practicable encourage higher density housing to be located to support, and have ready access to, commercial centres, community facilities, public transport and open space; and to support well connected walkable communities.</p> <p>The RVA supports Policy 14.2.8.3 as it is aligned with the intent of the NPSUD and Enabling Housing Act which is to provide for intensification. However, the requirement in 14.2.8.3(d) to encourage higher density housing to be located with ready access to facilities is considered too restrictive.</p>	Support
Retirement Villages Association of New Zealand Inc/811.45	Rachel Sanders/ #FS2098.13	Seek Amendment	<p>Amend Policy 14.2.8.3(d) as follows:</p> <p>d. Where practicable encourage higher density housing to be located to support, and have ready access to, commercial centres, community facilities, public transport and open space; and to support well connected walkable communities.</p> <p>The RVA supports Policy 14.2.8.3 as it is aligned with the intent of the NPSUD and Enabling Housing Act which is to provide for intensification. However, the requirement in 14.2.8.3(d) to encourage higher density housing to be located with ready access to facilities is considered too restrictive.</p>	Seek Amendment

Residential > Objectives and Policies > Objective - Future Urban Zone > Policy - Infrastructure servicing for developments

Submission Number	Further Submission No	Position	Decision Requested	FS Position
David Murison/ #692.1		Seek Amendment	Seeks that Council identify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as Medium Density Residential Zone not High Density Residential Zone. Seek that this change be made by way of 'Area limited by Qualifying Matters' or other appropriate means	
David Murison/692.1	Kāinga Ora/ #FS2082.434	Seek Amendment	<p>Seeks that Council identify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as Medium Density Residential Zone not High Density Residential Zone. Seek that this change be made by way of 'Area limited by Qualifying Matters' or other appropriate means</p> <p>Relevant PC14 clause references and extracts are given in RED italics following</p>	Oppose

			<p><i>Section 14.2.8.5 Policy – Infrastructure servicing for developments</i></p> <p><i>a Ensure that developments are serviced with all required infrastructure in an effective and efficient manner</i></p> <p><i>Section 14.2.8.6 Policy – Integration and connectivity</i></p> <p><i>c Avoid significant adverse effects and remedy or mitigate other adverse effects on existing businesses, rural activities or infrastructure</i></p> <p>I suggest that it is universally accepted that 'infrastructure' includes adequate carparking and a safe and effective transport network which does not contribute to traffic congestion. and a functioning and effective stormwater and wastewater network.</p> <p>My specific concerns in relation to the impact of the proposed changes on this infrastructure in particular in my community of Strowan are as follows:</p> <ul style="list-style-type: none"> the supply of on-street carparking spaces currently cannot keep-up with the demand for carparking, resulting in the very recent expansion of time-based (two hour maximum) parking restrictions on most surrounding streets. The presence of St Andrews' College, which defines the southeast limit of Strowan, a Year 1-13 school and preschool, is the most significant contributor. The school has a roll of 1700 students and around 250 teachers and staff with only minimal on-site parking provided. Day students who hold a driver's licence drive from all parts of greater Christchurch to attend the College. St Andrews' College, established in 1917, has effectively become a 'destination, independent school of choice' as it is the only co-educational, preschool, primary and secondary school in the South Island. The school is growing with a large waiting list for entry. The presence of the Waimairi Tennis Club in the neighbourhood also contributes to the overall pressure on on-street carparking. Any increase in housing density in the Strowan community (that is either MRZ or HRZ) will magnify this existing, significant on-street carparking problem as new housing developments are no longer required to provide any on-site carparking. Of particular concern is that the PC14 propose to enable HRZ along Papanui Road and one block either side of Papanui Road which is obviously at a higher level of intensification than even MRZ. As there is little on-street carparking permitted on Papanui Road (none for five hours on weekdays due to the presence of priority bus lanes), and no on-site carparking required for new residential developments, carparking associated with ALL of this intensification will further exacerbate the carparking issues in the Strowan community; <p>the existing traffic management issues associated with St Andrews' College also pose a significant health and safety issue – from morning and afternoon congestion in Normans Road and surrounding streets at school drop-off and pick-up times, drivers double parking and parking over broken yellow lines and 'rat running' around the Strowan streets to seek to avoid congestion, causing delays and congestion at intersections linking with surrounding primary roads including Papanui Road and Strowan Road. All of these issues will be exacerbated by the proposed intensification of residential development in the community but especially by the proposed HRZ over many blocks</p> <p>[Please refer to attachment for full submission]</p>	
Henri Murison/ #693.1		Seek Amendment	[Regarding policies 14.2.8.5 and 14.2.8.6] suggest that it is universally accepted that 'infrastructure' includes adequate carparking and a safe and effective transport network which does not contribute to traffic congestion. and a functioning and effective stormwater and wastewater network.	
Henri Murison/693.1	Kāinga Ora/ #FS2082.444	Seek Amendment	<p>[Regarding policies 14.2.8.5 and 14.2.8.6] suggest that it is universally accepted that 'infrastructure' includes adequate carparking and a safe and effective transport network which does not contribute to traffic congestion. and a functioning and effective stormwater and wastewater network.</p> <p>Relevant PC14 clause references and extracts are given in RED italics following</p> <p><i>Section 14.2.8.5 Policy – Infrastructure servicing for developments</i></p> <p><i>a Ensure that developments are serviced with all required infrastructure in an effective and efficient manner</i></p> <p><i>Section 14.2.8.6 Policy – Integration and connectivity</i></p> <p><i>c Avoid significant adverse effects and remedy or mitigate other adverse effects on existing businesses, rural activities or infrastructure</i></p> <p>I suggest that it is universally accepted that 'infrastructure' includes adequate carparking and a safe and effective transport network which does not contribute to traffic congestion. and a functioning and effective stormwater and wastewater network.</p> <p>My specific concerns in relation to the impact of the proposed changes on this infrastructure in particular in my community of Strowan are as follows:</p> <ul style="list-style-type: none"> the supply of on-street carparking spaces currently cannot keep-up with the demand for carparking, resulting in the very recent expansion of time-based (two hour maximum) parking restrictions on most surrounding streets. The presence of St Andrews' College, which defines the southeast limit of Strowan, a Year 1-13 school and preschool, is the most significant contributor. The school has a roll of 1700 students and around 250 teachers and staff with only minimal on-site parking provided. Day students who hold a driver's licence drive from all parts of greater Christchurch to attend the College. St Andrews' College, established in 1917, has effectively become a 'destination, 	Oppose

			<p>independent school of choice’ as it is the only co-educational, preschool, primary and secondary school in the South Island. The school is growing with a large waiting list for entry. The presence of the Waimairi Tennis Club in the neighbourhood also contributes to the overall pressure on on-street carparking. Any increase in housing density in the Strowan community (that is either MRZ or HRZ) will magnify this existing, significant on-street carparking problem as new housing developments are no longer required to provide any on-site carparking. Of particular concern is that the PC14 proposes to enable HRZ along Papanui Road and one block either side of Papanui Road which is obviously at a higher level of intensification than even MRZ. As there is little on-street carparking permitted on Papanui Road (none for five hours on weekdays due to the presence of priority bus lanes), and no on-site carparking required for new residential developments, carparking associated with ALL of this intensification will further exacerbate the carparking issues in the Strowan community;</p> <p>the existing traffic management issues associated with St Andrews’ College also pose a significant health and safety issue – from morning and afternoon congestion in Normans Road and surrounding streets at school drop-off and pick-up times, drivers double parking and parking over broken yellow lines and ‘rat running’ around the Strowan streets to seek to avoid congestion, causing delays and congestion at intersections linking with surrounding primary roads including Papanui Road and Strowan Road. All of these issues will be exacerbated by the proposed intensification of residential development in the community but especially by the proposed HRZ over many blocks</p> <p>[Please refer to attachment for full submission]</p>	
Jacq Woods/ #894.3		Support	General support for the policy, which should apply to medium and high density zones, too.	

Residential > Objectives and Policies > Objective - Future Urban Zone > Policy - Integration and connectivity

Submission Number	Further Submission No	Position	Decision Requested	FS Position
David Murison/ #692.2		Seek Amendment	[Regarding policies 14.2.8.5 and 14.2.8.6] [s]uggest that it is universally accepted that ‘infrastructure’ includes adequate carparking and a safe and effective transport network which does not contribute to traffic congestion. and a functioning and effective stormwater and wastewater network.	
David Murison/692.2	Kāinga Ora/ #FS2082.435	Seek Amendment	<p>[Regarding policies 14.2.8.5 and 14.2.8.6] [s]uggest that it is universally accepted that ‘infrastructure’ includes adequate carparking and a safe and effective transport network which does not contribute to traffic congestion. and a functioning and effective stormwater and wastewater network.</p> <p>Relevant PC14 clause references and extracts are given in RED italics following</p> <p><i>Section 14.2.8.5 Policy – Infrastructure servicing for developments</i></p> <p><i>a Ensure that developments are serviced with all required infrastructure in an effective and efficient manner</i></p> <p><i>Section 14.2.8.6 Policy – Integration and connectivity</i></p> <p><i>c Avoid significant adverse effects and remedy or mitigate other adverse effects on existing businesses, rural activities or infrastructure</i></p> <p>I suggest that it is universally accepted that ‘infrastructure’ includes adequate carparking and a safe and effective transport network which does not contribute to traffic congestion. and a functioning and effective stormwater and wastewater network.</p> <p>My specific concerns in relation to the impact of the proposed changes on this infrastructure in particular in my community of Strowan are as follows:</p> <ul style="list-style-type: none"> the supply of on-street carparking spaces currently cannot keep-up with the demand for carparking, resulting in the very recent expansion of time-based (two hour maximum) parking restrictions on most surrounding streets. The presence of St Andrews’ College, which defines the southeast limit of Strowan, a Year 1-13 school and preschool, is the most significant contributor. The school has a roll of 1700 students and around 250 teachers and staff with only minimal on-site parking provided. Day students who hold a driver’s licence drive from all parts of greater Christchurch to attend the College. St Andrews’ College, established in 1917, has effectively become a ‘destination, independent school of choice’ as it is the only co-educational, preschool, primary and secondary school in the South Island. The school is growing with a large waiting list for entry. The presence of the Waimairi Tennis Club in the neighbourhood also contributes to the overall pressure on on-street carparking. Any increase in housing density in the Strowan community (that is either MRZ or HRZ) will magnify this existing, significant on-street carparking problem as new housing developments are no longer required to provide any on-site carparking. Of particular concern is that the PC14 proposes to enable HRZ along Papanui Road and one block either side of Papanui Road which is obviously at a higher level of intensification than even MRZ. As there is little on-street carparking permitted on Papanui Road (none for five hours on weekdays due to the presence of priority bus lanes), and no on-site carparking required for new residential developments, carparking associated with ALL of this intensification will further exacerbate the carparking issues in the Strowan community; 	Oppose

			<p>the existing traffic management issues associated with St Andrews' College also pose a significant health and safety issue – from morning and afternoon congestion in Normans Road and surrounding streets at school drop-off and pick-up times, drivers double parking and parking over broken yellow lines and 'rat running' around the Strowan streets to seek to avoid congestion, causing delays and congestion at intersections linking with surrounding primary roads including Papanui Road and Strowan Road. All of these issues will be exacerbated by the proposed intensification of residential development in the community but especially by the proposed HRZ over many blocks</p> <p>[Please refer to attachment for full submission]</p>	
Henri Murison/ #693.2		Seek Amendment	[Regarding policies 14.2.8.5 and 14.2.8.6] suggest that it is universally accepted that 'infrastructure' includes adequate carparking and a safe and effective transport network which does not contribute to traffic congestion. and a functioning and effective stormwater and wastewater network.	
Henri Murison/693.2	Kāinga Ora/ #FS2082.445	Seek Amendment	<p>[Regarding policies 14.2.8.5 and 14.2.8.6] suggest that it is universally accepted that 'infrastructure' includes adequate carparking and a safe and effective transport network which does not contribute to traffic congestion. and a functioning and effective stormwater and wastewater network.</p> <p>Relevant PC14 clause references and extracts are given in RED italics following</p> <p><i>Section 14.2.8.5 Policy – Infrastructure servicing for developments</i></p> <p><i>a Ensure that developments are serviced with all required infrastructure in an effective and efficient manner</i></p> <p><i>Section 14.2.8.6 Policy – Integration and connectivity</i></p> <p><i>c Avoid significant adverse effects and remedy or mitigate other adverse effects on existing businesses, rural activities or infrastructure</i></p> <p>I suggest that it is universally accepted that 'infrastructure' includes adequate carparking and a safe and effective transport network which does not contribute to traffic congestion. and a functioning and effective stormwater and wastewater network.</p> <p>My specific concerns in relation to the impact of the proposed changes on this infrastructure in particular in my community of Strowan are as follows:</p> <ul style="list-style-type: none"> the supply of on-street carparking spaces currently cannot keep-up with the demand for carparking, resulting in the very recent expansion of time-based (two hour maximum) parking restrictions on most surrounding streets. The presence of St Andrews' College, which defines the southeast limit of Strowan, a Year 1-13 school and preschool, is the most significant contributor. The school has a roll of 1700 students and around 250 teachers and staff with only minimal on-site parking provided. Day students who hold a driver's licence drive from all parts of greater Christchurch to attend the College. St Andrews' College, established in 1917, has effectively become a 'destination, independent school of choice' as it is the only co-educational, preschool, primary and secondary school in the South Island. The school is growing with a large waiting list for entry. The presence of the Waimairi Tennis Club in the neighbourhood also contributes to the overall pressure on on-street carparking. Any increase in housing density in the Strowan community (that is either MRZ or HRZ) will magnify this existing, significant on-street carparking problem as new housing developments are no longer required to provide any on-site carparking. Of particular concern is that the PC14 proposes to enable HRZ along Papanui Road and one block either side of Papanui Road which is obviously at a higher level of intensification than even MRZ. As there is little on-street carparking permitted on Papanui Road (none for five hours on weekdays due to the presence of priority bus lanes), and no on-site carparking required for new residential developments, carparking associated with ALL of this intensification will further exacerbate the carparking issues in the Strowan community; <p>the existing traffic management issues associated with St Andrews' College also pose a significant health and safety issue – from morning and afternoon congestion in Normans Road and surrounding streets at school drop-off and pick-up times, drivers double parking and parking over broken yellow lines and 'rat running' around the Strowan streets to seek to avoid congestion, causing delays and congestion at intersections linking with surrounding primary roads including Papanui Road and Strowan Road. All of these issues will be exacerbated by the proposed intensification of residential development in the community but especially by the proposed HRZ over many blocks</p> <p>[Please refer to attachment for full submission]</p>	Oppose

Residential > Objectives and Policies > Objective - Non-residential activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Marjorie Manthei/ #237.26		Seek Amendment	Amend (a) (iii) as follows: 'restrict other non-residential activities, unless the activity has a proven strategic or operation need to locate within a residential zone, supported by a strong rationale and evidence'.	
Marjorie Manthei/237.26	Anne Dingwall/ #FS2037.327	Seek Amendment	Amend (a) (iii) as follows: 'restrict other non-residential activities, unless the activity has a proven strategic or operation need to locate within a residential zone, supported by a strong rationale and evidence'. I support the intention of [Policy 14.2.9] but request amendment [because]: Experiences with a similarly written Objective proved it is	Support

			too easy for applicants to claim a “strategic or operational need”, without providing more than a statement to that effect. It makes no sense to enable greater residential intensification and then approve nonresidential activities. However, I do not have an issue with “home occupations”, provided the owner lives on site (14.2.9 a i).	
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Residential > Objectives and Policies > Objective - Non-residential activities > Policy - Residential coherence character and amenity

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Marjorie Manthei/ #237.24		Support	[Retain Policy 14.2.9.1]	

Residential > Objectives and Policies > Objective - Non-residential activities > Policy - Community activities and community facilities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Marjorie Manthei/ #237.27		Seek Amendment	Amend (a): “Enable community activities and community facilities within residential areas if they meet identified needs of the immediate local community...and...”	
Marjorie Manthei/237.27	Anne Dingwall/ #FS2037.328	Seek Amendment	Amend (a): “Enable community activities and community facilities within residential areas if they meet identified needs of the immediate local community...and...” Experiences with a similarly written Objective proved it is too easy for applicants to claim a “strategic or operational need”, without providing more than a statement to that effect. It makes no sense to enable greater residential intensification and then approve non-residential activities	Support
Marjorie Manthei/ #237.32		Seek Amendment	Amend 14.2.9.2 (b) (i) to only include the City Centre Commercial Business and Mixed Use Zones	

Residential > Objectives and Policies > Objective - Non-residential activities > Policy - Existing non-residential activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.165		Seek Amendment	Amend the policy as follows: Enable existing non-residential sites activities to continue to be used for a range of non-residential activities and support their redevelopment and expansion provided they do not: i. have a significant adverse effect on the anticipated character and amenity of residential zones; or ii. are of a scale or activity that would undermine the role or function of any nearby commercial centres. undermine the potential for residential development consistent with the zone descriptions in Table 14.2.1.1a-	
Kāinga Ora – Homes and Communities /834.165	Anne Dingwall/ #FS2037.23	Seek Amendment	Amend the policy as follows: Enable existing non-residential sites activities to continue to be used for a range of non-residential activities and support their redevelopment and expansion provided they do not: i. have a significant adverse effect on the anticipated character and amenity of residential zones; or	Support

			<p>ii. are of a scale or activity that would undermine the role or function of any nearby commercial centres. undermine the potential for residential development consistent with the zone descriptions in Table 14.2.1.1a-</p> <p>This existing Operative Plan policy has in practice created ambiguity when non-residential sites are proposed to be redeveloped for a different non-residential activity i.e. thereference to 'redevelopment' can be interpreted as only applying to the existing activity having new facilities, rather than enabling the site to be efficiently repurposed for a different type of non-residential activity. With neighbourhood transitioning to medium density outcomes, it is important that residents have easy access to convenience retail and a range of community facilities. The adaptation and repurposing of existing non-residential sites is a useful tool for enabling such provision as part of delivering good quality neighbourhoods. It is accepted that such changes need to be assessed on a case-by-case basis to ensure compatibility with a residential context, with the MRZ and HRZ description both anticipating that such zones will include compatible non-residential activities.</p>	
Kāinga Ora – Homes and Communities /834.165	LMM Investments 2012 Limited/ #FS2049.81	Seek Amendment	<p>Amend the policy as follows:</p> <p>Enable existing non-residential sites activities to continue to be used for a range of non-residential activities and support their redevelopment and expansion provided they do not:</p> <p>i. have a significant adverse effect on the anticipated character and amenity of residential zones; or</p> <p>ii. are of a scale or activity that would undermine the role or function of any nearby commercial centres. undermine the potential for residential development consistent with the zone descriptions in Table 14.2.1.1a-</p> <p>This existing Operative Plan policy has in practice created ambiguity when non-residential sites are proposed to be redeveloped for a different non-residential activity i.e. thereference to 'redevelopment' can be interpreted as only applying to the existing activity having new facilities, rather than enabling the site to be efficiently repurposed for a different type of non-residential activity. With neighbourhood transitioning to medium density outcomes, it is important that residents have easy access to convenience retail and a range of community facilities. The adaptation and repurposing of existing non-residential sites is a useful tool for enabling such provision as part of delivering good quality neighbourhoods. It is accepted that such changes need to be assessed on a case-by-case basis to ensure compatibility with a residential context, with the MRZ and HRZ description both anticipating that such zones will include compatible non-residential activities.</p>	Support

Residential > Objectives and Policies > Objective - Non-residential activities > Policy - Other non-residential activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Marjorie Manthei/ #237.28		Seek Amendment	Amend "Restrict the establishment of other non-residential activities.....unless the activity has a proven strategic or operational need to locate within a residential zone, supported by a strong rationale and evidence....."	
Marjorie Manthei/237.28	Anne Dingwall/ #FS2037.329	Seek Amendment	Amend "Restrict the establishment of other non-residential activities.....unless the activity has a proven strategic or operational need to locate within a residential zone, supported by a strong rationale and evidence....." Experiences with a similarly written Objective proved it is too easy for applicants to claim a "strategic or operational need", without providing more than a statement to that effect. It makes no sense to enable greater residential intensification and then approve non-residential activities.	Support

Residential > Objectives and Policies > Objective - Non-residential activities > Policy - Retailing in residential zones

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Marjorie Manthei/ #237.25		Support	[Retain Policy 14.2.9.6]	

Residential > Objectives and Policies > Objective - Non-residential activities > Policy - Non-residential activities in Central City residential areas

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Marjorie Manthei/ #237.29		Seek Amendment	Amend [a.ii] "ensure non-residential activities are focussed on meeting the proven needsof the immediate local residential community and can provide a strong rationale andevidence for depending upon the high level...."	
Marjorie Manthei/237.29	Anne Dingwall/ #FS2037.330	Seek Amendment	Amend [a.ii] "ensure non-residential activities are focussed on meeting the proven needsof the immediate local residential community and can provide a strong rationale andevidence for depending upon the high level...." Experiences with a similarly written Objective proved it is too easy for applicants toclaim a "strategic or operational need", without providing more than a statement to thateffect. It makes no sense to enable greater residential intensification and then approve non-residential activities.	Support

Residential > Objectives and Policies > Objective - Redevelopment of brownfield sites > Policy - Redevelopment of brownfield sites

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Williams Corporation Limited/ #663.1		Seek Amendment	Amendment to Policy 14.2.10.1(iii) to read Redevelopment does not give rise to significant reverse effects on existing industrial areas;	
Williams Corporation Limited/663.1	Lyttelton Port Company Limited/ #FS2054.22	Seek Amendment	Amendment to Policy 14.2.10.1(iii) to read Redevelopment does not give rise to significant reverse effects on existing industrial areas; PC14 is an appropriate and opportune time to remedy this inconsistency in themanagement of reverse sensitivity effects between the District Plan and the CRPS, in addition to supporting Objective 3 of the National Policy Statement onUrban Development 2020 by enabling brownfield development.	Oppose
Williams Corporation Limited/663.1	Chapman Tripp/ #FS2063.60	Seek Amendment	Amendment to Policy 14.2.10.1(iii) to read Redevelopment does not give rise to significant reverse effects on existing industrial areas; PC14 is an appropriate and opportune time to remedy this inconsistency in themanagement of reverse sensitivity effects between the District Plan and the CRPS, in addition to supporting Objective 3 of the National Policy Statement onUrban Development 2020 by enabling brownfield development.	Support
Williams Corporation Limited/663.1	Chapman Tripp/ #FS2064.58	Seek Amendment	Amendment to Policy 14.2.10.1(iii) to read Redevelopment does not give rise to significant reverse effects on existing industrial areas; PC14 is an appropriate and opportune time to remedy this inconsistency in themanagement of reverse sensitivity effects between the District Plan and the CRPS, in addition to supporting Objective 3 of the National Policy Statement onUrban Development 2020 by enabling brownfield development.	Support

Residential > Objectives and Policies > Objective - Visitor Accommodation in Residential Zones > Policy - Visitor Accommodation in Residential Units

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Marjorie Manthei/ #237.30		Seek Amendment	[Regarding b.] Consider how to make the intention more explicit, i.e., to retain residential neighbourhoods as a place to live.	
Marjorie Manthei/237.30	Anne Dingwall/ #FS2037.331	Seek Amendment	[Regarding b.] Consider how to make the intention more explicit, i.e., to retain residential neighbourhoods as a place to live. I do not oppose Policy 14.2.11.1(b) re unhosted visitor accommodation, but am concerned that residential dwellings will be used for unhosted (commercial) purposes, with few restrictions. As written, it does not reflect the impact of unhosted on a neighbourhood as a whole, the effects of which are well documented.	Support

Residential > Objectives and Policies > Objective - Compatibility with Industrial activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Greg Olive/ #2.9		Oppose	Qualifying Matter Residential Industrial Interface is removed from 419 Halswell Junction Road	
Russell Fish/ #116.1		Oppose	Review the 'Industrial Interface' Qualifying Matter, with a view to remove the designation where it is not already an historically established principle.	
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) / #212.10		Seek Amendment	<p>Replace 14.2.12 Objective as follows:</p> <p>New residential development is not adversely affected by noise generated from industrial activities and the development does not affect the operation of industrial activities within industrial zones.</p> <p>New residential development is compatible with existing lawfully established industrial activities.</p>	
Ravensdown Limited/ #243.3		Seek Amendment	Amend proposed Objective 14.2.12 so that it recognises the full suite of potential effects from industrial activities on new residential development, not just noise.	
Ravensdown Limited/243.3	Kāinga Ora/ #FS2082.203	Seek Amendment	<p>Amend proposed Objective 14.2.12 so that it recognises the full suite of potential effects from industrial activities on new residential development, not just noise.</p> <p>Rezoning of the land to the southwest and south of the Christchurch Works (as outlined in red in Figure 2 of this submission) is not consistent with SD Objective 3.3.14 (now 3.3.15 under PC14) of the District Plan, nor does it align with the policy framework of the IHZ which acknowledges the potential for both reverse sensitivity issues and a range of potential effects on more sensitive activities adjoining such sites. For this reason, Ravensdown considers that the area of land, which is of concern, should be rezoned MRZ. This zoning is consistent with the proposed rezoning of the land to the south and east of the land which is generally located to the south of the Christchurch Works.</p> <p>In recognition of the nature of the IHZ, and the activities that lawfully can occur in that zone, retain a restriction on development of the MRZ land, where it adjoins industrially zoned land, whereby permitted residential development must be the lesser of 7m or 2-storeys. This restriction could be applied by way of the proposed RII-QM, or alternatively by way of a rule that specifies this requirement if residential development is being sought within a specified buffer area, as discussed below, of an industrial zone.</p> <p>If the restriction proposed above is to be by way of a rule, given that the proposed PC14 RII-QM was developed on the basis of potential noise effects on residential development, then a rule requiring acoustic installation to be installed in all residential developments, within the specified buffer area from industrial zones, should also be included in the District Plan.</p> <p>In the absence of any specific technical evidence from Council that addresses the potential effects, not just noise effects, from industrial activities in an IHZ (rather than just an IGZ), and where an IGZ does not buffer an IHZ from a residential zone, Ravensdown proposes that the 'buffer area' restriction that applies at the IHZ /residential interface should extend for 240m from the zone boundary. This proposed buffer accommodates PC14's proposed 40m noise related IGZ / residential zone 'buffer', plus provision of an additional 200m to reflect the approximate depth of part of the IGZ in Hornby where it adjoins an IHZ (i.e., to the northwest and north of Ravensdown's site). Thus, this approach incorporates a IGZ buffer between IHZ and residential zones that seems to have been envisaged in the s32 Evaluation. Also,</p>	Oppose

			this extent of buffer generally reflects the extent of off-site locations where Ravensdown carries out monitoring and survey work under Consent CRC080001, and where windows of residential dwellings has been replaced, as required by the conditions of Consent CRC080001, due to etching of glass.	
Environment Canterbury / Canterbury Regional Council/ #689.53		Support	[Retain Objective as notified]	
Environment Canterbury / Canterbury Regional Council/689.53	Anne Dingwall/ #FS2037.1075	Support	[Retain Objective as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Kāinga Ora – Homes and Communities / #834.166		Oppose	Delete Objective 14.2.12 and Policy 14.2.12.1 and the Industrial Interface Qualifying Matter and all associated provisions.	
Kāinga Ora – Homes and Communities /834.166	LMM Investments 2012 Limited/ #FS2049.82	Oppose	Delete Objective 14.2.12 and Policy 14.2.12.1 and the Industrial Interface Qualifying Matter and all associated provisions. Kāinga Ora considers that at the interface of industrial and residential zones the onus for managing effects rest primarily with the industrial activity. The interfaces are already existing, with the Operative Plan having long zoned industrial areas adjacent to residential zones for light industrial activities. Invariably industry is required to meet residential zone standards relating to matters such as noise or glare at the zone boundary. Given the existing requirements to comply with residential standards at the zone interface, combined with the General Industrial zone standards that limit heavy industry in these buffer locations, the QM setback is not considered to be appropriate with the benefits of the QM not outweighing the costs.	Support
Kāinga Ora – Homes and Communities /834.166	Lyttelton Port Company Limited/ #FS2054.14	Oppose	Delete Objective 14.2.12 and Policy 14.2.12.1 and the Industrial Interface Qualifying Matter and all associated provisions. Kāinga Ora considers that at the interface of industrial and residential zones the onus for managing effects rest primarily with the industrial activity. The interfaces are already existing, with the Operative Plan having long zoned industrial areas adjacent to residential zones for light industrial activities. Invariably industry is required to meet residential zone standards relating to matters such as noise or glare at the zone boundary. Given the existing requirements to comply with residential standards at the zone interface, combined with the General Industrial zone standards that limit heavy industry in these buffer locations, the QM setback is not considered to be appropriate with the benefits of the QM not outweighing the costs.	Oppose
Lyttelton Port Company Limited/ #853.13		Support	Retain objective as notified.	

Residential > Objectives and Policies > Objective - Compatibility with Industrial activities > Policy - Managing effects on industrial activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Russell Fish/ #116.2		Oppose	Review the 'Industrial Interface' Qualifying Matter, with a view to remove the designation where it is not already an historically established principle.	
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) / #212.11		Seek Amendment	Amend 14.2.1.2.1 Policy as follows: a. Restrict new residential development of three or more storeys within proximity to existing lawfully established industrial activities and industrial zoned sites where it would give rise to reverse sensitivity effects on industrial activities and/or compromise adversely affect the amenity , health and safety of residents, unless mitigation sufficiently addresses the effects	
Ravensdown Limited/ #243.4		Support	Retain Policy 14.2.12.1 as notified.	
Environment Canterbury / Canterbury Regional Council/ #689.54		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.54	Anne Dingwall/ #FS2037.1076	Support	[Retain Policy as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Kāinga Ora – Homes and Communities / #834.167		Oppose	Delete Objective 14.2.12 and Policy 14.2.12.1 and the Industrial Interface Qualifying Matter and all associated provisions.	
Kāinga Ora – Homes and Communities /834.167	LMM Investments 2012 Limited/ #FS2049.83	Oppose	Delete Objective 14.2.12 and Policy 14.2.12.1 and the Industrial Interface Qualifying Matter and all associated provisions. Kāinga Ora considers that at the interface of industrial and residential zones the onus for managing effects rest primarily with the industrial activity. The interfaces are already existing, with the Operative Plan having long zoned industrial areas adjacent to residential zones for light industrial activities. Invariably industry is required to meet residential zone standards relating to matters such as noise or glare at the zone boundary. Given the existing requirements to comply with residential standards at the zone interface, combined with the General Industrial zone standards that limit heavy industry in these buffer locations, the QM setback is not considered to be appropriate with the benefits of the QM not outweighing the costs.	Support

Kāinga Ora – Homes and Communities /834.167	Lyttelton Port Company Limited/ #FS2054.15	Oppose	Delete Objective 14.2.12 and Policy14.2.12.1 and the Industrial InterfaceQualifying Matter and all associatedprovisions. Kāinga Ora considers that atthe interface of industrial andresidential zones the onus formanaging effects rest primarilywith the industrial activity. Theinterfaces are already existing,with the Operative Plan havinglong zoned industrial areasadjacent to residential zones forlight industrial activities.Invariably industry is required tomeet residential zone standardsrelating to matters such asnoise or glare at the zoneboundary.Given the existing requirements to comply with residentialstandards at the zone interface,combined with the GeneralIndustrial zone standards thatlimit heavy industry in thesebuffer locations, the QMsetback is not considered to beappropriate with the benefits ofthe QM not outweighing thecosts.	Oppose
Lyttelton Port Company Limited/ #853.14		Support	14.2.12.1 Policy – Managing effectson industrial activitiesa. Restrict new residentialdevelopment of three or morestoreys within proximity toindustrial zoned sites where itwould give rise to reversesensitivity effects on industrialactivities and/or adversely affectthe health and safety of residents,unless mitigation sufficientlyaddresses the effects. Retain policy as notified.	

Residential > Objectives and Policies > DELETE 14.2.8 Objective - Central City residential role, built form and amenity

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.50		Support	[Retain proposed deletion]	
Environment Canterbury / Canterbury Regional Council/689.50	Anne Dingwall/ #FS2037.1072	Support	[Retain proposed deletion] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support

Residential > Objectives and Policies > DELETE 14.2.8 Objective - Central City residential role, built form and amenity > DELETE 14.2.8.1 Policy - Building heights

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.51		Support	[Retain proposed deletion]	
Environment Canterbury / Canterbury Regional Council/689.51	Anne Dingwall/ #FS2037.1073	Support	[Retain proposed deletion] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support

Residential > Objectives and Policies > DELETE 14.2.8 Objective - Central City residential role, built form and amenity > DELETE 14.2.8.2 Policy - Amenity standards

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.52		Support	[Retain proposed deletion]	
Environment Canterbury / Canterbury Regional Council/689.52	Anne Dingwall/ #FS2037.1074	Support	[Retain proposed deletion] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support

Residential > How to interpret and apply the rules

Submission Number	Further Submission No	Position	Decision Requested	FS Position
James Harwood/ #571.26		Oppose	Seek[s] that the council delete the reference to qualifying matter for Low Public Transport Accessibility.	
James Harwood/571.26	Rachel Sanders/ #FS2098.75	Oppose	Seek[s] that the council delete the reference to qualifying matter for Low Public Transport Accessibility. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Analijia Thomas/ #615.22		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council remove references to this qualifying matter.	

Analija Thomas/615.22	Rachel Sanders/ #FS2074.79	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council remove references to this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Analija Thomas/615.22	Rachel Sanders/ #FS2098.88	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council remove references to this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Seek Amendment
Waka Kotahi (NZ Transport Agency) / #805.19		Oppose	Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14.	
Waka Kotahi (NZ Transport Agency) /805.19	Miles Premises Ltd/ #FS2050.9	Oppose	Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the potential to change overtime as demand changes, where increased density can support increased public transport services. It is also considered that this qualifying matter does not meet the requirements under s771 of the NPS-UD. Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.	Support
Waka Kotahi (NZ Transport Agency) /805.19	Chapman Tripp/ #FS2063.104	Oppose	Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the potential to change overtime as demand changes, where increased density can support increased public transport services. It is also considered that this qualifying matter does not meet the requirements under s771 of the NPS-UD. Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.	Support
Waka Kotahi (NZ Transport Agency) /805.19	Chapman Tripp/ #FS2063.105	Oppose	Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the potential to change overtime as demand changes, where increased density can support increased public transport services. It is also considered that this qualifying matter does not meet the requirements under s771 of the NPS-UD. Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.	Support
Waka Kotahi (NZ Transport Agency) /805.19	Chapman Tripp/ #FS2064.101	Oppose	Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the potential to change overtime as demand changes, where increased density can support increased public transport services. It is also considered that this qualifying matter does not meet the requirements under s771 of the NPS-UD. Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.	Support

Waka Kotahi (NZ Transport Agency) /805.19	Rachel Sanders/ #FS2074.115	Oppose	<p>Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the potential to change overtime as demand changes, where increased density can support increased public transport services.</p> <p>It is also considered that this qualifying matter does not meet the requirements under s77I of the NPS-UD.</p> <p>Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.</p>	Oppose
Waka Kotahi (NZ Transport Agency) /805.19	Andrew McCarthy/ #FS2081.30	Oppose	<p>Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the potential to change overtime as demand changes, where increased density can support increased public transport services.</p> <p>It is also considered that this qualifying matter does not meet the requirements under s77I of the NPS-UD.</p> <p>Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.</p>	Support
Waka Kotahi (NZ Transport Agency) /805.19	Troy Lange/ #FS2087.15	Oppose	<p>Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the potential to change overtime as demand changes, where increased density can support increased public transport services.</p> <p>It is also considered that this qualifying matter does not meet the requirements under s77I of the NPS-UD.</p> <p>Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.</p>	Support
Waka Kotahi (NZ Transport Agency) /805.19	Fiona Aston/ #FS2088.17	Oppose	<p>Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the potential to change overtime as demand changes, where increased density can support increased public transport services.</p> <p>It is also considered that this qualifying matter does not meet the requirements under s77I of the NPS-UD.</p> <p>Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.</p>	Support
Waka Kotahi (NZ Transport Agency) /805.19	Rachel Sanders/ #FS2098.7	Oppose	<p>Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the potential to change overtime as demand changes, where increased density can support increased public transport services.</p> <p>It is also considered that this qualifying matter does not meet the requirements under s77I of the NPS-UD.</p> <p>Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.</p>	Seek Amendment

Carter Group Limited/ #814.150		Oppose	Oppose 14.3(f). Seek that this is deleted.	
Carter Group Limited/814.150	Kāinga Ora/ #FS2082.980	Oppose	Oppose 14.3(f). Seek that this is deleted. For the reasons set out in their submission on sub chapter 6.1A, the submitter opposes the extent of qualifying matters listed and seeks that this rule be amended in a manner consistent with the relief sought on that chapter.	Seek Amendment
The Catholic Diocese of Christchurch / #823.121		Oppose	14.3(f). Delete, in a manner consistent with the submission on chapter 6.1A.	
The Catholic Diocese of Christchurch /823.121	Anne Dingwall/ #FS2037.1353	Oppose	14.3(f). Delete, in a manner consistent with the submission on chapter 6.1A. For the reasons set out in their submission on sub chapter 6.1A, the submitter opposes the extent of qualifying matters listed and seeks that this rule be amended in a manner consistent with the relief sought on that chapter.	Oppose
The Catholic Diocese of Christchurch /823.121	Carter Group Limited/ #FS2045.294	Oppose	14.3(f). Delete, in a manner consistent with the submission on chapter 6.1A. For the reasons set out in their submission on sub chapter 6.1A, the submitter opposes the extent of qualifying matters listed and seeks that this rule be amended in a manner consistent with the relief sought on that chapter.	Support
The Catholic Diocese of Christchurch /823.121	Kāinga Ora/ #FS2082.1077	Oppose	14.3(f). Delete, in a manner consistent with the submission on chapter 6.1A. For the reasons set out in their submission on sub chapter 6.1A, the submitter opposes the extent of qualifying matters listed and seeks that this rule be amended in a manner consistent with the relief sought on that chapter.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.81		Oppose	<ol style="list-style-type: none"> 1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ 	
Kāinga Ora – Homes and Communities /834.81	Catholic Diocese of Christchurch/ #FS2044.54	Oppose	<ol style="list-style-type: none"> 1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ <p>Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.</p>	Support
Kāinga Ora – Homes and Communities /834.81	Carter Group Limited/ #FS2045.56	Oppose	<ol style="list-style-type: none"> 1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 	Support

			<p>2. Rezone all areas subject to this QM toMRZ</p> <p>Kāinga Ora opposes the 'LowPublic Transport Accessibility'being a qualifying matter andconsiders this to be inconsistentwith the requirements ofSection 77L. Kāinga Ora is particularlyconcerned to note the largeareas with inadequate servicesin the eastern parts of theDistrict, where the lack of suchservices has the potential toexacerbate existing socialinequalities.</p>	
Kāinga Ora – Homes and Communities /834.81	LMM Investments 2012 Limited/ #FS2049.29	Oppose	<p>1. Delete the Low Public TransportAccessibility Qualifying Matter and allassociated provisions.</p> <p>2. Rezone all areas subject to this QM toMRZ</p> <p>Kāinga Ora opposes the 'LowPublic Transport Accessibility'being a qualifying matter andconsiders this to be inconsistentwith the requirements ofSection 77L. Kāinga Ora is particularlyconcerned to note the largeareas with inadequate servicesin the eastern parts of theDistrict, where the lack of suchservices has the potential toexacerbate existing socialinequalities.</p>	Support
Kāinga Ora – Homes and Communities /834.81	Chapman Tripp/ #FS2063.126	Oppose	<p>1. Delete the Low Public TransportAccessibility Qualifying Matter and allassociated provisions.</p> <p>2. Rezone all areas subject to this QM toMRZ</p> <p>Kāinga Ora opposes the 'LowPublic Transport Accessibility'being a qualifying matter andconsiders this to be inconsistentwith the requirements ofSection 77L. Kāinga Ora is particularlyconcerned to note the largeareas with inadequate servicesin the eastern parts of theDistrict, where the lack of suchservices has the potential toexacerbate existing socialinequalities.</p>	Support
Kāinga Ora – Homes and Communities /834.81	Chapman Tripp/ #FS2064.121	Oppose	<p>1. Delete the Low Public TransportAccessibility Qualifying Matter and allassociated provisions.</p> <p>2. Rezone all areas subject to this QM toMRZ</p> <p>Kāinga Ora opposes the 'LowPublic Transport Accessibility'being a qualifying matter andconsiders this to be inconsistentwith the requirements ofSection 77L. Kāinga Ora is particularlyconcerned to note the largeareas with inadequate servicesin the eastern parts of theDistrict, where the lack of suchservices has the potential toexacerbate existing socialinequalities.</p>	Support
Kāinga Ora – Homes and Communities /834.81	Rachel Sanders/ #FS2074.118	Oppose	<p>1. Delete the Low Public TransportAccessibility Qualifying Matter and allassociated provisions.</p> <p>2. Rezone all areas subject to this QM toMRZ</p> <p>Kāinga Ora opposes the 'LowPublic Transport Accessibility'being a qualifying matter andconsiders this to be inconsistentwith the requirements ofSection 77L. Kāinga Ora is particularlyconcerned to note the largeareas with inadequate servicesin the eastern parts of theDistrict, where the lack of suchservices has the potential toexacerbate existing socialinequalities.</p>	Oppose
Kāinga Ora – Homes and Communities /834.81	Andrew McCarthy/ #FS2081.7	Oppose		Support

			<p>1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.</p> <p>2. Rezone all areas subject to this QM to MRZ</p> <p>Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.</p>	
Kāinga Ora – Homes and Communities /834.81	Rachel Sanders/ #FS2098.10	Oppose	<p>1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.</p> <p>2. Rezone all areas subject to this QM to MRZ</p> <p>Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.</p>	Seek Amendment
Kāinga Ora – Homes and Communities / #834.168		Not Stated	Consistent with this submission, Kāinga Ora supports the deletion of the Community Housing Redevelopment Mechanism, provided Plan Change 14 is amended consistent with the relief sought in this submission. Kāinga Ora notes that the relevant objectives and policies are still provided for within the Plan and therefore questions the relevance of these if the Community Housing redevelopment mechanism has been deleted	
Kāinga Ora – Homes and Communities /834.168	LMM Investments 2012 Limited/ #FS2049.84	Not Stated	Consistent with this submission, Kāinga Ora supports the deletion of the Community Housing Redevelopment Mechanism, provided Plan Change 14 is amended consistent with the relief sought in this submission. Kāinga Ora notes that the relevant objectives and policies are still provided for within the Plan and therefore questions the relevance of these if the Community Housing redevelopment mechanism has been deleted. Kāinga Ora notes that the relevant objectives and policies are still provided for within the Plan and therefore questions the relevance of these if the Community Housing redevelopment mechanism has been deleted.	Support
Kāinga Ora – Homes and Communities / #834.169		Oppose	<p>14.3 How to interpret and apply the rules – Clause f. xvi.</p> <p>f. There are parts of residential zones where the permitted development, height and/or density directed by the MDRS or Policy 3 of the NPS-UD may be modified by qualifying matters. These are identified in detail in Chapter 6.1A and the Planning Maps, and include the following:</p> <p>i. Historic Heritage including heritage items, heritage settings, Residential Heritage Area, Residential Heritage Area Interface</p> <p>ii. Riccarton Bush Interface Area</p> <p>iii. Heritage, Significant and other Trees</p> <p>iv. Sites of Ecological Significance</p> <p>v. Outstanding Natural Features and Landscapes</p> <p>vi. Sites of Cultural Significance</p> <p>vii. Residential Character Areas</p> <p>viii. High Flood Hazard Management Area</p> <p>ix. Flood Ponding Management Area</p> <p>x. Coastal Hazard High Risk Management Area and Coastal Hazard Medium Risk Management Area</p> <p>xi. Tsunami Management Area</p>	

			<p>xii. Slope Hazard</p> <p>xiii. Waterbody Setback</p> <p>xiv. Railway Building Setback</p> <p>xv. Electricity Transmission Corridor and Infrastructure</p> <p>xvi. Airport Noise Influence Area</p> <p>xvii. Waste Water Constraint Area xviii. Lyttelton Port Influence Area</p> <p>xix. Low Public Transport Accessibility Area</p> <p>xx. City Spine Transport Corridor</p> <p>xxi. Industrial Interface</p>	
Kāinga Ora – Homes and Communities /834.169	Anne Dingwall/ #FS2037.24	Oppose	<p>14.3 How to interpret and apply the rules – Clause f. xvi.</p> <p>f. There are parts of residential zones where the permitted development, height and/or density directed by the MDRS or Policy 3 of the NPS-UD may be modified by qualifying matters. These are identified in detail in Chapter 6.1A and the Planning Maps, and include the following:</p> <p>i. Historic Heritage including heritage items, heritage settings, Residential Heritage Area, Residential Heritage Area Interface</p> <p>ii. Riccarton Bush Interface Area</p> <p>iii. Heritage, Significant and other Trees</p> <p>iv. Sites of Ecological Significance</p> <p>v. Outstanding Natural Features and Landscapes</p> <p>vi. Sites of Cultural Significance vii. Residential Character Areas</p> <p>viii. High Flood Hazard Management Area</p> <p>ix. Flood Ponding Management Area</p> <p>x. Coastal Hazard High Risk Management Area and Coastal Hazard Medium Risk Management Area</p> <p>xi. Tsunami Management Area</p> <p>xii. Slope Hazard</p> <p>xiii. Waterbody Setback</p> <p>xiv. Railway Building Setback</p> <p>xv. Electricity Transmission Corridor and Infrastructure</p> <p>xvi. Airport Noise Influence Area</p>	Seek Amendment

			<p>xvii. Waste Water Constraint Area xviii. Lyttelton Port Influence Area</p> <p>xix. Low Public Transport Accessibility Area</p> <p>xx. City Spine Transport Corridor</p> <p>xxi. Industrial Interface</p> <p>The proposed deletion is consequential to the deletion of the Airport Noise Influence Area qualifying matter, amongst others deleted here and throughout the body of this submission.</p>	
Kāinga Ora – Homes and Communities /834.169	LMM Investments 2012 Limited/ #FS2049.85	Oppose	<p>14.3 How to interpret and apply the rules – Clause f. xvi.</p> <p>f. There are parts of residential zones where the permitted development, height and/or density directed by the MDRS or Policy 3 of the NPS-UD may be modified by qualifying matters. These are identified in detail in Chapter 6.1A and the Planning Maps, and include the following:</p> <p>i. Historic Heritage including heritage items, heritage settings, Residential Heritage Area, Residential Heritage Area Interface</p> <p>ii. Riccarton Bush Interface Area</p> <p>iii. Heritage, Significant and other Trees</p> <p>iv. Sites of Ecological Significance</p> <p>v. Outstanding Natural Features and Landscapes</p> <p>vi. Sites of Cultural Significance</p> <p>vii. Residential Character Areas</p> <p>viii. High Flood Hazard Management Area</p> <p>ix. Flood Ponding Management Area</p> <p>x. Coastal Hazard High Risk Management Area and Coastal Hazard Medium Risk Management Area</p> <p>xi. Tsunami Management Area</p> <p>xii. Slope Hazard</p> <p>xiii. Waterbody Setback</p> <p>xiv. Railway Building Setback</p> <p>xv. Electricity Transmission Corridor and Infrastructure</p> <p>xvi. Airport Noise Influence Area</p> <p>xvii. Waste Water Constraint Area xviii. Lyttelton Port Influence Area</p> <p>xix. Low Public Transport Accessibility Area</p> <p>xx. City Spine Transport Corridor</p> <p>xxi. Industrial Interface</p>	Support

			The proposed deletion is consequential to the deletion of the Airport Noise Influence Area qualifying matter, among others deleted here and throughout the body of this submission.	
Kāinga Ora – Homes and Communities /834.169	Heritage New Zealand Pouhere Taonga/ #FS2051.99	Oppose	<p>14.3 How to interpret and apply the rules – Clause f. xvi.</p> <p>f. There are parts of residential zones where the permitted development, height and/or density directed by the MDRS or Policy 3 of the NPS-UD may be modified by qualifying matters. These are identified in detail in Chapter 6.1A and the Planning Maps, and include the following:</p> <p>i. Historic Heritage including heritage items, heritage settings, Residential Heritage Area, Residential Heritage Area Interface</p> <p>ii. Riccarton Bush Interface Area</p> <p>iii. Heritage, Significant and other Trees</p> <p>iv. Sites of Ecological Significance</p> <p>v. Outstanding Natural Features and Landscapes</p> <p>vi. Sites of Cultural Significance</p> <p>vii. Residential Character Areas</p> <p>viii. High Flood Hazard Management Area</p> <p>ix. Flood Ponding Management Area</p> <p>x. Coastal Hazard High Risk Management Area and Coastal Hazard Medium Risk Management Area</p> <p>xi. Tsunami Management Area</p> <p>xii. Slope Hazard</p> <p>xiii. Waterbody Setback</p> <p>xiv. Railway Building Setback</p> <p>xv. Electricity Transmission Corridor and Infrastructure</p> <p>xvi. Airport Noise Influence Area</p> <p>xvii. Waste Water Constraint Area</p> <p>xviii. Lyttelton Port Influence Area</p> <p>xix. Low Public Transport Accessibility Area</p> <p>xx. City Spine Transport Corridor</p> <p>xxi. Industrial Interface</p> <p>The proposed deletion is consequential to the deletion of the Airport Noise Influence Area qualifying matter, among others deleted here and throughout the body of this submission.</p>	Oppose
Kāinga Ora – Homes and Communities /834.169	Christchurch International Airport Limited/ #FS2052.24	Oppose	<p>14.3 How to interpret and apply the rules – Clause f. xvi.</p>	Oppose

			<p>f. There are parts of residential zones where the permitted development, height and/or density directed by the MDRS or Policy 3 of the NPS-UD may be modified by qualifying matters. These are identified in detail in Chapter 6.1A and the Planning Maps, and include the following:</p> <ul style="list-style-type: none"> i. Historic Heritage including heritage items, heritage settings, Residential Heritage Area, Residential Heritage Area Interface ii. Riccarton Bush Interface Area iii. Heritage, Significant and other Trees iv. Sites of Ecological Significance v. Outstanding Natural Features and Landscapes vi. Sites of Cultural Significance vii. Residential Character Areas viii. High Flood Hazard Management Area ix. Flood Ponding Management Area x. Coastal Hazard High Risk Management Area and Coastal Hazard Medium Risk Management Area xi. Tsunami Management Area xii. Slope Hazard xiii. Waterbody Setback xiv. Railway Building Setback xv. Electricity Transmission Corridor and Infrastructure xvi. Airport Noise Influence Area xvii. Waste Water Constraint Area xviii. Lyttelton Port Influence Area xix. Low Public Transport Accessibility Area xx. City Spine Transport Corridor xxi. Industrial Interface <p>The proposed deletion is consequential to the deletion of the Airport Noise Influence Area qualifying matter, among others deleted here and throughout the body of this submission.</p>	
Kāinga Ora – Homes and Communities /834.169	KiwiRail/ #FS2055.18	Oppose	<p>14.3 How to interpret and apply the rules – Clause f. xvi.</p> <p>f. There are parts of residential zones where the permitted development, height and/or density directed by the MDRS or Policy 3 of the NPS-UD may be modified by qualifying matters. These are identified in detail in Chapter 6.1A and the Planning Maps, and include the following:</p> <ul style="list-style-type: none"> i. Historic Heritage including heritage items, heritage settings, Residential Heritage Area, Residential Heritage Area Interface ii. Riccarton Bush Interface Area 	Oppose

			<ul style="list-style-type: none"> iii. Heritage, Significant and other Trees iv. Sites of Ecological Significance v. Outstanding Natural Features and Landscapes vi. Sites of Cultural Significance vii. Residential Character Areas viii. High Flood Hazard Management Area ix. Flood Ponding Management Area x. Coastal Hazard High Risk Management Area and Coastal Hazard Medium Risk Management Area xi. Tsunami Management Area xii. Slope Hazard xiii. Waterbody Setback xiv. Railway Building Setback xv. Electricity Transmission Corridor and Infrastructure xvi. Airport Noise Influence Area xvii. Waste Water Constraint Area xviii. Lyttelton Port Influence Area xix. Low Public Transport Accessibility Area xx. City Spine Transport Corridor xxi. Industrial Interface <p>The proposed deletion is consequential to the deletion of the Airport Noise Influence Area qualifying matter, amongst others deleted here and throughout the body of this submission.</p>	
<p>Kāinga Ora – Homes and Communities /834.169</p>	<p>Kauri Lodge Rest Home 2008 Limited/ #FS2059.20</p>	<p>Oppose</p>	<p>14.3 How to interpret and apply the rules – Clause f. xvi.</p> <p>f. There are parts of residential zones where the permitted development, height and/or density directed by the MDRS or Policy 3 of the NPS-UD may be modified by qualifying matters. These are identified in detail in Chapter 6.1A and the Planning Maps, and include the following:</p> <ul style="list-style-type: none"> i. Historic Heritage including heritage items, heritage settings, Residential Heritage Area, Residential Heritage Area Interface ii. Riccarton Bush Interface Area iii. Heritage, Significant and other Trees iv. Sites of Ecological Significance v. Outstanding Natural Features and Landscapes vi. Sites of Cultural Significance vii. Residential Character Areas 	<p>Support</p>

			<p>viii. High Flood Hazard Management Area</p> <p>ix. Flood Ponding Management Area</p> <p>x. Coastal Hazard High Risk Management Area and Coastal Hazard Medium Risk Management Area</p> <p>xi. Tsunami Management Area</p> <p>xii. Slope Hazard</p> <p>xiii. Waterbody Setback</p> <p>xiv. Railway Building Setback</p> <p>xv. Electricity Transmission Corridor and Infrastructure</p> <p>xvi. Airport Noise Influence Area</p> <p>xvii. Waste Water Constraint Area</p> <p>xviii. Lyttelton Port Influence Area</p> <p>xix. Low Public Transport Accessibility Area</p> <p>xx. City Spine Transport Corridor</p> <p>xxi. Industrial Interface</p> <p>The proposed deletion is consequential to the deletion of the Airport Noise Influence Area qualifying matter, amongst others deleted here and throughout the body of this submission.</p>	
<p>Kāinga Ora – Homes and Communities /834.169</p>	<p>New Zealand Airports Association/ #FS2071.12</p>	<p>Oppose</p>	<p>14.3 How to interpret and apply the rules – Clause f. xvi.</p> <p>f. There are parts of residential zones where the permitted development, height and/or density directed by the MDRS or Policy 3 of the NPS-UD may be modified by qualifying matters. These are identified in detail in Chapter 6.1A and the Planning Maps, and include the following:</p> <p>i. Historic Heritage including heritage items, heritage settings, Residential Heritage Area, Residential Heritage Area Interface</p> <p>ii. Riccarton Bush Interface Area</p> <p>iii. Heritage, Significant and other Trees</p> <p>iv. Sites of Ecological Significance</p> <p>v. Outstanding Natural Features and Landscapes</p> <p>vi. Sites of Cultural Significance</p> <p>vii. Residential Character Areas</p> <p>viii. High Flood Hazard Management Area</p> <p>ix. Flood Ponding Management Area</p> <p>x. Coastal Hazard High Risk Management Area and Coastal Hazard Medium Risk Management Area</p> <p>xi. Tsunami Management Area</p>	<p>Oppose</p>

			<p>xii. Slope Hazard</p> <p>xiii. Waterbody Setback</p> <p>xiv. Railway Building Setback</p> <p>xv. Electricity Transmission Corridor and Infrastructure</p> <p>xvi. Airport Noise Influence Area</p> <p>xvii. Waste Water Constraint Area xviii. Lyttelton Port Influence Area</p> <p>xix. Low Public Transport Accessibility Area</p> <p>xx. City Spine Transport Corridor</p> <p>xxi. Industrial Interface</p> <p>The proposed deletion is consequential to the deletion of the Airport Noise Influence Area qualifying matter, among others deleted here and throughout the body of this submission.</p>	
Lyttelton Port Company Limited/ #853.7		Support	Retain as notified 14.3 How to interpret and apply the rules point f	
Lyttelton Port Company Limited/853.7	KiwiRail/ #FS2055.23	Support	<p>Retain as notified 14.3 How to interpret and apply the rules point f</p> <p>LPC supports the identification of qualifying matters that modify that MDRS.</p> <p>In particular, it supports identification of the Lyttelton Port Influence Area (xviii.) and Industrial Interface (xxi.) qualifying matters.</p>	Support
Otautahi Community Housing Trust/ #877.24		Seek Amendment	<p>Regarding 14.3.i:</p> <p>Remove the last part of the sentence: "Residential Heritage Area, Residential Heritage Area Interface"</p>	
Otautahi Community Housing Trust/877.24	Heritage New Zealand Pouhere Taonga/ #FS2051.100	Seek Amendment	<p>Regarding 14.3.i:</p> <p>Remove the last part of the sentence: "Residential Heritage Area, Residential Heritage Area Interface"</p> <p>The proposed deletion is consequential to the deletion of the Residential Heritage Area qualifying matter.</p> <p>[Please see attachment]</p>	Oppose
Otautahi Community Housing Trust/877.24	Kāinga Ora/ #FS2082.1252	Seek Amendment	<p>Regarding 14.3.i:</p> <p>Remove the last part of the sentence: "Residential Heritage Area, Residential Heritage Area Interface"</p>	Seek Amendment

			The proposed deletion is consequential to the deletion of the ResidentialHeritage Area qualifying matter. [Please see attachment]	
Otautahi Community Housing Trust/877.24	Kāinga Ora/ #FS2082.1320	Seek Amendment	Regarding 14.3.i: Remove the last part of the sentence: "Residential Heritage Area, Residential Heritage Area Interface" The proposed deletion is consequential to the deletion of the ResidentialHeritage Area qualifying matter. [Please see attachment]	Seek Amendment
Transpower New Zealand Limited / #878.18		Support	Retain 14.3 How to interpret and apply the rules as notified.	

Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heather Woods/ #107.6		Seek Amendment	<i>Amend 14.4.1.1 Permitted activities To include Transportable Homes as of right in any location, and in whichever way is going to contribute to the CCC objectives of intensifying housing in greater Christchurch.</i>	
Heather Woods/ #107.8		Seek Amendment	Amend 14.13.1.1 For CCC to permit Qualifying Sites to be located in ANY Residential Suburban zone, not just the transitional residential suburban zone.	
Heather Woods/ #107.9		Seek Amendment	Apply 14.13.1.2 and 14.13.1.3 to tiny house development in all Residential Suburban and Medium Density Zones.	
Sandra Caldwell/ #120.3		Oppose	Rezoning Paparoa Street from High Density Residential and Medium Density Residential to Residential Suburban.	
Rohan A Collett/ #147.5		Oppose	Oppose the inclusion of provisions - Qualifying Matters - restricting MDRS within the existing residential areas under the Airport Noise Corridor.	
Rohan A Collett/147.5	Christchurch International Airport Limited/ #FS2052.67	Oppose	Oppose the inclusion of provisions - Qualifying Matters - restricting MDRS within the existing residential areas under the Airport Noise Corridor. The Airport Noise Corridor (which runs between Fendalton/Riccarton to the airport) is not a Qualifying Matter as planes only use this path when the wind direction is north-west or south-east, which according to NIWA records is less than 3% of the time. Omitting this large area of land from MDRS because of detrimental effects from planes flying overhead for 3% of the time seems ridiculous.	Oppose
Jorge Rodriguez/ #178.3		Seek Amendment	I S trongly oppose the proposed zoning of 5B Frome Place as a Residential Suburban Zone and urge the Christchurch City Council to rezone the property and the St Albans area in general as a Residential Medium Density Zone.	
Brooke McKenzie/ #183.3		Oppose	Oppose the Low Density Residential Airport Noise Influence Zone that reduces residential density. Support this to be MDRZ.	
Brooke McKenzie/183.3	Christchurch International Airport Limited/ #FS2052.82	Oppose	Oppose the Low Density Residential Airport Noise Influence Zone that reduces residential density. Support this to be MDRZ. 50000 houses will have to be built within Christchurch city boundaries within the next 30 years. Since the earthquakes we have lost an incredible number of ratepayers to Selwyn and Waimak because of very unwise decisions by council and the minister using the LURP act to rezone land in the Halswell area which apart from being very expensive TC2 and 3 to develop, was totally unsuitable and has led to storm water problems semi rectified by swales and other flood diversion actions. The expensive development costs of subsequent sections and builds led many homeowners to venture outside Christchurch to buy equivalent or better for substantially less \$, with change. These unwise decisions made to protect airport contours have cost this city dearly. The Halswell land continues to be developed on a flood plateau that is the catchment tributary for the Heathcote and Avon rivers. With climate change and the insanity of the council and minister's decision will be rewarded with continuous flooding. Still subdivisions get approved into these totally unsuitable areas because there are currently few alternatives. This city needs land for subdivision and it has been widely agreed for 30 plus years that the most suitable TC1 land has been the western fringe out to the airport. There has never been any argument about this fact. The impediment has been protection of the airport and the powers that be	Oppose

			persuaded that an outer control boundary (OCB) of 50dbn was the limit for residential and other development. This was determined by a very persuasive airport company and their consultants that development within this band was detrimental to health and may lead to the airport being curfewed. No one wants the airport to be curfewed and the remedy proposed will ensure their protection. However every other airport in New Zealand including Auckland (UNCURFEWED) has accepted the 1992 standard NZ6805 with an OCB of 55dbn.	
Ruth Parker/ #411.1		Support	Supports retaining Residential Suburban Zoning	
Karelia Levin/ #479.3		Support	Approve PC14 in respect of the Airport Noise Influence Area.	
Deidre Rance/ #561.6		Seek Amendment	[Retain existing zones in the Strowan area]	
Larissa Lilley/ #671.4		Support	Support high density in New Brighton.	
Kāinga Ora – Homes and Communities / #834.58		Oppose	14.4.1 – 14.4.4, 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct. Delete this qualifying matter and all proposed provisions	
Kāinga Ora – Homes and Communities / #834.58	Kauri Lodge Rest Home 2008 Limited/ #FS2059.29	Oppose	14.4.1 – 14.4.4, 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct. Delete this qualifying matter and all proposed provisions Kāinga Ora seeks that the Airport Noise Influence Area qualifying matter be deleted thus allowing all existing residential zoned land within the Airport Noise Influence Area to be zoned Medium Density Residential as per the direction in the Act. While Kāinga Ora agrees that it is appropriate to protect strategic infrastructure (including Christchurch International Airport) from reverse sensitivity effects, it does not consider that restricting density under the Airport Noise Influence Area is necessary to avoid reverse sensitivity effects. Further, Kāinga Ora considers that the health, safety and amenity of existing and future residents living within the Airport Noise Influence Area would be appropriately maintained if the land was zoned Medium Density Residential. Any new buildings and additions to existing buildings located within the 55 dB Ldn air noise contour or the 55 dB Ldn engine testing contour would continue to be subject to the acoustic insulation standards set out at Rule 6.1.7.2.2 (Activities near Christchurch Airport) in the District Plan as required by Policy 6.1.2.1.5 b. ii. (Airport noise).	Support
Kāinga Ora – Homes and Communities / #834.58	New Zealand Airports Association/ #FS2071.11	Oppose	14.4.1 – 14.4.4, 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct. Delete this qualifying matter and all proposed provisions Kāinga Ora seeks that the Airport Noise Influence Area qualifying matter be deleted thus allowing all existing residential zoned land within the Airport Noise Influence Area to be zoned Medium Density Residential as per the direction in the Act. While Kāinga Ora agrees that it is appropriate to protect strategic infrastructure (including Christchurch International Airport) from reverse sensitivity effects, it does not consider that restricting density under the Airport Noise Influence Area is necessary to avoid reverse sensitivity effects. Further, Kāinga Ora considers that the health, safety and amenity of existing and future residents living within the Airport Noise Influence Area would be appropriately maintained if the land was zoned Medium Density Residential. Any new buildings and additions to existing buildings located within the 55 dB Ldn air noise contour or the 55 dB Ldn engine testing contour would continue to be subject to the acoustic insulation standards set out at Rule 6.1.7.2.2 (Activities near Christchurch Airport) in the District Plan as required by Policy 6.1.2.1.5 b. ii. (Airport noise).	Oppose
Kāinga Ora – Homes and Communities / #834.82		Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ.	
Kāinga Ora – Homes and Communities / #834.82	Catholic Diocese of Christchurch/ #FS2044.55	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ. Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support

Kāinga Ora – Homes and Communities /834.82	Carter Group Limited/ #FS2045.57	Oppose	<p>1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.</p> <p>2. Rezone all areas subject to this QM to MRZ.</p> <p>Kāinga Ora opposes the ‘Low Public Transport Accessibility’ being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.</p>	Support
Kāinga Ora – Homes and Communities /834.82	Ivan Thomson/ #FS2047.1	Oppose	<p>1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.</p> <p>2. Rezone all areas subject to this QM to MRZ.</p> <p>Kāinga Ora opposes the ‘Low Public Transport Accessibility’ being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.</p>	Oppose
Kāinga Ora – Homes and Communities /834.82	LMM Investments 2012 Limited/ #FS2049.30	Oppose	<p>1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.</p> <p>2. Rezone all areas subject to this QM to MRZ.</p> <p>Kāinga Ora opposes the ‘Low Public Transport Accessibility’ being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.</p>	Support
Kāinga Ora – Homes and Communities /834.82	Christchurch International Airport Limited/ #FS2052.18	Oppose	<p>1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.</p> <p>2. Rezone all areas subject to this QM to MRZ.</p> <p>Kāinga Ora opposes the ‘Low Public Transport Accessibility’ being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.</p>	Oppose
Kāinga Ora – Homes and Communities /834.82	Chapman Tripp/ #FS2063.127	Oppose	<p>1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.</p> <p>2. Rezone all areas subject to this QM to MRZ.</p> <p>Kāinga Ora opposes the ‘Low Public Transport Accessibility’ being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.</p>	Support
Kāinga Ora – Homes and Communities /834.82	Chapman Tripp/ #FS2064.122	Oppose	<p>1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.</p>	Support

			<p>2. Rezone all areas subject to this QM toMRZ.</p> <p>Kāinga Ora opposes the 'LowPublic Transport Accessibility'being a qualifying matter andconsiders this to be inconsistentwith the requirements ofSection 77L. Kāinga Ora is particularlyconcerned to note the largeareas with inadequate servicesin the eastern parts of theDistrict, where the lack of suchservices has the potential toexacerbate existing socialinequalities.</p>	
Kāinga Ora – Homes and Communities /834.82	Rachel Sanders/ #FS2074.119	Oppose	<p>1. Delete the Low Public TransportAccessibility Qualifying Matter and allassociated provisions.</p> <p>2. Rezone all areas subject to this QM toMRZ.</p> <p>Kāinga Ora opposes the 'LowPublic Transport Accessibility'being a qualifying matter andconsiders this to be inconsistentwith the requirements ofSection 77L. Kāinga Ora is particularlyconcerned to note the largeareas with inadequate servicesin the eastern parts of theDistrict, where the lack of suchservices has the potential toexacerbate existing socialinequalities.</p>	Oppose
Kāinga Ora – Homes and Communities /834.82	Andrew McCarthy/ #FS2081.8	Oppose	<p>1. Delete the Low Public TransportAccessibility Qualifying Matter and allassociated provisions.</p> <p>2. Rezone all areas subject to this QM toMRZ.</p> <p>Kāinga Ora opposes the 'LowPublic Transport Accessibility'being a qualifying matter andconsiders this to be inconsistentwith the requirements ofSection 77L. Kāinga Ora is particularlyconcerned to note the largeareas with inadequate servicesin the eastern parts of theDistrict, where the lack of suchservices has the potential toexacerbate existing socialinequalities.</p>	Support
Kāinga Ora – Homes and Communities /834.82	Rachel Sanders/ #FS2098.11	Oppose	<p>1. Delete the Low Public TransportAccessibility Qualifying Matter and allassociated provisions.</p> <p>2. Rezone all areas subject to this QM toMRZ.</p> <p>Kāinga Ora opposes the 'LowPublic Transport Accessibility'being a qualifying matter andconsiders this to be inconsistentwith the requirements ofSection 77L. Kāinga Ora is particularlyconcerned to note the largeareas with inadequate servicesin the eastern parts of theDistrict, where the lack of suchservices has the potential toexacerbate existing socialinequalities.</p>	Seek Amendment
Orion New Zealand Limited (Orion)/ #854.3		Seek Amendment	<p>New Rule to be inserted into following zones:</p> <ul style="list-style-type: none"> • Residential suburban and Residential Suburban Transition zone <p>Insert a new rule for provision of electricity equipment and infrastructure as follows:</p> <p>Activity</p> <p>PX The establishment of a new, or expansion of an existing sensitive activity.</p> <p>Activity specific standards</p> <p>a. Either a land area of at least 5.5m² is provided at the boundary closest to the road reserve for electricity equipment and infrastructure, or confirmation is provided from Orion New Zealand Limited that it is not required.</p> <p>14.5.1.4 Discretionary activities</p> <p>Activity</p> <p>DX</p> <p>a. Any activity that does not meet the activity specific standard under PX.</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited (absent its written approval).</p>	

Orion New Zealand Limited (Orion)/854.3	Kāinga Ora/ #FS2082.787	Seek Amendment	<p>New Rule to be inserted into following zones:</p> <ul style="list-style-type: none"> • Residential suburban and Residential Suburban Transition zone <p>Insert a new rule for provision of electricity equipment and infrastructure as follows:</p> <p>Activity</p> <p>PX The establishment of a new, or expansion of an existing sensitive activity.</p> <p>Activity specific standards</p> <p>a. Either a land area of at least 5.5m² is provided at the boundary closest to the road reserve for electricity equipment and infrastructure, or confirmation is provided from Orion New Zealand Limited that it is not required.</p> <p>14.5.1.4 Discretionary activities</p> <p>Activity</p> <p>DX</p> <p>a. Any activity that does not meet the activity specific standard under PX.</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited (absent its written approval).</p> <p>Orion seeks a new rule be inserted to the listed zones to include an electricity servicing standard. Orion's experience is that in some cases developers do not approach Orion to discuss servicing matters until after the plans for a development are fixed, and often a resource consent has been granted. Consequently, developers often fail to set aside or include sufficient space on site for the necessary infrastructure. Similarly, Orion encounters resistance from corridor managers and Council when seeking to locate new/upgraded infrastructure within the berm or a local reserve. These existing issues are likely to be exacerbated by PC14.</p> <p>The land area required for on-site electricity servicing is highly site specific however Orion has proposed a 4m² land area. This standard is proposed to ensure that there is engagement with developers at the initial planning stages of land use intensification.</p> <p><i>[FULL ATTACHMENT AVAILABLE]</i></p>	Oppose
Ministry of Housing and Urban Development/ #859.9		Oppose	That the IHP should carefully consider whether these restrictions only apply to the extent necessary to accommodate the matter.	
Ministry of Housing and Urban Development/859.9	Christchurch International Airport Limited/ #FS2052.250	Oppose	<p>That the IHP should carefully consider whether these restrictions only apply to the extent necessary to accommodate the matter.</p> <p>HUD notes that, compared to the MDRS, currently only the height limits have been reduced to manage the interface between Riccarton Bush and the surrounding houses. HUD would encourage careful consideration of any further reductions if other submissions suggest any, especially in light of Policy 6 of the NPS-UD.</p> <p>HUD broadly supports the retention and protection of Riccarton Bush on environmental and cultural grounds.</p>	Oppose
Ministry of Housing and Urban Development/859.9	The Riccarton Bush Trust/ #FS2085.34	Oppose	<p>That the IHP should carefully consider whether these restrictions only apply to the extent necessary to accommodate the matter.</p> <p>HUD notes that, compared to the MDRS, currently only the height limits have been reduced to manage the interface between Riccarton Bush and the surrounding houses. HUD would encourage careful consideration of any further reductions if other submissions suggest any, especially in light of Policy 6 of the NPS-UD.</p> <p>HUD broadly supports the retention and protection of Riccarton Bush on environmental and cultural grounds.</p>	Support
NTP Development Holdings Limited/ #2080.2		Seek Amendment	[Seeks that the area zoned Residential Suburban Zone at 276 Cranford Street be amended to be zoned Medium Density Residential Zone]	

Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Activity status tables

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Andrew Tulloch/ #13.1		Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.	
Andrew Tulloch/13.1	Anne Dingwall/ #FS2037.49	Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm. Proposals affect well being of existing residents by loss of privacy, sunlight and overcrowding	Support
Jill Young/ #181.3		Oppose	Oppose MDRZ for Brodie Street, Ilam (Planning Map 30), and retain RS zone in the current District Plan.	

Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Activity status tables > Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heather Woods/ #107.18		Seek Amendment	Seek a decrease of the net floor area requirements of homes such as minor dwellings.	
Heather Woods/ #107.19		Seek Amendment	Enable the option for outdoor living spaces to be shared or partially shared with neighbouring dwellings. Or at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.	
Heather Woods/ #107.20		Seek Amendment	Amend 14.4.2.1. To increase the number of dwellings per 450sqm site from 2 (1x residential unit and 1x minor dwelling) to 3 as a permitted activity, as long as they are only 1 storey (or limited to 4-5m high).	
Ara Poutama Aotearoa/ #259.11		Seek Amendment	Seeks to amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community is provided for.	
Ara Poutama Aotearoa/259.11	Brighton Observatory of Environment and Economics/ #FS2092.12	Seek Amendment	Seeks to amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community is provided for. Ara Poutama considers there is no meaningful effects basis for distinguishing residential activities which include supervision, care, and support from any other residential activity. The decision to accommodate those persons within the community has already been made by the Courts or the Parole Board through sentencing or release decisions. The CDP should not afford Council the opportunity to frustrate the statutory requirements under the Sentencing Act, Parole Act and Corrections Act. Imposing unnecessary consenting requirements on those activities, particularly when there is no material effects-based differential, risks undermining the operation of the justice system and Ara Poutama's ability to fulfil its statutory obligations.	Seek Amendment
Environment Canterbury / Canterbury Regional Council/ #689.80		Seek Amendment	[T]hat instances in the permitted activities table (specifically P10, P11 and P12) of 'the tsunami inundation area as set out in Environment Canterbury report number R12/38 4 "Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"; as shown in Appendix 14.16.5' be replaced with 'the Tsunami Management Area', to reflect the updated area.	
Environment Canterbury / Canterbury Regional Council/689.80	Anne Dingwall/ #FS2037.1102	Seek Amendment	[T]hat instances in the permitted activities table (specifically P10, P11 and P12) of 'the tsunami inundation area as set out in Environment Canterbury report number R12/38 4 "Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"; as shown in Appendix 14.16.5' be replaced with 'the Tsunami Management Area', to reflect the updated area. The provisions have not been updated to reflect the most recent data available from NIWA.	Support
Christchurch City Council/ #751.66		Seek Amendment	[In P10, P11 and P12] Remove the text with strikethrough and add the text in bold underline - the tsunami inundation area as set out in Environment Canterbury report number R12/38 "Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"; as shown in Appendix 14.16.5; The Qualifying Matter Tsunami Management Area;	
Christchurch City Council/751.66	Anne Dingwall/ #FS2037.888	Seek Amendment	[In P10, P11 and P12] Remove the text with strikethrough and add the text in bold underline - the tsunami inundation area as set out in Environment Canterbury report number R12/38 "Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami	Support

			using topography from after the 2011 February Earthquake (2012), NIWA"; as shown in Appendix 14.16.5; The Qualifying Matter Tsunami Management Area; Within the Residential Suburban and Residential Suburban Density Transition Zones in chapter 14, permitted activities P10-P12 refer to an outdated tsunami map which cannot be replaced with the Tsunami Management Area qualifying matter extent	
Christchurch City Council/751.66	Catholic Diocese of Christchurch/ #FS2044.7	Seek Amendment	[In P10, P11 and P12] Remove the text with strikethrough and add the text in bold underline - the tsunami inundation area as set out in Environment Canterbury report number R12/38 "Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"; as shown in Appendix 14.16.5; The Qualifying Matter Tsunami Management Area; Within the Residential Suburban and Residential Suburban Density Transition Zones in chapter 14, permitted activities P10-P12 refer to an outdated tsunami map which cannot be replaced with the Tsunami Management Area qualifying matter extent	Support
Christchurch City Council/751.66	Carter Group Limited/ #FS2045.7	Seek Amendment	[In P10, P11 and P12] Remove the text with strikethrough and add the text in bold underline - the tsunami inundation area as set out in Environment Canterbury report number R12/38 "Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"; as shown in Appendix 14.16.5; The Qualifying Matter Tsunami Management Area; Within the Residential Suburban and Residential Suburban Density Transition Zones in chapter 14, permitted activities P10-P12 refer to an outdated tsunami map which cannot be replaced with the Tsunami Management Area qualifying matter extent	Oppose
Christchurch City Council/751.66	LMM Investments 2012 Limited/ #FS2049.3	Seek Amendment	[In P10, P11 and P12] Remove the text with strikethrough and add the text in bold underline - the tsunami inundation area as set out in Environment Canterbury report number R12/38 "Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"; as shown in Appendix 14.16.5; The Qualifying Matter Tsunami Management Area; Within the Residential Suburban and Residential Suburban Density Transition Zones in chapter 14, permitted activities P10-P12 refer to an outdated tsunami map which cannot be replaced with the Tsunami Management Area qualifying matter extent	Oppose
Christchurch City Council/751.66	Kāinga Ora/ #FS2082.505	Seek Amendment	[In P10, P11 and P12] Remove the text with strikethrough and add the text in bold underline - the tsunami inundation area as set out in Environment Canterbury report number R12/38 "Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"; as shown in Appendix 14.16.5; The Qualifying Matter Tsunami Management Area; Within the Residential Suburban and Residential Suburban Density Transition Zones in chapter 14, permitted activities P10-P12 refer to an outdated tsunami map which cannot be replaced with the Tsunami Management Area qualifying matter extent	Oppose
Christchurch City Council/751.66	The Riccarton Bush Trust/ #FS2085.29	Seek Amendment	[In P10, P11 and P12] Remove the text with strikethrough and add the text in bold underline - the tsunami inundation area as set out in Environment Canterbury report number R12/38 "Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"; as shown in Appendix 14.16.5; The Qualifying Matter Tsunami Management Area; Within the Residential Suburban and Residential Suburban Density Transition Zones in chapter 14, permitted activities P10-P12 refer to an outdated tsunami map which cannot be replaced with the Tsunami Management Area qualifying matter extent	Support
Eric Woods/ #789.1		Seek Amendment	Decrease the net floor area requirements of these homes (P4 & P5) such as minor dwellings (e.g. by 33%).	
Carmel Woods/ #792.1		Seek Amendment	Reduce the net floor area requirements of homes by 33%	
Carmel Woods/ #792.3		Seek Amendment	Seeks that permitted activity standards allow for up to 3 dwellings per 450sqm site in the Residential Suburban Zone.	
Andrew Stevenson/ #795.1		Seek Amendment	[T]o eliminate the net floor area requirements of homes such as minor dwellings.	
Justin Woods/ #796.1		Seek Amendment	[T]o eliminate or drastically reduce the net floor area requirements of homes such as minor dwellings	
Zsuzsanna Hajnal/ #797.1		Seek Amendment	[D]ecrease the net floor area requirements of these homes (e.g. by 33%).	
Ramon Gelonch Roca/ #800.1		Seek Amendment	Eliminate the net floor area requirements of homes in order to align with the MDRS, which has no such restrictions.	
Jean Turner/ #801.1		Seek Amendment	[E]liminate the net floor area requirements of these homes, or at least decrease them by at least 33%.	
Anita Moir/ #802.1		Seek Amendment	[D]ecrease the net floor area requirements of these homes such as minor dwellings (e.g. by 33%).	
Tamsin Woods/ #803.1		Seek Amendment	[P2] - [E]liminate or drastically reduce the net floor area requirements of homes such as minor dwellings.	

Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Activity status tables > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kate Z/ #297.1		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Vickie Hearnshaw/ #305.2		Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	
Hazel Shanks/ #568.12		Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Todd Hartshorn/ #590.12		Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Christchurch City Council/ #751.56		Seek Amendment	[In RD15] Amend the numbering of the [assessment] matters to show correct numbering: Scale and nature of activity - Rule 14.15.6, Traffic generation and access safety - Rule14.15.7, Non-residential hours of operation - Rule14.15.25	
Christchurch City Council/751.56	Anne Dingwall/ #FS2037.878	Seek Amendment	[In RD15] Amend the numbering of the [assessment] matters to show correct numbering: Scale and nature of activity - Rule 14.15.6, Traffic generation and access safety - Rule14.15.7, Non-residential hours of operation - Rule14.15.25 Consequential amendments tonumbering of rules referred to in matters of discretion/control.	Support
Beca/ #806.18		Support	RD30: Supports rule retained.	
Kiwi Rail/ #829.2		Support	Retain identification of the NZ Rail Network as a qualifying matter.	
Kiwi Rail/829.2	Anne Dingwall/ #FS2037.713	Support	Retain identification of the NZ Rail Network as a qualifying matter. Supports the provision as notified.	Support
Kāinga Ora – Homes and Communities / #834.63		Oppose	14.4.1.3 RD28 Delete NZ Rail Network Interface Sitesqualifying matter.	
Kāinga Ora – Homes and Communities /834.63	KiwiRail/ #FS2055.11	Oppose	14.4.1.3 RD28 Delete NZ Rail Network Interface Sitesqualifying matter. Kāinga Ora considers that the standard internal boundary setback for zones is appropriate.	Oppose
Christchurch International Airport Limited (CIAL) / #852.11		Seek Amendment	Amend Rule 14.4.1.3 RD30 as follows: a. Activities and buildings that do not meet one or more of the activity specific standards in Rule 14.4.1.1 (except for P16 - P18 standard ix. relating to noise sensitive activities in the 50 dB Ldn Air Noise Contour and or the Qualifying Matter Airport Noise Influence Area, refer to Rule 14.4.1.3 RD304; or P16-P19 standard x. relating to storage of heavy vehicles, refer to Rule 14.4.1.4 D2) for...	
Christchurch International Airport Limited (CIAL) /852.11	Sarah Harrow/ #FS2017.11	Seek Amendment	Amend Rule 14.4.1.3 RD30 as follows: a. Activities and buildings that do not meet one or more of the activity specific standards in Rule 14.4.1.1 (except for P16 - P18 standard ix. relating to noise sensitive activities in the 50 dB Ldn Air Noise Contour and or the Qualifying Matter Airport Noise Influence Area, refer to Rule 14.4.1.3 RD304; or P16-P19 standard x. relating to storage of heavy vehicles, refer to Rule 14.4.1.4 D2) for... PC14 proposes to change the existing reference in the rule from RD34 to RD30. It is unclear why this is proposed and CIAL consider it to be an error. Given this, the reference to RD34 should be retained.	Oppose
Christchurch International Airport Limited (CIAL) /852.11	Stantec/ #FS2032.58	Seek Amendment	Amend Rule 14.4.1.3 RD30 as follows:	Oppose

			<p>a. Activities and buildings that do not meet one or more of the activity specific standards in Rule 14.4.1.1 (except for P16 - P18 standard ix. relating to noise sensitive activities in the 50 dB Ldn Air Noise Contour and or the Qualifying Matter Airport Noise Influence Area, refer to Rule 14.4.1.3 RD304; or P16-P19 standard x. relating to storage of heavy vehicles, refer to Rule 14.4.1.4 D2) for...</p> <p>PC14 proposes to change the existing reference in the rule from RD34 to RD30. It is unclear why this is proposed and CIAL consider it to be an error. Given this, the reference to RD34 should be retained.</p>	
Christchurch International Airport Limited (CIAL) /852.11	New Zealand Airports Association/ #FS2071.24	Seek Amendment	<p>Amend Rule 14.4.1.3 RD30 as follows:</p> <p>a. Activities and buildings that do not meet one or more of the activity specific standards in Rule 14.4.1.1 (except for P16 - P18 standard ix. relating to noise sensitive activities in the 50 dB Ldn Air Noise Contour and or the Qualifying Matter Airport Noise Influence Area, refer to Rule 14.4.1.3 RD304; or P16-P19 standard x. relating to storage of heavy vehicles, refer to Rule 14.4.1.4 D2) for...</p> <p>PC14 proposes to change the existing reference in the rule from RD34 to RD30. It is unclear why this is proposed and CIAL consider it to be an error. Given this, the reference to RD34 should be retained.</p>	Support
Christchurch International Airport Limited (CIAL) / #852.12		Seek Amendment	<p>Amend rule 14.4.1.3 RD34 as follows:</p> <p>a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour and or the Qualifying Matter Airport Noise Influence Area as shown on the Planning Maps:</p> <p>i. Residential activities which are not provided for as a permitted or controlled activity in this Chapter and which do not comply with:</p> <ul style="list-style-type: none"> • 14.4.2.1 Site density; or • 14.4.2.3 Building height; or • 14.4.2.4 Site coverage; or • 14.4.2.5 Outdoor living space; <p>ii. Education activities (Rule 14.4.1.1 P16);</p> <p>iii. Preschools (Rule 14.4.1.1 P17); or</p> <p>iv. Health care facilities (Rule 14.4.1.1 P18)</p> <p>v. Visitor accommodation in a heritage item Rule 14.4.1.1 P30).(Plan Change 4 Council Decision subject to appeal)</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited(absent its written approval).</p>	
Christchurch International Airport Limited (CIAL) /852.12	Sarah Harrow/ #FS2017.12	Seek Amendment	<p>Amend rule 14.4.1.3 RD34 as follows:</p> <p>a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour and or the Qualifying Matter Airport Noise Influence Area as shown on the Planning Maps:</p> <p>i. Residential activities which are not provided for as a permitted or controlled activity in this Chapter and which do not comply with:</p> <ul style="list-style-type: none"> • 14.4.2.1 Site density; or • 14.4.2.3 Building height; or • 14.4.2.4 Site coverage; or 	Oppose

			<ul style="list-style-type: none"> • 14.4.2.5 Outdoor living space; <p>ii. Education activities (Rule 14.4.1.1 P16);</p> <p>iii. Preschools (Rule 14.4.1.1 P17); or</p> <p>iv. Health care facilities (Rule 14.4.1.1 P18)</p> <p>v. Visitor accommodation in a heritage item Rule 14.4.1.1 P30).(Plan Change 4 Council Decision subject to appeal)</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited(absent its written approval).</p> <p>All residential activities within the contour that are restricted discretionary, discretionary or non-complying trigger RD34, regardless of which chapter of the Plan contains the rules that made the activity not permitted. This is not the intention of the rule and CIAL consider that the RDA rule should only be triggered in circumstances where the non-compliance relates to the residential chapter and a limited set of built form standards.</p>	
Christchurch International Airport Limited (CIAL) /852.12	Stantec/ #FS2032.59	Seek Amendment	<p>Amend rule 14.4.1.3 RD34 as follows:</p> <p>a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour and or the Qualifying Matter Airport Noise Influence Area as shown on the Planning Maps:</p> <p>i. Residential activities which are not provided for as a permitted or controlled activity in this Chapter and which do not comply with:</p> <ul style="list-style-type: none"> • 14.4.2.1 Site density; or • 14.4.2.3 Building height; or • 14.4.2.4 Site coverage; or • 14.4.2.5 Outdoor living space; <p>ii. Education activities (Rule 14.4.1.1 P16);</p> <p>iii. Preschools (Rule 14.4.1.1 P17); or</p> <p>iv. Health care facilities (Rule 14.4.1.1 P18)</p> <p>v. Visitor accommodation in a heritage item Rule 14.4.1.1 P30).(Plan Change 4 Council Decision subject to appeal)</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited(absent its written approval).</p> <p>All residential activities within the contour that are restricted discretionary, discretionary or non-complying trigger RD34, regardless of which chapter of the Plan contains the rules that made the activity not permitted. This is not the intention of the rule and CIAL consider that the RDA rule should only be triggered in circumstances where the non-compliance relates to the residential chapter and a limited set of built form standards.</p>	Oppose
Christchurch International Airport Limited (CIAL) /852.12	Christchurch International Airport Limited/ #FS2052.43	Seek Amendment	<p>Amend rule 14.4.1.3 RD34 as follows:</p>	Seek Amendment

			<p>a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour and or the Qualifying Matter Airport Noise Influence Area as shown on the Planning Maps:</p> <p>i. Residential activities which are not provided for as a permitted or controlled activity in this Chapter and which do not comply with:</p> <ul style="list-style-type: none"> • 14.4.2.1 Site density; or • 14.4.2.3 Building height; or • 14.4.2.4 Site coverage; or • 14.4.2.5 Outdoor living space; <p>ii. Education activities (Rule 14.4.1.1 P16);</p> <p>iii. Preschools (Rule 14.4.1.1 P17); or</p> <p>iv. Health care facilities (Rule 14.4.1.1 P18)</p> <p>v. Visitor accommodation in a heritage item Rule 14.4.1.1 P30).(Plan Change 4 Council Decision subject to appeal)</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited(absent its written approval).</p> <p>All residential activities within the contour that are restricted discretionary, discretionary or non-complying trigger RD34, regardless of which chapter of the Plan contains the rules that made the activity not permitted. This is not the intention of the rule and CIAL consider that the RDA rule should only be triggered in circumstances where the non-compliance relates to the residential chapter and a limited set of built form standards.</p>	
Christchurch International Airport Limited (CIAL) /852.12	New Zealand Airports Association/ #FS2071.25	Seek Amendment	<p>Amend rule 14.4.1.3 RD34 as follows:</p> <p>a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour and or the Qualifying Matter Airport Noise Influence Area as shown on the Planning Maps:</p> <p>i. Residential activities which are not provided for as a permitted or controlled activity in this Chapter and which do not comply with:</p> <ul style="list-style-type: none"> • 14.4.2.1 Site density; or • 14.4.2.3 Building height; or • 14.4.2.4 Site coverage; or • 14.4.2.5 Outdoor living space; <p>ii. Education activities (Rule 14.4.1.1 P16);</p> <p>iii. Preschools (Rule 14.4.1.1 P17); or</p> <p>iv. Health care facilities (Rule 14.4.1.1 P18)</p> <p>v. Visitor accommodation in a heritage item Rule 14.4.1.1 P30).(Plan Change 4 Council Decision subject to appeal)</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited(absent its written approval).</p>	Support

			All residential activities within the contour that are restricted discretionary, discretionary or non-complying trigger RD34, regardless of which chapter of the Plan contains the rules that made the activity not permitted. This is not the intention of the rule and CIAL consider that the RDA rule should only be triggered in circumstances where the non-compliance relates to the residential chapter and a limited set of built form standards.	
Christchurch International Airport Limited (CIAL) /852.12	Kāinga Ora/ #FS2082.774	Seek Amendment	<p>Amend rule 14.4.1.3 RD34 as follows:</p> <p>a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour and or the Qualifying Matter Airport Noise Influence Area as shown on the Planning Maps:</p> <p>i. Residential activities which are not provided for as a permitted or controlled activity in this Chapter and which do not comply with:</p> <ul style="list-style-type: none"> • 14.4.2.1 Site density; or • 14.4.2.3 Building height; or • 14.4.2.4 Site coverage; or • 14.4.2.5 Outdoor living space; <p>ii. Education activities (Rule 14.4.1.1 P16);</p> <p>iii. Preschools (Rule 14.4.1.1 P17); or</p> <p>iv. Health care facilities (Rule 14.4.1.1 P18)</p> <p>v. Visitor accommodation in a heritage item Rule 14.4.1.1 P30).(Plan Change 4 Council Decision subject to appeal)</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited(absent its written approval).</p> <p>All residential activities within the contour that are restricted discretionary, discretionary or non-complying trigger RD34, regardless of which chapter of the Plan contains the rules that made the activity not permitted. This is not the intention of the rule and CIAL consider that the RDA rule should only be triggered in circumstances where the non-compliance relates to the residential chapter and a limited set of built form standards.</p>	Oppose

Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Activity status tables > Non-complying activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.53		Support	<p>14.4.1.5 NC6 – NC7 NationalGrid transmission anddistribution lines.</p> <p>Retain Electricity Transmission Corridorsqualifying matter only to the extent of thecorridor as defined in the NES ET.</p>	
Kāinga Ora – Homes and Communities /834.53	Transpower New Zealand Limited/ #FS2060.2	Support	<p>14.4.1.5 NC6 – NC7 NationalGrid transmission anddistribution lines.</p> <p>Retain Electricity Transmission Corridorsqualifying matter only to the extent of thecorridor as defined in the NES ET.</p> <p>Kāinga Ora support thisqualifying matter noting that thequalifying matter only relates tothe National Grid TransmissionLines (nationally significantinfrastructure) in accordancewith s77I(e) and no other lessercategory of line.</p>	Support

Orion New Zealand Limited (Orion)/ #854.13		Seek Amendment	Residential Suburban Zone and Residential Suburban Density Transition Zone Rule 14.4.1.5. Add an additional clause to NC7 and amend clause 'c' [sic] [b]. as follows: iiii [sic] [iv] within 3m of the outside overhead conductor of any 11kV, 400V or 230V electricity distribution line. b. Conductive Fences within 5 metres of a 66kV, 33kV, 11kV, 400V or 230V electricity distribution line support structure foundation.	
Transpower New Zealand Limited / #878.29		Support	Supports National Grid as existing qualifying matter.	

Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Graham Townsend/ #314.4		Seek Amendment	[New built form standards to require roofing colours with low reflectivity and] roof-runoff rainwater storage.	
Graham Townsend/314.4	Kāinga Ora/ #FS2082.265	Seek Amendment	[New built form standards to require roofing colours with low reflectivity and] roof-runoff rainwater storage. The current fashion for black or dark grey roofing will exacerbate the urban heat-island effect. In view of climbing global temperatures, it is therefore a form of collective self-harm. I do not know whether it falls within the Council's power to influence this fashion, but we should be using surfaces with a much higher albedo to reflect as much incoming solar radiation back into space as we can. Given the likely ramping up of la Nina/El Nino cyclicity and hence the likelihood of more severe droughts, new suburban housing should include mandatory roof-runoff rainwater storage.	Oppose
Plain and Simple Ltd/ #627.5		Seek Amendment	[New standards for] accessibility and environmentally responsible design, [such as]: <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping 	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.4		Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed asinking lid maximum.	
Canterbury / Westland Branch of Architectural Designers NZ/685.4	Anne Dingwall/ #FS2037.1108	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed asinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.4	Chapman Tripp/ #FS2063.63	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed asinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.4	Chapman Tripp/ #FS2064.60	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed asinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.4	Kāinga Ora/ #FS2082.348	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed asinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Oppose

Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Site density

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kem Wah Tan/ #471.1		Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	
Eric Woods/ #789.3		Seek Amendment	To increase the number of dwellings per 450sqm site from 2 (1x residential unit and 1x minor dwelling) to 3 as a permitted activity, as long as they are only 1 storey (or limited to 4-5m high).	
Andrew Stevenson/ #795.3		Seek Amendment	[R]econsider the current approach of keeping Residential Suburban Zone density of homes essentially unchanged	
Justin Woods/ #796.2		Seek Amendment	[I]ncrease the number of dwellings per 450sqm site from 2 (1x residential unit and 1x minor dwelling) to 3 as a permitted activity, as long as they are only 1 storey (or limited to 4-5m high).	
Zsuzsanna Hajnal/ #797.3		Seek Amendment	[A]llow up to three dwellings per 450sqm site as a permitted activity (more inline with the MDRS), rather than the current limit of two (one residential unit and one minor dwelling), as long as the dwellings are limited to one storey or a height of 4-5m.	
Ramon Gelonch Roca/ #800.2		Seek Amendment	Allow for an increase in the number of residential dwellings permitted on a 450sqm site from 2 to 3, as long as the dwellings are limited to 1 storey or a height of 4-5m.	
Jean Turner/ #801.3		Seek Amendment	[A]llow up to three dwellings per 450sqm site as a permitted activity, as long as the dwellings are limited to one storey or a height of 4-5m.	
Anita Moir/ #802.3		Seek Amendment	[I]ncrease the number of dwellings per 450sqm site from 2 (1x residential unit and 1x minor dwelling) to 3 as a permitted activity, as long as they are only 1 storey (or limited to 4-5m high).	
Tamsin Woods/ #803.3		Seek Amendment	To increase the number of dwellings per 450sqm site from 2 (1x residential unit and 1x minor dwelling) to 3 as a permitted activity, as long as they are only 1 storey (or limited to 4-5m high).	

Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Tree and garden planting

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Summerset Group Holdings Limited/ #443.2		Seek Amendment	amend 14.4.2.2 as follows: ... b. For single and/or multi residential unit developments, other than multi-unit residential complexes and social housing complexes, excluding retirement villages a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit.....	
Summerset Group Holdings Limited/443.2	Kāinga Ora/ #FS2082.313	Seek Amendment	amend 14.4.2.2 as follows: ... b. For single and/or multi residential unit developments, other than multi-unit residential complexes and social housing complexes, excluding retirement villages a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit.....	Oppose

			<p>Summerset provides an extensive amount of landscape treatment, including substantial tree planting, as part of its developments. . The Plan contains specific assessment matters for retirement villages which include consideration of matters relating to site design, visual amenity and landscape treatment. These provisions further ensure that adequate landscaping and tree planting is incorporated into retirement village design.</p> <p>To avoid confusion associated with terminology and applicability of provisions, Summerset considers that the proposed tree canopy provisions relating to retirement villages are adequately provided for by other provisions in the Plan and requests that these be deleted. The requirements for non-residential activities, together with the retirement village specific assessment, would be sufficient to ensure landscape and tree provision.</p>	
James Harwood/ #571.19		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Analija Thomas/ #615.15		Support	Seek that the council retains the tree canopy requirement and contributions plan.	
Carter Group Limited/ #814.152		Oppose	Oppose Rule 14.4.2.2. Seek that this is deleted.	
Carter Group Limited/814.152	Kāinga Ora/ #FS2082.982	Oppose	Oppose Rule 14.4.2.2. Seek that this is deleted. The proposed amendments incorporating tree planting rules are opposed for the reasons expressed in regards Chapter 6.10A.	Seek Amendment
The Catholic Diocese of Christchurch / #823.122		Oppose	Delete	
The Catholic Diocese of Christchurch /823.122	Anne Dingwall/ #FS2037.1354	Oppose	Delete The proposed amendments incorporating tree planting rules are opposed for the reasons expressed in regards Chapter 6.10A.	Oppose
The Catholic Diocese of Christchurch /823.122	Carter Group Limited/ #FS2045.295	Oppose	Delete The proposed amendments incorporating tree planting rules are opposed for the reasons expressed in regards Chapter 6.10A.	Support
The Catholic Diocese of Christchurch /823.122	Kāinga Ora/ #FS2082.1078	Oppose	Delete The proposed amendments incorporating tree planting rules are opposed for the reasons expressed in regards Chapter 6.10A.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.170		Oppose	Delete the proposed amendments and retain the Operative Plan rule	
Kāinga Ora – Homes and Communities /834.170	LMM Investments 2012 Limited/ #FS2049.86	Oppose	Delete the proposed amendments and retain the Operative Plan rule The proposed amendments to this rule duplicate and confuse the regulatory framework with the tree FC rule – essentially it introduces two rules to control the same matter. Kāinga Ora oppose the tree FC rule and this rule amendment for the reasons given in the submission on the tree FC rule. In the event that the tree FC rule is retained, this rule is sought to simply have an advice note directing Plan users to the FC rule and the additional tree canopy outcomes sought in that separate rule.	Support
Historic Places Canterbury/ #835.9		Support	The submitter supports all efforts to incentivise tree planting, including the canopy cover requirements relating to development and subdivision consents.	
Historic Places Canterbury/835.9	Anne Dingwall/ #FS2037.596	Support	The submitter supports all efforts to incentivise tree planting, including the canopy cover requirements relating to development and subdivision consents. Even where mature trees are retained, it is vital to ensure that this will not just be for long enough to obtain the desired resource consent, only to have the trees die or require removal a few years down the track. All too often around the city large trees are seen to be dying back because they have suffered unsustainable root damage during construction nearby. While the rules make provision for providing sufficient soil volume and tree root dimensions for the tree's requirements and provide for maintenance of the trees or removal and replacement of any that are damaged, it is not clear how this will, in practice, be monitored.	Support
Historic Places Canterbury/835.9	Anne Dingwall/ #FS2037.694	Support	The submitter supports all efforts to incentivise tree planting, including the canopy cover requirements relating to development and subdivision consents. Even where mature trees are retained, it is vital to ensure that this will not just be for long enough to obtain the desired resource consent, only to have the trees die or require removal a few years down the track. All too often around the city large trees are seen to be dying back because they have suffered unsustainable root damage during construction nearby. While the rules make provision for providing sufficient soil volume and tree root dimensions for the tree's requirements and provide for maintenance of the trees or removal and replacement of any that are damaged, it is not clear how this will, in practice, be monitored.	Support
Otautahi Community Housing Trust/ #877.25		Seek Amendment	[Regarding 14.4.2.2] Delete the proposed amendments and retain the Operative Plan rule.	
Otautahi Community Housing Trust/877.25	Kāinga Ora/ #FS2082.1253	Seek Amendment	[Regarding 14.4.2.2] Delete the proposed amendments and retain the Operative Plan rule.	Seek Amendment

			<p>The proposed amendments to this rule duplicate and confuse the regulatory framework with the tree FC rule – essentially it introduces two rules to control the same matter.</p> <p>OCHT oppose the tree FC rule and this rule amendment for the reasons given in the submission on the tree FC rule.</p> <p>In the event that the tree FC rule is retained, this rule should simply have an advice note directing Plan users to the FC rule and the additional tree canopy outcomes sought in that separate rule.</p> <p>[Please see attachment]</p>	
Otautahi Community Housing Trust/877.25	Kāinga Ora/ #FS2082.1321	Seek Amendment	<p>[Regarding 14.4.2.2] Delete the proposed amendments and retain the Operative Plan rule.</p> <p>The proposed amendments to this rule duplicate and confuse the regulatory framework with the tree FC rule – essentially it introduces two rules to control the same matter.</p> <p>OCHT oppose the tree FC rule and this rule amendment for the reasons given in the submission on the tree FC rule.</p> <p>In the event that the tree FC rule is retained, this rule should simply have an advice note directing Plan users to the FC rule and the additional tree canopy outcomes sought in that separate rule.</p> <p>[Please see attachment]</p>	Seek Amendment

Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Greg Olive/ #2.10		Oppose	Qualifying Matter Residential Industrial Interface is removed from 419 Halswell Junction Road	
Andrea Heath/ #16.2		Oppose	Remove the ability to construct buildings of up to 14m without resource consent.	
Grant McGirr/ #21.1		Oppose	That no changes to rules lessen the amount of sunlight that any property (house and land) currently receives.	
The Riccarton Bush Trust/ #44.2		Support	Support[s] the proposed 8m height limit within the Riccarton Bush Interface Area.	
The Riccarton Bush Trust/44.2	Anne Dingwall/ #FS2037.68	Support	<p>Support[s] the proposed 8m height limit within the Riccarton Bush Interface Area.</p> <p>The Riccarton Bush Act 1914 details that the Mayor of Christchurch accepted the gift of Riccarton Bush to the people of Canterbury, with inter alia, the condition that the said property shall be used and kept for all time for the preservation and cultivation of trees and plants indigenous to New Zealand.</p> <p>There is simply no other similar combination of indigenous trees and shrubs on the face of the earth; let alone anything similar in New Zealand. It is the largest remnant of alluvial podocarp forest on the lower Canterbury Plains and Banks Peninsula, a forest type that today only covers a tiny fraction of its former extent. It is a key mahinga kai site for Ngāi Tūāhuriri, and the place of first permanent European settlement in Ōtautahi. The Riccarton Bush Board was established in 1914 and one of its key roles is to Protect and enhance the indigenous flora, fauna and ecology of Pūtaringamotu /Riccarton Bush, including mahinga kai and taonga species.</p> <p>Pūtaringamotu/Riccarton Bush has exceptionally high ecological and cultural values that housing intensification has the likelihood to adversely impact. These values are clearly recognised through the site being protected by its own Act of Parliament, the site meeting Section 6(b), 6(c) and 6(e) criteria in the RMA and by the site being mapped as a Site of Ecological Significance in the Christchurch District Plan.</p>	Support

			<p>The Riccarton Bush Trust (Board) acknowledges the work that the Council has done on proposing a Riccarton Bush Protection Zone that covers approximately 180 properties surrounding the Riccarton Bush Property. The Council commissioned reports from Manu Whenua and from Heritage Landscape expert, Dr Wendy Hodinott to inform its decision. It is disappointing that no consideration was given to any report on the impact of intensification on the health and longevity of the Bush, which is of great concern to the Board.</p> <p>While any housing intensification will not take place within Pūtaringamotu, the scale and extent of such intensification, in such close proximity, continues to raise the following concerns:</p> <p>1.1 Ground disturbance associated with building adjacent to Pūtaringamotu. Construction of buildings will require foundations which have the potential to impact Pūtaringamotu by:</p> <p>a) Affecting mature tree root systems, both structurally and in terms of the volume of soil from which they are able to absorb nutrients and water, leading to tree ill-health and potentially dieback in Pūtaringamotu.</p> <p>b) Affecting soil hydrology and particularly the lateral movement of water through the soil, which will lead to reduced water available for native vegetation within Pūtaringamotu.</p> <p>1.2 Loss of greenspace adjacent to Pūtaringamotu through increasing site coverage and reducing the minimum site size. With intensification it is proposed to increase site coverage from a maximum of 35% to 50% (in the MRZ), and to reduce minimum lots sizes from 450 m2 to 400 m2. In addition, the intensification rules suggest that the area of green space only needs to be 20% of the site. In total this will have adverse impacts on Pūtaringamotu including in the following ways:</p> <p>a) It will reduce the amount of habitat (especially trees) for native fauna, especially as corridors for bird movement. This will have significant impacts on mobile fauna such as kereru, korimako and tui which require areas larger than Pūtaringamotu for viable populations.</p> <p>b) Further affect soil hydrology by reducing the amount of soft/green permeable surfaces through which rainfall can percolate into the ground, with a much greater area of water being lost via hard surfaces into the storm water system. This will lead to reduced water available for native vegetation within Pūtaringamotu.</p> <p>1.3 Increased intensification adjacent to Pūtaringamotu altering local microclimates. This will have direct impacts on the vegetation and hence habitat quality for fauna proportional to the height of structures by:</p> <p>a) Shading parts of the bush, thereby reducing photosynthesis.</p> <p>b) Creating potentially strong wind funnelling effects that can cause increased transpiration from foliage and potentially cause physical damage.</p> <p>c) Leading to increased air temperatures due to urban heat island effects. This again can affect plant photosynthesis and respiration in the bush.</p> <p>d) Increased light pollution from taller buildings impacting bird, gecko and insect behaviour within the bush.</p> <p>1.4 Reverse sensitivity effects towards Pūtaringamotu. Caused by people living close to the bush perceiving the bush as having adverse effects on them resulting in:</p> <p>a) Residents placing pressure on the Council to have trees trimmed, thinned or even removed because they cast shade on their apartments, thus reducing the values of Pūtaringamotu.</p> <p>b) Residents placing pressure on the Council to prune roots or have trees removed for their perceived or actual damage to infrastructure (below ground utilities, paved areas, fence and building foundations)</p>	
Heather Woods/ #107.21		Seek Amendment	Amend 14.3.3.3. to reduce building height to a max of 5m IF there are 3 dwellings per 450sqm site.	
Heather Woods/ #107.35		Seek Amendment	<i>To consider and accept that the use of single storey Transportable Homes</i>	
Russell Fish/ #116.3		Oppose	Review the 'Industrial Interface' Qualifying Matter, with a view to remove the designation where it is not already an historically established principle.	
Matt Edwards/ #189.8		Seek Amendment	14.4.2.3.iv - Reduce the area of the Ric Bush interface back to the current level of 40 sites.	

Matt Edwards/189.8	Christchurch International Airport Limited/ #FS2052.246	Seek Amendment	<p>14.4.2.3.iv - Reduce the area of the Ric Bush interface back to the current level of 40 sites.</p> <p>We disagree with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels. The extension of the interface is justified by a desire to maintain views of the Bush from streets in the area. This mostly amounts to views of distant treetops, largely indistinguishable from the various street-trees and private plantings. The true amenity of the Bush is in its accessibility from the surrounding area, especially given it is intersected by the Uni-Cycle MCR. This accessibility would only be increased if more people were permitted to live within the general vicinity of the Bush, and as such the amenity provided by the Bush would increase.</p> <p>The application of the Riccarton Bush interface is at odds with the NPS-UD. NPS-UD allows for QM to restrict development in “open space provided for public use, but only in relation to the land that is open space” (NPS-UD 2020 3.32 1 (d)) or “an area subject to a designation or heritage order but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)). This QM is applying density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space. The Section 32 report mentions that solely limiting the interface to adjoining sites (rather than the much greater area proposed in the QM) would have the effect of “...ensuring that Riccarton Bush is protected from the effects of medium density development” and that “the values of Riccarton Bush itself would not be degraded”, and “this approach is effective at addressing the issue” . This option should have been implemented in the QM, rather than the expansive area that is currently proposed.</p>	Oppose
Matt Edwards/189.8	The Riccarton Bush Trust/ #FS2085.20	Seek Amendment	<p>14.4.2.3.iv - Reduce the area of the Ric Bush interface back to the current level of 40 sites.</p> <p>We disagree with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels. The extension of the interface is justified by a desire to maintain views of the Bush from streets in the area. This mostly amounts to views of distant treetops, largely indistinguishable from the various street-trees and private plantings. The true amenity of the Bush is in its accessibility from the surrounding area, especially given it is intersected by the Uni-Cycle MCR. This accessibility would only be increased if more people were permitted to live within the general vicinity of the Bush, and as such the amenity provided by the Bush would increase.</p> <p>The application of the Riccarton Bush interface is at odds with the NPS-UD. NPS-UD allows for QM to restrict development in “open space provided for public use, but only in relation to the land that is open space” (NPS-UD 2020 3.32 1 (d)) or “an area subject to a designation or heritage order but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)). This QM is applying density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space. The Section 32 report mentions that solely limiting the interface to adjoining sites (rather than the much greater area proposed in the QM) would have the effect of “...ensuring that Riccarton Bush is protected from the effects of medium density development” and that “the values of Riccarton Bush itself would not be degraded”, and “this approach is effective at addressing the issue” . This option should have been implemented in the QM, rather than the expansive area that is currently proposed.</p>	Oppose
Atlas Quarter Residents Group (22 owners) / #224.1		Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible	
Atlas Quarter Residents Group (22 owners) /224.1	Kāinga Ora/ #FS2082.165	Oppose	<p>That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible</p> <p>Who we are:</p> <p>This submission is made on behalf of the following persons, all of whom own units in the Atlas Quarter, 36 Welles Street, Christchurch Central:</p> <p>Richard Ball, Athena Ellis, Phil and Lynette Stenning, Max Lucas, Paul and Jeni Neilson, Jenny Jia and Zhongyang Yuan, Piers and Emma Bayley, Rachel and Tim Scanlan, Eileen and Vernon Payne, Bruce Fraser, Eléonore Dumaine, Peter and Faye Greenwood, Alan Steel, Gillian Smeith, Chelsea Kennedy, Deborah Bowker, Kate and Mike Peers, Peter Morris, Mathilde Vachon, Barbra Pullar, Martin Rumbold and Kirsty Stewart.</p>	Oppose

Key points:

We support well designed intensive residential and commercial development, integrated with sustainable transport options. We have already “put our money where our mouths are” by purchasing units in the Atlas Quarter, a large and successful inner-city development of 110 residential and three commercial units.

We oppose the greatly increased height limits proposed by Plan Change 14. They are unnecessary and inappropriate for Christchurch.

We support the inclusion of qualifying matters to enhance design quality and urban amenity across the City.

Relief sought:

1. That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
2. Where Government legislation and regulations require increases to height limits, that these are kept to the minimum extent possible for compliance with the regulations.
3. The need for greater intensification is supported but this does not require or justify the proposed increases in height limits as permitted activities.
4. The inclusion of the qualifying criteria is supported, independent of height limits, as a means of promoting good design and ensuring new buildings do not adversely impact existing buildings designed and constructed within the current District Plan requirements.

Reasons:

Following the Christchurch earthquakes, a comprehensive design process was undertaken for the City, particularly for the central city. Deliberate and well-informed decisions were made create a liveable city, with intensified development in the central city and around suburban centres, but with lower central city height limits than previously existed. This has created a compact central city with increased densities compared to before the earthquakes, but without the height of some of the buildings that Christchurch had pre-earthquake . The consolidation has resulted in many vacant sites becoming available which are gradually being filled.

This model was developed by looking at best practice around the world, combined with local input from residents and experts, to create an attractive and vibrant City. It set ambitious goals for increasing densities for residential living, especially in the central city and around suburban centres. It was fully integrated with future transport options and climate resilience objectives.

It has widespread local support and was developed with considerable input and investment from Government (via CERA) and Christchurch City Council. It integrated land use and transport, seeking higher densities and more sustainable transport, as reflected in the Land Use Recovery Plan, Christchurch Central Recovery Plan and the Central City Transport Plan. It was embedded into the District Plan through an Independent Hearing Panel of experts hand-picked by the Government.

The greatly increased height limits proposed Plan Change 14 undermines the objectives and principles that underpin the vision of the 2015 Christchurch Central Recovery Plan:

“To become one of the best small cities in the world, Christchurch needs a city centre that is:

- *an inspiring place to live*
- *an attractive place to invest*
- *the best urban environment in New Zealand.”*

The decision to limit heights was a deliberate choice in achieving this vision. The proposed changes will undermine existing investments, entered into in good faith based on the Recovery Plans, while also reducing the central city’s design coherence and creating a less attractive City.

The many empty sites and carparks that still exist post-earthquake provide adequate future capacity for the foreseeable future, including the “competitive margin” required by Government regulations. The only apparent reason for increasing the height limits appears to be compliance with new Government regulations. If the height limits are to be increased, this change should be done to the minimum extent needed to comply with these ill-considered Government requirements. There is no other justification for the proposed rules.

			<p>The proposed rules allow new development to be concentrated in a small number of very tall buildings, with the negative impacts such as greater shading and wind tunnels, accompanied by a continuation of many empty and ugly lots in the central city. As the vacant sites are largely filled with cheap carparking, this further undermines the stated transport sustainability and climate resilience objectives.</p> <p>The scale of the buildings permitted under PC14 is not consistent with the extensive post-earthquake developments that have already occurred. The post-quake developments have created a very attractive City which will be undermined by these proposals. Existing intensive residential developments, such as the Atlas Quarter, could be overshadowed by new buildings of nearly twice the height on the east and west, blocking sunlight. Others may be blocked to the north.</p> <p>In short, the proposal for increased heights across the City are ill-considered solutions for problems that exist in Auckland, Wellington, and possibly other centres, but are not applicable to Christchurch. The geography and existing development of these other centres constrains new development. Post-earthquake Christchurch is quite different from these other centres: it is not constrained for growth opportunities, as demonstrated by the far slower growth in property prices over recent years. Even before the earthquakes, Christchurch had far more stable (less volatile) prices than Auckland and Wellington – a trend that has persisted since at least the 1970's. In Christchurch there is housing choice, particularly with substantial increases in the number of higher density residential apartments.</p> <p>Maximising the benefits of intensification needs to consider the dis-benefits. The proposed Plan identifies loss of tree cover as a disbenefit but does appear to put sufficient emphasis on other matters. Why does it propose financial contributions for loss of tree cover but not for loss of sunlight to others, wind tunnel effects or loss of amenity? In the Christchurch context, the widespread demolition of much of the central city, including most of the taller buildings, and consolidation of activities into more compact precincts, has created a much more attractive City with a visual appearance and aesthetic appropriate for the size of the City, reflected in the Central City Recovery Plan issued by CERA after extensive public and expert engagement. Both residents and visitors are commenting on the attractiveness of this new look. Re-introducing unnecessarily large buildings undermines this new and attractive look. Even with setbacks and other requirements, it has the potential to detract from the amenity and value of the very substantial public and private investment made for the City's re-build and recovery.</p>	
Michael Dore/ #225.4		Support	Support protections for Riccarton House and Bush.	
Michael Dore/225.4	Anne Dingwall/ #FS2037.315	Support	Support protections for Riccarton House and Bush. Riccarton House and Bush is the oldest area of Christchurch and interlaced with so much of the city's history. The Bush area is already designated a heritage site. To provide further protection to this historical asset a buffer zone of surrounding streets should qualify as low density with height restrictions in current and future planning and resource consents should remain mandatory. It is vital and very necessary to respect and acknowledge the area as important to the heritage of Christchurch.	Support
Michael Dore/225.4	The Riccarton Bush Trust/ #FS2085.25	Support	Support protections for Riccarton House and Bush. Riccarton House and Bush is the oldest area of Christchurch and interlaced with so much of the city's history. The Bush area is already designated a heritage site. To provide further protection to this historical asset a buffer zone of surrounding streets should qualify as low density with height restrictions in current and future planning and resource consents should remain mandatory. It is vital and very necessary to respect and acknowledge the area as important to the heritage of Christchurch.	Support
Chessa Crow/ #294.1		Support	Seek to retain the 2 storey building height limit - Nothing over two stories should be able to be built between two existing single-level/single-family dwellings/units.	
Kate Z/ #297.2		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Kate Revell/ #338.5		Seek Amendment	Restrict building heights to a maximum of 22 metres	
Chris Neame/ #339.2		Seek Amendment	I oppose the increase in building height limits of 22+ metres. This includes suburban and commercial. I believe that the highest building height should be 22 metres in all areas	
Alex Lowings/ #447.4		Oppose	No increase in the maximum building height in residential zones.	
Kem Wah Tan/ #471.2		Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	
Diane Gray/ #504.2		Seek Amendment	Seek amendment to the proposed increased height of residential buildings in suburbs close to the city ie 3 story high	
Eric Woods/ #789.4		Seek Amendment	Reduce building height to a max of 5m IF there are 3 dwellings per 450sqm site.	
Carmel Woods/ #792.4		Seek Amendment	Seek that the maximum building height is reduced to 5 meters if there are threedwellings per 450 square meter site	

Andrew Stevenson/ #795.4		Seek Amendment	[T]o lower the maximum building height to 5 meters if there are three dwellings on a 450 square meter site (which should also be introduced in combination with this).	
Justin Woods/ #796.3		Seek Amendment	[A]dd a provision that IF there are 3 dwellings per 450sqm site (which should also be introduced in combination with this), then they have to reduce building height to a max of 5m.	
Zsuzsanna Hajnal/ #797.4		Seek Amendment	[L]imit building height to a maximum of 5m for areas with 3 dwellings per 450sqm site.	
Jean Turner/ #801.4		Seek Amendment	[P]ermit 3 dwellings per 450sqm site, but also limit their building height to a maximum of 5m.	
Anita Moir/ #802.4		Seek Amendment	[R]educe building height to a max of 5m IF there are 3 dwellings per 450sqm site (which should also be introduced in combination with this).	
Tamsin Woods/ #803.4		Seek Amendment	[A]dd a provision that IF there are 3 dwellings per 450sqm site (which should also be introduced in combination with this), then they have to reduce building height to a max of 5m.	
Kāinga Ora – Homes and Communities / #834.93		Oppose	1. Delete the Riccarton Bush Interface Qualifying Matter and all associated provisions. 2. The existing tree setbacks in Chapter 9.4 are retained.	
Kāinga Ora – Homes and Communities /834.93	Anne Dingwall/ #FS2037.9	Oppose	1. Delete the Riccarton Bush Interface Qualifying Matter and all associated provisions. 2. The existing tree setbacks in Chapter 9.4 are retained. Kāinga Ora considers that the existing long-established Operative Plan rules requiring a 10m building and earthworks setback from boundaries with the Bush are appropriate for managing potential interface issues/ impacts on tree health. The retention of the existing setback is quite different from the proposed QM which extends across roads and goes some distance from the Bush itself. The area around Riccarton Bush is ideally located for supporting a High Density Residential Zone given its close proximity to a Metropolitan centre, cycleways, high frequency bus routes, and the large university activity hub.	Oppose
Kāinga Ora – Homes and Communities /834.93	Kauri Lodge Rest Home 2008 Limited/ #FS2059.19	Oppose	1. Delete the Riccarton Bush Interface Qualifying Matter and all associated provisions. 2. The existing tree setbacks in Chapter 9.4 are retained. Kāinga Ora considers that the existing long-established Operative Plan rules requiring a 10m building and earthworks setback from boundaries with the Bush are appropriate for managing potential interface issues/ impacts on tree health. The retention of the existing setback is quite different from the proposed QM which extends across roads and goes some distance from the Bush itself. The area around Riccarton Bush is ideally located for supporting a High Density Residential Zone given its close proximity to a Metropolitan centre, cycleways, high frequency bus routes, and the large university activity hub.	Support
Kāinga Ora – Homes and Communities /834.93	The Riccarton Bush Trust/ #FS2085.32	Oppose	1. Delete the Riccarton Bush Interface Qualifying Matter and all associated provisions. 2. The existing tree setbacks in Chapter 9.4 are retained. Kāinga Ora considers that the existing long-established Operative Plan rules requiring a 10m building and earthworks setback from boundaries with the Bush are appropriate for managing potential interface issues/ impacts on tree health. The retention of the existing setback is quite different from the proposed QM which extends across roads and goes some distance from the Bush itself. The area around Riccarton Bush is ideally located for supporting a High Density Residential Zone given its close proximity to a Metropolitan centre, cycleways, high frequency bus routes, and the large university activity hub.	Oppose
Kāinga Ora – Homes and Communities / #834.171		Oppose	1. Delete 8m Riccarton Bush height limit. 2. Delete 7m height rule in the Industrial Interface Qualifying matter area and apply relevant MRZ or HRZ heights.	
Kāinga Ora – Homes and Communities /834.171	Anne Dingwall/ #FS2037.25	Oppose	1. Delete 8m Riccarton Bush height limit. 2. Delete 7m height rule in the Industrial Interface Qualifying matter area and apply relevant MRZ or HRZ heights. This rule introduces an 8m height limit if you're in the Riccarton Bush QM and under the Airport Noise Influence Area (which is why it has a RS zoning rather than MRZ). Kāinga Ora have opposed before the extent of the Airport Noise Influence Area and the Riccarton Bush QM and have sought the area around Riccarton Bush is MRZ to the north and HRZ to the south, as such there is no need for an 8m height limit in the RS zone. Separately the height rule also introduces a 7m height limit in the industrial interface QM – which given that this is a rule being applied to the RS and RSDT zones this duplicates an existing situation. Kāinga Ora supports the deletion of this rule and application of relevant MRZ or HRZ zones and heights.	Oppose
Kāinga Ora – Homes and Communities /834.171	LMM Investments 2012 Limited/ #FS2049.87	Oppose	1. Delete 8m Riccarton Bush height limit. 2. Delete 7m height rule in the Industrial Interface Qualifying matter area and apply relevant MRZ or HRZ heights. This rule introduces an 8m height limit if you're in the Riccarton Bush QM and under the Airport Noise Influence Area (which is why it has a RS zoning rather than MRZ). Kāinga Ora have opposed before the extent of the Airport Noise Influence Area and the Riccarton Bush QM and have sought the area	Support

			around Riccarton Bush is MRZ to the north and HRZ to the south, as such there is no need for an 8m height limit in the RS zone. Separately the height rule also introduces a 7m height limit in the industrial interface QM – which given that this is a rule being applied to the RS and RSDT zones this duplicates an existing situation. Kāinga Ora supports the deletion of this rule and application of relevant MRZ or HRZ zones and heights.	
Kāinga Ora – Homes and Communities /834.171	Kauri Lodge Rest Home 2008 Limited/ #FS2059.21	Oppose	<p>1. Delete 8m Riccarton Bush height limit.</p> <p>2. Delete 7m height rule in the Industrial Interface Qualifying matter area and apply relevant MRZ or HRZ heights.</p> <p>This rule introduces an 8m height limit if you're in the Riccarton Bush QM and under the Airport Noise Influence Area (which is why it has a RS zoning rather than MRZ). Kāinga Ora have opposed before the extent of the Airport Noise Influence Area and the Riccarton Bush QM and have sought the area around Riccarton Bush is MRZ to the north and HRZ to the south, as such there is no need for an 8m height limit in the RS zone. Separately the height rule also introduces a 7m height limit in the industrial interface QM – which given that this is a rule being applied to the RS and RSDT zones this duplicates an existing situation. Kāinga Ora supports the deletion of this rule and application of relevant MRZ or HRZ zones and heights.</p>	Support
Kāinga Ora – Homes and Communities /834.171	The Riccarton Bush Trust/ #FS2085.33	Oppose	<p>1. Delete 8m Riccarton Bush height limit.</p> <p>2. Delete 7m height rule in the Industrial Interface Qualifying matter area and apply relevant MRZ or HRZ heights.</p> <p>This rule introduces an 8m height limit if you're in the Riccarton Bush QM and under the Airport Noise Influence Area (which is why it has a RS zoning rather than MRZ). Kāinga Ora have opposed before the extent of the Airport Noise Influence Area and the Riccarton Bush QM and have sought the area around Riccarton Bush is MRZ to the north and HRZ to the south, as such there is no need for an 8m height limit in the RS zone. Separately the height rule also introduces a 7m height limit in the industrial interface QM – which given that this is a rule being applied to the RS and RSDT zones this duplicates an existing situation. Kāinga Ora supports the deletion of this rule and application of relevant MRZ or HRZ zones and heights.</p>	Oppose
Fire and Emergency/ #842.29		Seek Amendment	<p>Amend as follows: 14.4.2.3 Building height</p> <p>a. The maximum height of any building shall be: ...</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. See the permitted height exceptions contained within the definition of height 2. Emergency service facilities, emergency service towers and communication poles are exempt from this rule. 	
Alan and Robyn Ogle/ #876.8		Seek Amendment	Seek amendment to ensure that the Kauri Cluster should not be disaggregated or dismantled, and all areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review (recommended for inclusion in the RBIA) should be limited to 2-storeys and remain Residential Suburban density. Also include the sites on the north side of Ngahere St and in the area between the Avon River and Kahu Rd in the RBIA.	
Alan and Robyn Ogle/876.8	Robert Broughton/ #FS2083.16	Seek Amendment	Seek amendment to ensure that the Kauri Cluster should not be disaggregated or dismantled, and all areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review (recommended for inclusion in the RBIA) should be limited to 2-storeys and remain Residential Suburban density. Also include the sites on the north side of Ngahere St and in the area between the Avon River and Kahu Rd in the RBIA. Likewise, those sites on the north side of Ngahere St and in the area between the Avon River and Kahu Rd should also be included in the RBIA, and retain their Residential Suburban zoning	Support
Alan and Robyn Ogle/876.8	The Riccarton Bush Trust/ #FS2085.37	Seek Amendment	Seek amendment to ensure that the Kauri Cluster should not be disaggregated or dismantled, and all areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review (recommended for inclusion in the RBIA) should be limited to 2-storeys and remain Residential Suburban density. Also include the sites on the north side of Ngahere St and in the area between the Avon River and Kahu Rd in the RBIA. Likewise, those sites on the north side of Ngahere St and in the area between the Avon River and Kahu Rd should also be included in the RBIA, and retain their Residential Suburban zoning	Support
Susanne and Janice Antill/ #893.4		Oppose	Oppose increased height limits of buildings.	

Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Site coverage

Submission Number	Further Submission No	Position	Decision Requested	FS Position
The Riccarton Bush Trust/ #44.5		Support	Support[s] the retention of the 35% site coverage rule for the RS zone within the Riccarton Bush interface area.	
The Riccarton Bush Trust/44.5	Anne Dingwall/ #FS2037.70	Support	<p>Support[s] the retention of the 35% site coverage rule for the RS zone within the Riccarton Bush interface area. The Riccarton Bush Act 1914 details that the Mayor of Christchurch accepted the gift of Riccarton Bush to the people of Canterbury, with inter alia, the condition that the said property shall be used and kept for all time for the preservation and cultivation of trees and plants indigenous to New Zealand.</p> <p>There is simply no other similar combination of indigenous trees and shrubs on the face of the earth; let alone anything similar in New Zealand. It is the largest remnant of alluvial podocarp forest on the lower Canterbury Plains and Banks Peninsula, a forest type that today only covers a tiny fraction of its former extent. It is a key mahinga kai site for Ngāi Tūāhuriri, and the place of first permanent European settlement in Ōtautahi. The Riccarton Bush Board was established in 1914 and one of its key roles is to Protect and enhance the indigenous flora, fauna and ecology of Pūtaringamotu /Riccarton Bush, including mahinga kai and taonga species.</p> <p>Pūtaringamotu/Riccarton Bush has exceptionally high ecological and cultural values that housing intensification has the likelihood to adversely impact. These values are clearly recognised through the site being protected by its own Act of Parliament, the site meeting Section 6(b), 6(c) and 6(e) criteria in the RMA and by the site being mapped as a Site of Ecological Significance in the Christchurch District Plan.</p> <p>The Riccarton Bush Trust (Board) acknowledges the work that the Council has done on proposing a Riccarton Bush Protection Zone that covers approximately 180 properties surrounding the Riccarton Bush Property. The Council commissioned reports from Manu Whenua and from Heritage Landscape expert, Dr Wendy Hodinott to inform its decision. It is disappointing that no consideration was given to any report on the impact of intensification on the health and longevity of the Bush, which is of great concern to the Board.</p> <p>While any housing intensification will not take place within Pūtaringamotu, the scale and extent of such intensification, in such close proximity, continues to raise the following concerns:</p> <p>1.1 Ground disturbance associated with building adjacent to Pūtaringamotu. Construction of buildings will require foundations which have the potential to impact Pūtaringamotu by:</p> <p>a) Affecting mature tree root systems, both structurally and in terms of the volume of soil from which they are able to absorb nutrients and water, leading to tree ill-health and potentially dieback in Pūtaringamotu.</p> <p>b) Affecting soil hydrology and particularly the lateral movement of water through the soil, which will lead to reduced water available for native vegetation within Pūtaringamotu.</p> <p>1.2 Loss of greenspace adjacent to Pūtaringamotu through increasing site coverage and reducing the minimum site size. With intensification it is proposed to increase site coverage from a maximum of 35% to 50% (in the MRZ), and to reduce minimum lots sizes from 450 m² to 400 m². In addition, the intensification rules suggest that the area of green space only needs to be 20% of the site. In total this will have adverse impacts on Pūtaringamotu including in the following ways:</p> <p>a) It will reduce the amount of habitat (especially trees) for native fauna, especially as corridors for bird movement. This will have significant impacts on mobile fauna such as kereru, korimako and tui which require areas larger than Pūtaringamotu for viable populations.</p> <p>b) Further affect soil hydrology by reducing the amount of soft/green permeable surfaces through which rainfall can percolate into the ground, with a much greater area of water being lost via hard surfaces into the storm water system. This will lead to reduced water available for native vegetation within Pūtaringamotu.</p> <p>1.3 Increased intensification adjacent to Pūtaringamotu altering local microclimates. This</p>	Support

			<p>will have direct impacts on the vegetation and hence habitat quality for fauna proportional to the height of structures by:</p> <p>a) Shading parts of the bush, thereby reducing photosynthesis.</p> <p>b) Creating potentially strong wind funnelling effects that can cause increased transpiration from foliage and potentially cause physical damage.</p> <p>c) Leading to increased air temperatures due to urban heat island effects. This again can affect plant photosynthesis and respiration in the bush.</p> <p>d) Increased light pollution from taller buildings impacting bird, gecko and insect behaviour within the bush.</p> <p>1.4 Reverse sensitivity effects towards Pūtaringamotu. Caused by people living close to the bush perceiving the bush as having adverse effects on them resulting in:</p> <p>a) Residents placing pressure on the Council to have trees trimmed, thinned or even removed because they cast shade on their apartments, thus reducing the values of Pūtaringamotu.</p> <p>b) Residents placing pressure on the Council to prune roots or have trees removed for their perceived or actual damage to infrastructure (below ground utilities, paved areas, fence and building foundations)</p>	
Andrew Evans/ #89.6		Support	Support excluding eaves from site coverage calculations.	
Heather Woods/ #107.36		Seek Amendment	<i>[In relation to 14.4.2.4 a. ii.] [Seeks that] social housing complexes, and groups of older person's housing units where all the buildings are single storey may be developed by Community Minded Private Companies. Not just not for profit agencies and government agencies. Private Companies can provide this type of housing using transportable houses in a much more timely and cost efficient manner than the agencies currently preferred by CCC. Community Facilities such as a Communal Hall, plus storage, yard space, clotheslines, parking would still all be provided .</i>	

Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Outdoor living space

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heather Woods/ #107.22		Seek Amendment	Amend 14.4.3.5 To enable the option for outdoor living spaces to be shared or partially shared with neighbouring dwellings. Or at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.	
Heather Woods/ #107.37		Seek Amendment	<i>[In relation to 14.4.2.5 iii.] [Seeks that] social housing complexes, and groups of older person's housing units where all the buildings are single storey may be developed by Community Minded Private Companies. Not just not for profit agencies and government agencies. Private Companies can provide this type of housing using transportable houses in a much more timely and cost efficient manner than the agencies currently preferred by CCC. Community Facilities such as a Communal Hall, plus storage, yard space, clotheslines, parking would still all be provided .</i>	
Eric Woods/ #789.2		Seek Amendment	To enable the option for outdoor living spaces to be shared or partially shared with neighbouring dwellings. Or at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.	
Eric Woods/ #789.5		Seek Amendment	To enable the option for outdoor living spaces to be shared or partially shared with neighbouring dwellings. Or at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.	
Carmel Woods/ #792.2		Seek Amendment	Seek that the standards make it possible for outdoor living spaces to be shared or partially shared with adjacent homes, or allow for a portion of outdoor living areas to be fulfilled by shared greenspaces.	
Andrew Stevenson/ #795.2		Seek Amendment	[A]llow for outdoor living spaces to be shared or partially shared with neighboring dwellings.	
Justin Woods/ #796.16		Seek Amendment	[E]nable the option for individual outdoor living spaces to be smaller in lieu of outdoor living spaces shared or partially shared with neighbouring dwellings.	
Zsuzsanna Hajnal/ #797.2		Seek Amendment	[A]llow outdoor living space requirement to allow for greenspaces to be shared or partially shared with neighbouring dwellings. Alternatively, a portion of outdoor living space requirements should be permitted to be fulfilled by shared greenspaces.	
Ramon Gelonch Roca/ #800.3		Seek Amendment	Allow for outdoor living spaces to be shared or partially shared with neighboring dwellings.	
Jean Turner/ #801.2		Seek Amendment	<i>[Allow]</i> for outdoor living spaces to be shared or partially shared with adjacent homes, or allow for a portion of outdoor living areas to be fulfilled by shared greenspaces.	
Anita Moir/ #802.2		Seek Amendment	[E]nable the option for outdoor living spaces to be shared or partially shared with neighbouring dwellings. Or at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.	

Tamsin Woods/ #803.2		Seek Amendment	[That] individual outdoor living spaces [are allowed] to be smaller [where there are] outdoor living spaces shared or partially shared with neighbouring dwellings.	
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Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Daylight recession planes

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Paul Wing/ #70.2		Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.	
Paul Wing/70.2	Anne Dingwall/ #FS2037.143	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds. Sunlight is a free source of heating. Recession planes should protect existing residential properties from negative impact of new multi-storey builds.	Support
Addington Neighbourhood Association / #205.6		Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	
Addington Neighbourhood Association /205.6	Anne Dingwall/ #FS2037.297	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Support
Addington Neighbourhood Association /205.6	Chapman Tripp/ #FS2063.29	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Oppose
Addington Neighbourhood Association /205.6	Chapman Tripp/ #FS2064.28	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Oppose
Addington Neighbourhood Association /205.6	Kāinga Ora/ #FS2082.126	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Oppose
Addington Neighbourhood Association / #205.28		Support	Encourage intensification while considering the potential loss of amenity for existing house owners.	
Addington Neighbourhood Association /205.28	Kāinga Ora/ #FS2082.148	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.	Oppose

			Existing amenity should be protected at the same time as intensification is encouraged. Loss of sunlight and warmth from the sun on a property, through being overshadowed by a larger building being built next door, is akin to a seat being reclined by the passenger in front of you on a plane. There is a sense of loss of something you believed you were entitled to have. With a long term plan, people will know to consider the intensification potential of their neighbours' properties when they buy a property, they can vote with their feet, by buying in an area which has the right sunlight availability for them	
Steve Burns/ #276.2		Support	[Retain sunlight access provisions]	
Steve Burns/276.2	Pavel Milkin/ #FS2023.1	Support	[Retain sunlight access provisions] Reasons - Sun/shading, wind, and firefighting ability. If all the square mile in the centre of town was 5 stories there would be little need for other development for years. Nice to have development along main transport routes, but you will need in the plan to make provision for widening those routes to enable access. No good having more density and inadequate transport facilities (public and private)	Seek Amendment
Steve Burns/276.2	Anne Dingwall/ #FS2037.398	Support	[Retain sunlight access provisions] Reasons - Sun/shading, wind, and firefighting ability. If all the square mile in the centre of town was 5 stories there would be little need for other development for years. Nice to have development along main transport routes, but you will need in the plan to make provision for widening those routes to enable access. No good having more density and inadequate transport facilities (public and private)	Support
Jono de Wit/ #351.8		Seek Amendment	Seek to reduce the Sunlight Gain Qualifying Matter along Riccarton Road where there are dedicated bus lanes and would like the Sunlight Access QM overlay to have the same boundaries as the transport access QM.	
Jono de Wit/351.8	Kāinga Ora/ #FS2082.285	Seek Amendment	Seek to reduce the Sunlight Gain Qualifying Matter along Riccarton Road where there are dedicated bus lanes and would like the Sunlight Access QM overlay to have the same boundaries as the transport access QM. I do not support the sunlight QM because it will delay the MDRS and the tree financial contributions from taking effect and will likely result in a worse built form especially in the six storey zones due to the setbacks and recession planes required. I would support a sunlight QM if it had the same boundaries as the transport access QM so that it did not delay the MDRS in the most important areas and does not reduce the density able to be built in the six storey zones. The area north of Riccarton road and west of Straven Road should be HRZ not MRZ because limiting density near a main public transport route that is so close to Riccarton central and on a planned MRT route does not make sense. This should be where apartments are allowed to be built! I think the area of Riccarton road between Riccarton and Church Corner town centres should be included in the six storey zone. This will be an MRT route and it needs to be allowed to build apartments close to it.	Support
Steve Hanson/ #454.4		Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.	
Beverley Nelson/ #469.1		Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.	

Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Minimum building setbacks from internal boundaries

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Addington Neighbourhood Association / #205.11		Oppose	Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs.	
Addington Neighbourhood Association /205.11	Kāinga Ora/ #FS2082.131	Oppose	Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs. Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs.	Oppose
Colin Dunn/ #383.3		Seek Amendment	[That] 2 and 3 level buildings [are required] to be more than 1 meter from the boundary.	
Beverley Nelson/ #469.2		Seek Amendment	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.	
Kiwi Rail/ #829.3		Support	Retain the identification of of the NZ Rail Network as a qualifying matter.	
Kāinga Ora – Homes and Communities / #834.64		Oppose	14.4.2.7Setback from rail corridor. Delete NZ Rail Network Interface Sitesqualifying matter.	
Kāinga Ora – Homes and Communities /834.64	KiwiRail/ #FS2055.12	Oppose		Oppose

			14.4.2.7Setback from rail corridor. Delete NZ Rail Network Interface Sitesqualifying matter. Kāinga Ora considers that thestandard internal boundarysetback for zones isappropriate.	
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Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Road boundary building setback

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heather Woods/ #107.23		Seek Amendment	Amend 14.4.3.9 to reduce the minimum road boundary building setback from typically 4.5m to theMDRS Front yard minimum of 1.5m (height at that point is governed by the recession plane).	
Christchurch City Council/ #751.55		Seek Amendment	[In 14.4.2.9.b.i.C and D] Insert "maturity" shown as bold strikethroughbefore the proposed new defined term shownin bold green and underlined.	
Christchurch City Council/751.55	Anne Dingwall/ #FS2037.877	Seek Amendment	[In 14.4.2.9.b.i.C and D] Insert "maturity" shown as bold strikethroughbefore the proposed new defined term shownin bold green and underlined. The term "maturity" is a new definedterm under this plan change. Clause14.4.2.9.b.i.C and D need to be amended by showing the term inbold and strikethrough before theproposed new defined term shownin bold green and underlined.	Support
Eric Woods/ #789.6		Seek Amendment	Reduce the minimum road boundary building setback from typically 4.5m to theMDRS Front yard minimum of 1.5m (height at that point is governed by the recession plane).	
Carmel Woods/ #792.5		Seek Amendment	Seek that the minimum building setback from the road boundary is reduced from 4.5m to 1.5m.	
Andrew Stevenson/ #795.5		Seek Amendment	[D]ecrease the minimum setback for building boundaries from its current standard of4.5m to match the MDRS Front yard minimum of 1.5m, where sunlight issues are regulated by therecession plane.	
Justin Woods/ #796.4		Seek Amendment	[A]dopt the MDRS Front yard minimum of 1.5m, replacing the current minimum roadboundary building setback of 4.5m.	
Zsuzsanna Hajnal/ #797.5		Seek Amendment	[D]ecrease the minimum distance between the road boundary and buildings from4.5m to 1.5m.	
Ramon Gelonch Roca/ #800.4		Seek Amendment	Decrease the minimum distance that buildings must be set back from the roadboundary, which is currently 4.5m, to the MDRS Front yard minimum of 1.5m (with the height at thatpoint being determined by the recession plane).	
Jean Turner/ #801.5		Seek Amendment	[S]et the minimum distance between the road boundary and buildings to 1.5m	
Anita Moir/ #802.5		Seek Amendment	[R]educe the minimum road boundary building setback from typically 4.5m to theMDRS Front yard minimum of 1.5m	
Tamsin Woods/ #803.5		Seek Amendment	[A]dopt the MDRS Front yard minimum of 1.5m, replacing the current minimum roadboundary building setback of 4.5m.	

Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Area specific rules - Residential Suburban Zone and Residential Suburban Density Transition Zone, and Qualifying Matter Airport Noise Influence Area

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Cameron Matthews/ #121.9		Seek Amendment	Amend the Airport Noise Qualifying Matter to either: <ul style="list-style-type: none"> make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, 	

			<ul style="list-style-type: none"> re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan 	
Cameron Matthews/121.9	Miles Premises Ltd/ #FS2050.26	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan <p>Aside from the option of limiting residential density in the affected area, inadequate assessment is given to any other means to "manage the specific characteristics" as required by NPS-UD [3.33], i.e., mitigate the sound exposure.</p> <p>In the current District Plan, the effects of aircraft noise are not managed via density restrictions affecting the baseline of the zone, but by ensuring dwellings at densities exceeding a zone's baseline are subject to indoor design sound level limits specified in Christchurch District Plan Appendix 14.16.4. Curiously, this existing mechanism does not protect residents from high sound exposure if their dwelling is compliant with the permitted activities within the operative Residential Suburban zone i.e., is low-density (2 dwellings per site, 8m / 2 storey building height limit), and could therefore be considered ineffective at present at protecting residents from high sound exposure. It does, however, limit the number of dwellings (to below MDRS standards), and therefore limits the number of residents in the affected area, likely reducing the 'reverse-sensitivity' effects on the airport.</p> <p>In either of the above cases, we could instead require "any bedroom to be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB" or some other suitable fixed-attenuation, similar to residential activities within commercial and mixed-use zones [Proposed Housing and Business Choice Plan Change (PC14) Chapter 15 Commercial, 15.4.1.1 Permitted activities P12, P21; 15.5.1.1 Permitted activities P12, P21; 15.10.1.1 Permitted activities P27].</p> <p>Not only would either of these protect residents and users of all new occupied buildings from exposure to high sound levels without excessively limiting the density in the area, in-so-doing they would also limit the reverse-sensitivity effects on the airport. They would maintain some consistency with the current district plan but extend the protection from high sound exposure to residents of low-density dwellings. Sites within the ANC could then be zoned such that they were consistent with MDRS and NPS-UD, enabling greater housing capacity in an area of Riccarton/Fendalton which the TPG report highlights as central to the locations of feasible medium density development (refer to Figure 8 and Figure 9).</p>	Seek Amendment
Cameron Matthews/121.9	Christchurch International Airport Limited/ #FS2052.71	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan <p>Aside from the option of limiting residential density in the affected area, inadequate assessment is given to any other means to "manage the specific characteristics" as required by NPS-UD [3.33], i.e., mitigate the sound exposure.</p> <p>In the current District Plan, the effects of aircraft noise are not managed via density restrictions affecting the baseline of the zone, but by ensuring dwellings at densities exceeding a zone's baseline are subject to indoor design sound level limits specified in Christchurch District Plan Appendix 14.16.4. Curiously, this existing mechanism does not protect residents from high sound exposure if their dwelling is compliant with the permitted activities within the operative Residential Suburban zone i.e., is low-density (2 dwellings per site, 8m / 2 storey building height limit), and could therefore be considered</p>	Oppose

			<p>ineffective at present at protecting residents from high sound exposure. It does, however, limit the number of dwellings (to below MDRS standards), and therefore limits the number of residents in the affected area, likely reducing the 'reverse-sensitivity' effects on the airport.</p> <p>In either of the above cases, we could instead require "any bedroom to be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB" or some other suitable fixed-attenuation, similar to residential activities within commercial and mixed-use zones [Proposed Housing and Business Choice Plan Change (PC14) Chapter 15 Commercial, 15.4.1.1 Permitted activities P12, P21; 15.5.1.1 Permitted activities P12, P21; 15.10.1.1 Permitted activities P27].</p> <p>Not only would either of these protect residents and users of all new occupied buildings from exposure to high sound levels without excessively limiting the density in the area, in-so-doing they would also limit the reverse-sensitivity effects on the airport. They would maintain some consistency with the current district plan but extend the protection from high sound exposure to residents of low-density dwellings. Sites within the ANC could then be zoned such that they were consistent with MDRS and NPS-UD, enabling greater housing capacity in an area of Riccarton/Fendalton which the TPG report highlights as central to the locations of feasible medium density development (refer to Figure 8 and Figure 9).</p>	
Cameron Matthews/121.9	Christchurch International Airport Limited/ #FS2052.199	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> • make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, • re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan <p>Aside from the option of limiting residential density in the affected area, inadequate assessment is given to any other means to "manage the specific characteristics" as required by NPS-UD [3.33], i.e., mitigate the sound exposure.</p> <p>In the current District Plan, the effects of aircraft noise are not managed via density restrictions affecting the baseline of the zone, but by ensuring dwellings at densities exceeding a zone's baseline are subject to indoor design sound level limits specified in Christchurch District Plan Appendix 14.16.4. Curiously, this existing mechanism does not protect residents from high sound exposure if their dwelling is compliant with the permitted activities within the operative Residential Suburban zone i.e., is low-density (2 dwellings per site, 8m / 2 storey building height limit), and could therefore be considered ineffective at present at protecting residents from high sound exposure. It does, however, limit the number of dwellings (to below MDRS standards), and therefore limits the number of residents in the affected area, likely reducing the 'reverse-sensitivity' effects on the airport.</p> <p>In either of the above cases, we could instead require "any bedroom to be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB" or some other suitable fixed-attenuation, similar to residential activities within commercial and mixed-use zones [Proposed Housing and Business Choice Plan Change (PC14) Chapter 15 Commercial, 15.4.1.1 Permitted activities P12, P21; 15.5.1.1 Permitted activities P12, P21; 15.10.1.1 Permitted activities P27].</p> <p>Not only would either of these protect residents and users of all new occupied buildings from exposure to high sound levels without excessively limiting the density in the area, in-so-doing they would also limit the reverse-sensitivity effects on the airport. They would maintain some consistency with the current district plan but extend the protection from high sound exposure to residents of low-density dwellings. Sites within the ANC could then be zoned such that they were consistent with MDRS and NPS-UD, enabling greater housing capacity in an area of Riccarton/Fendalton which the TPG report highlights as central to the locations of feasible medium density development (refer to Figure 8 and Figure 9).</p>	Oppose
Cameron Matthews/121.9	Kāinga Ora/ #FS2082.55	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> • make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, 	Support

			<ul style="list-style-type: none"> re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan <p>Aside from the option of limiting residential density in the affected area, inadequate assessment is given to any other means to "manage the specific characteristics" as required by NPS-UD [3.33], i.e., mitigate the sound exposure.</p> <p>In the current District Plan, the effects of aircraft noise are not managed via density restrictions affecting the baseline of the zone, but by ensuring dwellings at densities exceeding a zone's baseline are subject to indoor design sound level limits specified in Christchurch District Plan Appendix 14.16.4. Curiously, this existing mechanism does not protect residents from high sound exposure if their dwelling is compliant with the permitted activities within the operative Residential Suburban zone i.e., is low-density (2 dwellings per site, 8m / 2 storey building height limit), and could therefore be considered ineffective at present at protecting residents from high sound exposure. It does, however, limit the number of dwellings (to below MDRS standards), and therefore limits the number of residents in the affected area, likely reducing the 'reverse-sensitivity' effects on the airport.</p> <p>In either of the above cases, we could instead require "any bedroom to be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB" or some other suitable fixed-attenuation, similar to residential activities within commercial and mixed-use zones [Proposed Housing and Business Choice Plan Change (PC14) Chapter 15 Commercial, 15.4.1.1 Permitted activities P12, P21; 15.5.1.1 Permitted activities P12, P21; 15.10.1.1 Permitted activities P27].</p> <p>Not only would either of these protect residents and users of all new occupied buildings from exposure to high sound levels without excessively limiting the density in the area, in-so-doing they would also limit the reverse-sensitivity effects on the airport. They would maintain some consistency with the current district plan but extend the protection from high sound exposure to residents of low-density dwellings. Sites within the ANC could then be zoned such that they were consistent with MDRS and NPS-UD, enabling greater housing capacity in an area of Riccarton/Fendalton which the TPG report highlights as central to the locations of feasible medium density development (refer to Figure 8 and Figure 9).</p>	
Alan and Robyn Ogle/ #876.11		Seek Amendment	Seek amendment to include the properties at 34, 36, 36A, 38, 40, 44, 46, and 48 Kahu Rd, should, for reason and consistency, in the Airport Noise Influence Zone.	
Alan and Robyn Ogle/876.11	Christchurch International Airport Limited/ #FS2052.96	Seek Amendment	Seek amendment to include the properties at 34, 36, 36A, 38, 40, 44, 46, and 48 Kahu Rd, should, for reason and consistency, in the Airport Noise Influence Zone. We submit the properties at 34, 36, 36A, 38, 40, 44, 46, and 48 Kahu Rd, should, for reason and consistency, all be included in the Airport Noise Influence Zone.	Support
Alan and Robyn Ogle/876.11	Robert Broughton/ #FS2083.19	Seek Amendment	Seek amendment to include the properties at 34, 36, 36A, 38, 40, 44, 46, and 48 Kahu Rd, should, for reason and consistency, in the Airport Noise Influence Zone. We submit the properties at 34, 36, 36A, 38, 40, 44, 46, and 48 Kahu Rd, should, for reason and consistency, all be included in the Airport Noise Influence Zone.	Support

Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Area specific rules - Residential Suburban Zone and Residential Suburban Density Transition Zone, and Qualifying Matter Airport Noise Influence Area > Area-specific activities > Area-specific controlled activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Melissa Macfarlane/ #1003.14		Support	Retain 14.4.3.1.2(C1) as notified.	

Residential > Rules - Medium Density Residential Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Ngāi Tahu Property/ #4.1		Support		
Guy and Anna Parbury/ #12.3		Support	[Retain all provisions that enable housing intensification]	

Guy and Anna Parbury/12.3	Anne Dingwall/ #FS2037.47	Support	<i>[Retain all provisions that enable housing intensification]</i> As Christchurch city continues to grow, housing intensification is essential for creating a sustainable environment. The research shows that intensifying the housing supply in a city can reduce costs for both the government and residents. It can also create a stronger sense of community, encourage walkability, and promote sustainability. With our governments smart housing intensification solutions, we help Christchurch city become more livable, vibrant, and affordable for all!	Oppose
Guy and Anna Parbury/12.3	Kāinga Ora/ #FS2082.3	Support	<i>[Retain all provisions that enable housing intensification]</i> As Christchurch city continues to grow, housing intensification is essential for creating a sustainable environment. The research shows that intensifying the housing supply in a city can reduce costs for both the government and residents. It can also create a stronger sense of community, encourage walkability, and promote sustainability. With our governments smart housing intensification solutions, we help Christchurch city become more livable, vibrant, and affordable for all!	Support
Kathryn Collie/ #14.3		Support	[Retain provisions that enable intensification]	
Jane Murray/ #17.1		Oppose	[Remove provisions that enable intensification]	
Rachel Best/ #46.2		Seek Amendment	Oppose density increase in outer suburbs	
Laura Cary/ #47.1		Oppose	Oppose the introduction of the Medium Density Residential Zone.	
Tobias Meyer/ #55.14		Seek Amendment	Seek amendment to Riccarton area, zoning for Medium Density Residential to be High Density Residential.	
Tobias Meyer/55.14	Christchurch International Airport Limited/ #FS2052.177	Seek Amendment	Seek amendment to Riccarton area, zoning for Medium Density Residential to be High Density Residential. Riccarton is perfect for intensification and should have the highest density out of the central city. The south side of the bush is very close to amenities and the local centre and easy access to town. Taller buildings won't block sunlight, especially on the south side. Riccarton: Between mall, Straven road and Kahu road is a section of MRZ with no extra restrictions. This is very close to the local centre, it should be HRZ.	Oppose
Tobias Meyer/55.14	The Riccarton Bush Trust/ #FS2085.5	Seek Amendment	Seek amendment to Riccarton area, zoning for Medium Density Residential to be High Density Residential. Riccarton is perfect for intensification and should have the highest density out of the central city. The south side of the bush is very close to amenities and the local centre and easy access to town. Taller buildings won't block sunlight, especially on the south side. Riccarton: Between mall, Straven road and Kahu road is a section of MRZ with no extra restrictions. This is very close to the local centre, it should be HRZ.	Oppose
Lisa Fabri/ #66.2		Seek Amendment	Amend the zoning of the farm and lifestyle blocks on John Paterson Drive [from the Rural Urban Fringe Zone] to the Medium Density Residential Zone or the High Density Residential Zone.	
Stephen Osborne/ #83.2		Oppose	That the Deans Avenue Precinct does not become a High Density Residential Zone (HRZ Residential), but remains a Medium Density Residential Zone (MRZ Residential). The block South of Mayfair Street (Old Sales Yard) could be treated separately as it would suit HRZ Residential development.	
Ross Pheloung/ #101.1		Oppose	Oppose Medium Density Residential Zone on Cashmere View Street, and surrounding streets.	
Heather Woods/ #107.10		Seek Amendment	Apply 14.13.1.2 and 14.13.1.3 to tiny house development in all Residential Suburban and Medium Density Zones.	
Charles Etherington/ #108.3		Oppose	Oppose Medium Density Residential provisions in the inner suburbs.	
Charles Etherington/108.3	Malcolm Hollis/ #FS2040.2	Oppose	Oppose Medium Density Residential provisions in the inner suburbs. I oppose these plans entirely as they apply to the inner suburbs, for the reasons below: 1. Environment & Health - crowding causes stress and alienation. Space, sunlight and greenery are fundamental to wellbeing. 2. Communal Resilience & Functionality - apartments were less resilient in 2011, suburbs able to cope better with infrastructure failures 3. Historical & Philosophical - we should not be emulating old cities of Europe when we have a different history	Support

			<p>4. Climate Change - Intensification will not reduce CO2 emissions</p> <p>5. Think of your Children - Do not deprive future children of space and greenery</p>	
Tracey Strack/ #119.8		Support	<p>Any further or other decisions that achieve the outcomes sought by this submission, or are required as a consequence of the relief we seek:</p> <ul style="list-style-type: none"> • That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Plan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or, • If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential: and, • That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and, • That neighbours along the southern boundaries of any proposed developments that involve non-compliance with height or access to sunlight rules can be notified of the required resource consents and to make submissions. 	
Sandra Caldwell/ #120.2		Oppose	Rezone Paparoa Street from High Density Residential and Medium Density Residential to Residential Suburban.	
Curtis Bush/ #149.1		Oppose	Reconsider the decision to change the zone of Therese Street, Spreydon to Residential Medium Density.	
Papanui Heritage Group/ #151.5		Oppose	Opposed to the imposition of the Medium Density Residential Zone as it is not considered necessary. The gradual building of infill housing, or blocks of single or double storey flats on empty sections, as is happening now, is considered to meet Papanui's future housing needs.	
Papanui Heritage Group/151.5	Anne Dingwall/ #FS2037.219	Oppose	<p>Opposed to the imposition of the Medium Density Residential Zone as it is not considered necessary. The gradual building of infill housing, or blocks of single or double storey flats on empty sections, as is happening now, is considered to meet Papanui's future housing needs.</p> <p>Most of Papanui's housing is single storey and we foresee inequitable situations developing where those who are unlucky enough to have three-storey units built next to them will suffer a loss in property value. Pensioners whose only significant investment is their single storey bungalow, could find their future comfort and prosperity undermined. In addition, loss of sun, loss of privacy and colder houses will all lead to a loss in quality of life.</p>	Support
Papanui Heritage Group/151.5	Chapman Tripp/ #FS2064.21	Oppose	<p>Opposed to the imposition of the Medium Density Residential Zone as it is not considered necessary. The gradual building of infill housing, or blocks of single or double storey flats on empty sections, as is happening now, is considered to meet Papanui's future housing needs.</p> <p>Most of Papanui's housing is single storey and we foresee inequitable situations developing where those who are unlucky enough to have three-storey units built next to them will suffer a loss in property value. Pensioners whose only significant investment is their single storey bungalow, could find their future comfort and prosperity undermined. In addition, loss of sun, loss of privacy and colder houses will all lead to a loss in quality of life.</p>	Oppose
Papanui Heritage Group/ #152.5		Oppose	Opposed to the imposition of the Medium Density Residential Zone as it is not considered necessary. The gradual building of infill housing, or blocks of single or double storey flats on empty sections, as is happening now, is considered to meet Papanui's future housing needs.	
Papanui Heritage Group/152.5	Chapman Tripp/ #FS2063.21	Oppose	<p>Opposed to the imposition of the Medium Density Residential Zone as it is not considered necessary. The gradual building of infill housing, or blocks of single or double storey flats on empty sections, as is happening now, is considered to meet Papanui's future housing needs.</p> <p>Most of Papanui's housing is single storey and we foresee inequitable situations developing where those who are unlucky enough to have three-storey units built next to them will suffer a loss in property value. Pensioners whose only significant investment is their single storey bungalow, could find their future comfort and prosperity undermined. In addition, loss of sun, loss of privacy and colder houses will all lead to a loss in quality of life.</p>	Oppose
Papanui Heritage Group/152.5	Chapman Tripp/ #FS2064.20	Oppose	<p>Opposed to the imposition of the Medium Density Residential Zone as it is not considered necessary. The gradual building of infill housing, or blocks of single or double storey flats on empty sections, as is happening now, is considered to meet Papanui's future housing needs.</p> <p>Most of Papanui's housing is single storey and we foresee inequitable situations developing where those who are unlucky enough to have three-storey units built next to them will suffer a loss in property value. Pensioners whose only significant investment is their single storey</p>	Oppose

			bungalow, could find their future comfort and prosperity undermined. In addition, loss of sun, loss of privacy and colder houses will all lead to a loss in quality of life.	
Katie Newell/ #167.1		Seek Amendment	An amendment is sought for 76 Patten Street to be classed as a 'Medium Density Residential Zone' [as opposed to 'Residential Suburban'].	
Sean Walsh/ #179.1		Oppose	Request that Cashmere View Street (including #13 Cashmere View Street) be a suburban charter area/street. Request that resource consent be required before any development can proceed.	
Jill Young/ #181.2		Oppose	Oppose MDRZ for Brodie Street, Ilam (Planning Map 30), and retain RS zone in the current District Plan.	
Brooke McKenzie/ #183.4		Seek Amendment	Land within the 54 dbn and 57 dbn be a 'Soft FringeBuffer Zone' to with 1 arce lots	
Brooke McKenzie/183.4	Christchurch International Airport Limited/ #FS2052.83	Seek Amendment	<p>Land within the 54 dbn and 57 dbn be a 'Soft FringeBuffer Zone' to with 1 arce lots</p> <p>The Government has recently instructed new rules for intensification of housing. This in effect is offering one type of development in apartment type buildings. The way Christchurch has fought back and determined such development to certain areas is in my opinion the correct one. We require, and will continue to require, a diverse range of housing types. Small to larger apartments will suit a sector of the homeowner but others with families will continue to want the "quarter acres section" whilst the small holdings of 1-10 acres will always be in demand. That is what diversity means and people must always have a choice to suit their circumstances and desires.</p> <p>The airport needs a buffer zone between higher density housing by creating a SOFT FRINGE of lower density housing made up of 1 acre lots creating a protective band around the airport which will stop long term future conflict. For example a 10 acre block split into 8 sections would have a single water supply and sewage disposal placed strategically to eventually link into the city system when such infrastructure reaches such developments. The fact is that such large land parcels will attract substantial homes and be extremely well treed and landscaped well before more intensive development reaches the boundary. This soft fringe buffer zone should commence at 54 and cease at 57 inclusive. Many landowners on current 10 acre blocks in this SOFT FRINGE will have no intentions of splitting their land thus maintaining desirability of close in lifestyle blocks. There's one point that's relevant. We live in a world of noise. Inner city, main city roads, motorways, in our cars and in our houses at much higher NOISE levels than close proximity to our airport. With diversity of development people have a choice and know the advantages and disadvantages pertaining to their decision. That choice is lost if councils elect to restrict variation.</p> <p>The safe TC1 land commencing at 54 dbn and ceasing at 57dbn inclusive be determined as a low density SOFT FRINGE BUFFER ZONE to future protect the city from intensification infringement and airport from further OCB extension. This SOFT FRINGE to include all suitable land within the Christchurch City boundaries with approval for subdivision into a minimum of 1 acre plots.</p> <p>I further seek a decision from the council that it be recognised that there are many and varied operations that by merit should determine they are suitable within contours inside and outside what is decided the OCB for SOFT FRINGE.</p>	Oppose
Brooke McKenzie/ #183.5		Oppose	Oppose the Low Density Residential Airport Noise Influence Zone that reduces residential density. Support this to be MDRZ.	
Brooke McKenzie/183.5	Christchurch International Airport Limited/ #FS2052.84	Oppose	<p>Oppose the Low Density Residential Airport Noise Influence Zone that reduces residential density. Support this to be MDRZ.</p> <p>50000 houses will have to be built within Christchurch city boundaries within the next 30 years. Since the earthquakes we have lost an incredible number of ratepayers to Selwyn and Waimak because of very unwise decisions by council and the minister using the LURP act to rezone land in the Halswell area which apart from being very expensive TC2 and 3 to develop, was totally unsuitable and has led to storm water problems semi rectified by swales and other flood diversion actions.</p> <p>The expensive development costs of subsequent sections and builds led many homeowners to venture outside Christchurch to buy equivalent or better for substantially less \$, with change. These unwise decisions made to protect airport contours have cost this city dearly. The Halswell land continues to be developed on a flood plateau that is the catchment tributary for the Heathcote and Avon rivers. With climate change and the insanity of the council and minister's decision will be rewarded with continuous flooding. Still subdivisions get approved into these totally unsuitable areas because there are currently few alternatives.</p> <p>This city needs land for subdivision and it has been widely agreed for 30 plus years that the most suitable TC1 land has been the western fringe out to the airport. There has never been any argument about this fact. The impediment has been protection of the airport and the powers that be persuaded that an outer control boundary (OCB) of 50dbn was the limit for residential and other development. This was determined by a very persuasive airport company and their consultants that development within this band was detrimental to health and</p>	Oppose

			may lead to the airport being curfewed. No one wants the airport to be curfewed and the remedy proposed will ensure their protection. However every other airport in New Zealand including Auckland (UNCURFEWED) has accepted the 1992 standard NZ6805 with an OCB of 55dbn.	
Trevor Wilson/ #202.2		Support	Request the proposed Medium Density Residential Zone be extended to incorporate parts of Hollis & Bowenvale Aves. and Lansdowne Tce. including Roseneath Place that are within walking distance, or 1km, of Centaurus Rd. and access to the Orbiter bus route.	
Trevor Wilson/202.2	Kāinga Ora/ #FS2082.118	Support	Request the proposed Medium Density Residential Zone be extended to incorporate parts of Hollis & Bowenvale Aves. and Lansdowne Tce. including Roseneath Place that are within walking distance, or 1km, of Centaurus Rd. and access to the Orbiter bus route. The writers of PC14 have been inconsistent with their proposed change to Medium Residential Zone (MRZ) and in particular to the lower slopes of Cashmere Hills. The proposed planning map shows areas around Hollis & Bowenvale Aves and Lansdowne Tce remain zoned Residential Hills (RH) because of apparent limited availability to public transport, when areas around Dyers Pass Rd. have the same, if not greater, public transport limits but are being re-zoned MRZ.	Support
Steve Petty/ #203.5		Oppose	Opposes building heights of 3 storeys that impact privacy, noise, housing, animals, people, green spaces and parking.	
Glen Ealam/ #213.1		Seek Amendment	Improve public transport to and from the Halswell area so that nearby commercial areas for retail shopping and cafe/bars are accessible without cars.	
Kurt Higgison/ #232.3		Oppose	Opposes developments in already built areas and seeks that new development areas grow into new areas,	
Harvey Armstrong/ #244.6		Seek Amendment	Oppose Low Public Transport Qualifying Matter on 75 Alderson Avenue.	
Harley Peddie/ #263.11		Seek Amendment	Density is what this city needs, not ever increasing property values.	
Chessa Crow/ #294.12		Seek Amendment	Seek to reduce extent / Remove Medium Residential zoning from New Brighton area and amend to be Residential Suburban Transition Zone	
Mason Plato/ #298.1		Oppose	Seek to remove Medium Density Residential Zone.	
Robert Fletcher/ #307.2		Support	Support the creation of Medium-Density Residential rules	
Mike Oxlong / #327.2		Oppose	The submitter opposes the Medium Density Residential zone.	
Lorraine Wilmshurst/ #335.2		Oppose	Oppose the rezoning of suburban areas to Medium or High Density Residential	
John Walker/ #336.2		Support	[Retain all provisions]	
Janice Lavelle/ #352.2		Not Stated	Seriously rethink the Medium Density Residential zones across Christchurch.	
David Hood/ #356.2		Oppose	[Seeks to oppose medium density residential development in existing residential environments]	
David Hood/356.2	Malcolm Hollis/ #FS2040.3	Oppose	<p>[Seeks to oppose medium density residential development in existing residential environments]</p> <p>We are asked to make our environment more liveable, our houses warm and dry for the health of its occupant, and the community safe and suitable for us all. Yet the changes to the rules are going to impinge on doing much of the above laudable goals.</p> <p>Height of buildings along with the density of living are suitable IF they were done as a new development - arguably. When done to an existing living environment, the benefit (if any) erodes or removes the quality for those already in the environment, and that have HAD to comply over the years or decades, to that environment. Changes to the location of boundary distance, saw houses allowed to be built closer together than they once were - with issue then arising from recession planes and the 'blue sky' and sunlight on those on the southern Shaded) side of boundary. Couple that (or is that now removed) with the height of new buildings, means not only is the blue sky and shading issue being ignored, but made exponentially worse.</p> <p>Then add the privacy issue - losing any sense of that - with multiple story building literally right looking into, not simply your once tranquil and private property, but having the added densification means the removal respite sought by many people from the hub bub of the noise of the city. IF I wanted that, or found it not an issue, I would have already bought in a city environment. As society gets 'busier' and the wide open spaces we once deliberately sought, by buying the 'quarter acre' sections, the less able we are to have the space to have a wee bit of respite to the increased urbanization of our cities AND life.</p> <p>My existing rights to a healthy home, safe home, enjoyable home, is being eroded - quickly, by these changes. NO, I am not being selfish. I am aware that there is a need for more housing - affordable preferably. Where you give help to one person BUT take away from another is - diluting the quality of life for us all, not improving it. Soon enough, once people in these denser living units grow as people/couples and</p>	Support

			perhaps start having a family, they will then require a larger home - and possibly a bit of lawn on their property. Where will that new home be? Probably not next door to them, where once there was a nice tranquil home, as that too has possibly been 'developed' into a multi unit housing building, with the owner having driven out.	
Alexandra Free/ #357.2		Support	Support the provisions as notified	
John Bennett/ #367.4		Seek Amendment	Re-write the MDRS rules to require that all medium and high density developments need to go through an Urban design approval process (like the Urban design Panel) to achieve outcomes that will benefit the communities within Christchurch.	
John Bennett/367.4	Anne Dingwall/ #FS2037.465	Seek Amendment	Re-write the MDRS rules to require that all medium and high density developments need to go through an Urban design approval process (like the Urban design Panel) to achieve outcomes that will benefit the communities within Christchurch. The proposed rules do not encourage a comprehensive development approach to increasing density, but instead encourage an ad hoc approach with each site considered individually and not collectively.	Support
John Bennett/ #367.8		Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.	
John Bennett/367.8	Chapman Tripp/ #FS2063.41	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel. The approach taken by Government and the CCC is a sledge hammer approach and there are little in the way of Design controls to help ensure a well designed City for the present and future residents of Christchurch is achieved.	Oppose
John Bennett/367.8	Chapman Tripp/ #FS2064.40	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel. The approach taken by Government and the CCC is a sledge hammer approach and there are little in the way of Design controls to help ensure a well designed City for the present and future residents of Christchurch is achieved.	Oppose
John Bennett/ #367.20		Seek Amendment	Seeks that all new developments in the proposed residential zones are reviewed by an Urban Design Panel.	
Ruth Parker/ #411.2		Oppose	Supports retaining Residential Suburban Zoning	
Anton Barbarich/ #432.1		Oppose	Oppose the application of medium density zone to existing suburbs	
Sandi Singh/ #440.1		Oppose	Oppose the application of Medium Density Residential Zone across the city.	
Joseph Corbett-Davies/ #444.4		Seek Amendment	Consider allowing more local retail and commercial in medium density residential zones, for example by allowing corner retail automatically in all such zones	
Carolyn Mulholland/ #452.1		Oppose	Opposes Medium and/or High Density Residential zoning in Amyes Road, Hornby	
Nick Scott/ #455.1		Support	[Retain MRZ provisions as proposed]	
Kem Wah Tan/ #471.23		Oppose	[Oppose increased height limits in residential zones]	
Brian Reynolds/ #486.3		Oppose	Reduce infill development in residential zones	
Joy Reynolds/ #487.1		Oppose	[S]top highrise and infill housing	
Ann Kennedy/ #494.2		Oppose	Amend zoning for Paparua Street and Perry Street from High Density Residential to Medium Density Residential Zone.	
Sydney John Kennedy/ #497.2		Seek Amendment	[Additional requirement:] Papanui zone building heights that exceed 4 storeys should have a specified minimum distance from school buildings, hospital buildings, or rest home buildings of 10m	
Sydney John Kennedy/497.2	Anne Dingwall/ #FS2037.499	Seek Amendment	[Additional requirement:] Papanui zone building heights that exceed 4 storeys should have a specified minimum distance from school buildings, hospital buildings, or rest home buildings of 10m to ensure adequate sunlight provision during winter months.	Support
Sydney John Kennedy/497.2	Kāinga Ora/ #FS2082.321	Seek Amendment	[Additional requirement:] Papanui zone building heights that exceed 4 storeys should have a specified minimum distance from school buildings, hospital buildings, or rest home buildings of 10m to ensure adequate sunlight provision during winter months.	Oppose
Hone Johnson/ #498.3		Oppose	Oppose all higher density zoning changes	
Ann Vanschevensteen/ #514.13		Seek Amendment	The CCC should legislate to make at least 50% of newly-built homes accessible / suitable for people with disabilities, or people who cannot use stairs. Furthermore, all new builds should have solar or wind power generators, grey water toilets and proper soundproofing. That would be properly building for the future.	
Deidre Rance/ #561.4		Seek Amendment	No medium [density zone in the Strowan area]	
Nick Brown/ #585.4		Seek Amendment	[That the area of Strowan between] Heaton Street/Innes Road and Blighs Road [be zoned MRZ instead of HRZ]	
Northwood Residents' Association/ #592.3		Oppose	To not proceed with the rezoning of part of Northwood subdivision [from Residential Suburban to Medium Density Residential].	
Northwood Residents' Association/592.3	Chapman Tripp/ #FS2063.53	Oppose	To not proceed with the rezoning of part of Northwood subdivision [from Residential Suburban to Medium Density Residential].	Oppose

			<p>NRA strongly opposes the planned rezoning of a significant part of Northwood from Residential Suburban (RS) to Medium Density Residential Zone (MRZ).</p> <p>We understand that the proposed change is arising from a change in legislation and are aware of the housing challenges that New Zealand is facing, including the need for more housing. However, we believe that Northwood is not suited for the proposed rezoning, and we have serious concerns about the negative impacts potentially resulting from it. In this submission, we have included our main concerns. In particular, the proposed rezoning raises concerns regarding its impact on the existing plan and the liveability of the subdivision, the environment, and the accrued risks of stormwater management issues:</p> <ol style="list-style-type: none"> 1. The Northwood subdivision was designed in its entirety with a view to accommodate a community within it that would have a mixture of housing density and land areas. These areas were well defined and co-exist well with each other within the subdivision. Northwood already contains significant areas of medium and high-density housing under its current plan. Northwood is an area of excellent town planning and, arguably, of great liveability, as demonstrated by the pride of its residents and the well looked-after subdivision. The plan introduces MRZ in a single contiguous block incorporating all sections within a certain distance to the Main North Road. While the proposed change may allow more sections to become available for intensification, it completely ignores the merits of the existing plan. NRA strongly opposes the use of unplanned rezoning in Northwood. The proposed MRZ swathe includes amongst other things, Northwood Villas, an over 55's entity with its own covenants. One of the features that defines the character of Northwood, is the layout of the current buildings on their sections. In general, the owners of the sections facing the road frontage have maintained the original guidelines of space and openness in keeping with the original covenants applied by the subdivision developer, RD Hughes. We argue that Northwood's current plan supports the ambience of our place. 2. Christchurch City Council recently opened a consultation process on its proposed Urban Forest Plan. As outlined in the proposed plan, Northwood stands out with its higher canopy cover (15%) than all bordering areas. The NRA believes that the Northwood canopy cover should be protected. In addition to being a significant loss to the environment and the character of the area, the proposed change will be an impediment to CCC achieving its goals of growing its urban forest canopy (Goal 1) and of protecting urban trees by looking after them as "critical infrastructure (Goal 3). 3. Furthermore, the NRA raised concerns in the past about ongoing flooding issues in the Northwood subdivision. Part of the Northwood subdivision is predicted to be within the extent of a 1 in 50-year flood event. The NRA doesn't support the rezoning as we believe it would only accentuate the issue and will potentially pose a health and safety risk to the Northwood residents. 4. Lastly, we would like to highlight that significant developments are already happening in the area, with a large development across the Main North Road. We believe that it would be inappropriate to proceed with the proposed rezoning until the impacts of this major development on horizontal infrastructure, road usage and traffic are well understood. <p>We urge the Council to work collaboratively with the Northwood Residents' Association to ensure that any proposed changes are in the best interests of the Northwood residents and the broader Christchurch community. We hope that you will consider our concerns and take appropriate action to protect the unique character and environment of Northwood and to protect its residents.</p> <p>[Please refer to attachment for full submission]</p>	
Northwood Residents' Association/592.3	Chapman Tripp/ #FS2064.52	Oppose	<p>To not proceed with the rezoning of part of Northwood subdivision [from Residential Suburban to Medium Density Residential].</p> <p>NRA strongly opposes the planned rezoning of a significant part of Northwood from Residential Suburban (RS) to Medium Density Residential Zone (MRZ).</p> <p>We understand that the proposed change is arising from a change in legislation and are aware of the housing challenges that New Zealand is facing, including the need for more housing. However, we believe that Northwood is not suited for the proposed rezoning, and we have serious concerns about the negative impacts potentially resulting from it. In this submission, we have included our main concerns. In particular, the proposed rezoning raises concerns regarding its impact on the existing plan and the liveability of the subdivision, the environment, and the accrued risks of stormwater management issues:</p>	Oppose

			<p>1. The Northwood subdivision was designed in its entirety with a view to accommodate a community within it that would have a mixture of housing density and land areas. These areas were well defined and co-exist well with each other within the subdivision. Northwood already contains significant areas of medium and high-density housing under its current plan. Northwood is an area of excellent town planning and, arguably, of great liveability, as demonstrated by the pride of its residents and the well looked-after subdivision. The plan introduces MRZ in a single contiguous block incorporating all sections within a certain distance to the Main North Road. While the proposed change may allow more sections to become available for intensification, it completely ignores the merits of the existing plan. NRA strongly opposes the use of unplanned rezoning in Northwood. The proposed MRZ swathe includes amongst other things, Northwood Villas, an over 55's entity with its own covenants. One of the features that defines the character of Northwood, is the layout of the current buildings on their sections. In general, the owners of the sections facing the road frontage have maintained the original guidelines of space and openness in keeping with the original covenants applied by the subdivision developer, RD Hughes. We argue that Northwood's current plan supports the ambience of our place.</p> <p>2. Christchurch City Council recently opened a consultation process on its proposed Urban Forest Plan. As outlined in the proposed plan, Northwood stands out with its higher canopy cover (15%) than all bordering areas. The NRA believes that the Northwood canopy cover should be protected. In addition to being a significant loss to the environment and the character of the area, the proposed change will be an impediment to CCC achieving its goals of growing its urban forest canopy (Goal 1) and of protecting urban trees by looking after them as "critical infrastructure (Goal 3).</p> <p>3. Furthermore, the NRA raised concerns in the past about ongoing flooding issues in the Northwood subdivision. Part of the Northwood subdivision is predicted to be within the extent of a 1 in 50-year flood event. The NRA doesn't support the rezoning as we believe it would only accentuate the issue and will potentially pose a health and safety risk to the Northwood residents.</p> <p>4. Lastly, we would like to highlight that significant developments are already happening in the area, with a large development across the Main North Road. We believe that it would be inappropriate to proceed with the proposed rezoning until the impacts of this major development on horizontal infrastructure, road usage and traffic are well understood.</p> <p>We urge the Council to work collaboratively with the Northwood Residents' Association to ensure that any proposed changes are in the best interests of the Northwood residents and the broader Christchurch community. We hope that you will consider our concerns and take appropriate action to protect the unique character and environment of Northwood and to protect its residents.</p> <p>[Please refer to attachment for full submission]</p>	
Fay Brorens/ #644.3		Seek Amendment	<p>The submitter makes the following suggestions on density:</p> <ul style="list-style-type: none"> - precaution around Natural Hazards including, flooding, liquefaction and sea level rise. - Warm, dry and suitable homes are required. For the new dwelling a 'sunshine factor', is like a 'quality factor' or an 'outlook factor'. - If an existing home adjoining a new development site was to not have sunshine for 5 months of the year a one off payment could be made by the developer. - developments should consider infrastructure, especially sewer. - quality development in places such as Casebrook and South Halswell could provide better outcomes as Christchurch transitions to more localised communities and neighbourhoods. 	
David McLauchlan/ #653.8		Seek Amendment	Set a minimum net site area standard for developments [e.g., 2,000m ²] that allows for permanent and larger green space areas.	
Dot Fahey/ #683.3		Seek Amendment	Amend zone to a transitional medium density zone.	
Helen Wilson/ #702.1		Oppose	Decline the proposal to rezone sites to allow 2 or 3 storey townhouses.	
Lauren Gibson/ #708.2		Oppose	[Opposes intensification plan change and in particular for 19a Russell Street]	

Wigram Lodge (2001) Limited/ #716.1		Support	[Seeks that] the NPS-UD is properly and fully given effect to through the provisions and zoning of PC14 through the intensification of development.	
Brookfield Limited/ #723.1		Support	Enable full zoning of MDZ to be enabled throughout city	
Brookfield Limited/723.1	Kāinga Ora/ #FS2082.475	Support	Enable full zoning of MDZ to be enabled throughout city the NPS-UD is properly and fully given effect to through the provisions and zoning of PC14 through the intensification of development through enabling plan provisions and an increase in development capacity for residential and business use across the district	Support
Sophie Burt/ #725.3		Seek Amendment	Precincts within the Medium-Density Residential Zone should each have a Regeneration Framework Plan and have regulatory, comprehensive community engagement.	
Sophie Burt/725.3	Christchurch International Airport Limited/ #FS2052.155	Seek Amendment	<p>Precincts within the Medium-Density Residential Zone should each have a Regeneration Framework Plan and have regulatory, comprehensive community engagement.</p> <p>Precincts within the Medium-Density Residential Zone are important components of the city. They will serve their local and surrounding community and need to be fit for purpose, but also retain, integrate and celebrate their unique physical, environmental, social and cultural features.</p> <p>Precincts should each have a Regeneration Framework Plans to ensure the desired regeneration outcomes for those Precincts are understood, designed, funded and delivered through the Annual and Long-Term Plans.</p> <p>Precinct Regeneration Framework Plans should be required to have regulatory, comprehensive community engagement to understand the needs and desires of the community and to ensure they are a part of delivering the intensification required and anticipated. Collaborative planning and placemaking processes are well used internationally, but not in New Zealand.</p>	Oppose
Marie Byrne/ #734.2		Oppose	[Seeks] Medium Density Residential area in Phillipstown Cashel Street to Ferry Road, Bordesley Street to Nursery Road be considered for a heritage area and subsequently a qualifying matter.	
Mary O'Connor/ #778.8		Seek Amendment	There could be an option residents could choose to reduce intensification in return for narrowing their street width to allow street trees to be planted. This could only be achieved by less intensification.	
Glenda Duffell/ #779.2		Oppose	Do not zone medium density zone for small cul de sacs and narrow streets.	
Josie Schroder/ #780.16		Support	Retain the rules in 14.5 as notified.	
Josie Schroder/780.16	Anne Dingwall/ #FS2037.754	Support	<p>Retain the rules in 14.5 as notified.</p> <p>The proposed provisions are appropriate and necessary to achieve a well-functioning urban environment, with activity status and thresholds for assessment appropriate to the activities outlined, particularly where they impact upon public space environments.</p> <p>The balance provided between the certainty of standards and qualitative assessment, including residential design principles, is appropriate to achieving a well-functioning urban environment including high quality urban design, creating safer, more walkable environments, and promoting climate change initiatives including the provision of tree canopy and landscaping.</p>	Support
Roman Shmakov/ #783.5		Seek Amendment	[S]eek[s] that 100% of the Medium Density Residential Standard is enabled in all areas of the city (except those covered by other qualifying matters we do not oppose).	
Benjamin Love/ #799.4		Support	[That provisions enabling intensification are retained]	
Benjamin Love/799.4	Kāinga Ora/ #FS2082.595	Support	<p>[That provisions enabling intensification are retained]</p> <p>Intensification is often linked to increased housing affordability, as it can quickly and cost effectively increase supply to the market, thus zoning reform is needed to allow for it. It is more affordable to build multi-unit dwellings/apartments than single-detached houses, as they require less land, materials, and labour to build per unit, as well as have lower operating costs.</p> <p>Many choose to live in intensified areas for the improved lifestyle. People like the proximity of stores, services, schools, parks, public transport, and other facilities/amenities within walking distance. Denser areas can also provide a better sense of community, as well as a more active lifestyle.</p>	Support

			Increased affordability and access to amenities can increase the attractiveness of neighbourhoods and cities. This includes attracting new residents/immigrants from other costs can also increase disposable income and expenditure in other sectors of the local economy	
Regulus Property Investments Limited/ #810.5		Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres	
Regulus Property Investments Limited/ #810.6		Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity	
Regulus Property Investments Limited/810.6	Heritage New Zealand Pouhere Taonga/ #FS2051.101	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity	Oppose
James Barbour/ #812.3		Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres	
James Barbour/812.3	Kāinga Ora/ #FS2082.612	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres	Support
James Barbour/ #812.12		Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity	
James Barbour/812.12	Heritage New Zealand Pouhere Taonga/ #FS2051.102	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity	Oppose
Carter Group Limited/ #814.153		Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	
Carter Group Limited/814.153	Heritage New Zealand Pouhere Taonga/ #FS2051.103	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. The submitter generally opposes any/all amendments to the RMD zone provisions, to the extent that these conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. In the submitter's view, such requirements are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act. Specific provisions of concern are further noted in the submission points below.	Oppose
Carter Group Limited/814.153	Red Spur Ltd/ #FS2068.40	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. The submitter generally opposes any/all amendments to the RMD zone provisions, to the extent that these conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. In the submitter's view, such requirements are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act. Specific provisions of concern are further noted in the submission points below.	Support
Carter Group Limited/814.153	Kāinga Ora/ #FS2082.983	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. The submitter generally opposes any/all amendments to the RMD zone provisions, to the extent that these conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. In the submitter's view, such requirements are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act. Specific provisions of concern are further noted in the submission points below.	Seek Amendment
The Board of Trustees of the Te Ara Koropiko West Spreydon School / #815.3		Seek Amendment	Oppose Medium Density housing zone in the Hoon Hay/Spreydon area. Seek amended to the District Plan for the area around Spreydon Primary School to be Residential Suburban only.	
The Catholic Diocese of Christchurch / #823.123		Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	
The Catholic Diocese of Christchurch /823.123	Anne Dingwall/ #FS2037.1355	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. The submitter generally opposes any/all amendments to the RMD zone provisions, to	Oppose

			<p>the extent that these conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.</p> <p>In the submitter's view, such requirements are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act.</p> <p>Specific provisions of concern are further noted in the submission points below.</p>	
The Catholic Diocese of Christchurch /823.123	Carter Group Limited/ #FS2045.296	Oppose	<p>Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.</p> <p>The submitter generally opposes any/all amendments to the RMD zone provisions, to the extent that these conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.</p> <p>In the submitter's view, such requirements are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act.</p> <p>Specific provisions of concern are further noted in the submission points below.</p>	Support
The Catholic Diocese of Christchurch /823.123	Heritage New Zealand Pouhere Taonga/ #FS2051.104	Oppose	<p>Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.</p> <p>The submitter generally opposes any/all amendments to the RMD zone provisions, to the extent that these conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.</p> <p>In the submitter's view, such requirements are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act.</p> <p>Specific provisions of concern are further noted in the submission points below.</p>	Oppose
The Catholic Diocese of Christchurch /823.123	Kāinga Ora/ #FS2082.1079	Oppose	<p>Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the</p>	Seek Amendment

			<p>mandatory MDRS and/or impose additional constraints relative to the status quo.</p> <p>The submitter generally opposes any/all amendments to the RMD zone provisions, to the extent that these conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.</p> <p>In the submitter's view, such requirements are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act.</p> <p>Specific provisions of concern are further noted in the submission points below.</p>	
MGZ Investments Limited/ #827.1		Support	Approve plan change in line with NPS-UD	
Kāinga Ora – Homes and Communities / #834.172		Not Stated	<p>All controlled and RD rules renotification statements</p> <p>1. Amend notification statements in both activity and built form rules to align with this logic. Non-notified:</p> <p>14.5.1.3 (RD1) – four or more units</p> <p>14.5.2.2 – landscaping</p> <p>14.5.2.5 – Outdoor Living Space</p> <p>14.5.2.8 – Outlook space</p> <p>14.5.2.9 – Fencing</p> <p>14.5.2.10 – Windows to street</p> <p>14.5.2.11 – Minimum unit size</p> <p>14.5.2.12 – Ground floor habitable space</p> <p>14.5.2.13 – Service and storage space</p> <p>14.5.2.15 – Garage and carports</p> <p>14.5.2.16 – Building reflectivity</p> <p>14.5.2.16 – mechanical ventilation</p> <p>14.5.2.18 – Spine road setbacks</p> <p>Open to limited but not public notification:</p>	
Kāinga Ora – Homes and Communities /834.172	LMM Investments 2012 Limited/ #FS2049.88	Not Stated	All controlled and RD rules renotification statements	Support

			<p>1. Amend notification statements in both activity and built form rules to align with this logic. Non-notified:</p> <p>14.5.1.3 (RD1) – four or more units</p> <p>14.5.2.2 – landscaping</p> <p>14.5.2.5 – Outdoor Living Space</p> <p>14.5.2.8 – Outlook space</p> <p>14.5.2.9 – Fencing</p> <p>14.5.2.10 – Windows to street</p> <p>14.5.2.11 – Minimum unit size</p> <p>14.5.2.12 – Ground floor habitable space</p> <p>14.5.2.13 – Service and storage space</p> <p>14.5.2.15 – Garage and carports</p> <p>14.5.2.16 – Building reflectivity</p> <p>14.5.2.16 – mechanical ventilation</p> <p>14.5.2.18 – Spine road setbacks</p> <p>Open to limited but not public notification:</p> <p>Consistent logic needs to be applied to the notification statements as follows:</p> <p>If the rule controls an internal occupant amenity matter or general street-scape outcome then rule breaches should be non-notified as it is only the occupant who is affected or passers-by;</p> <p>If the rule it controls a neighbouring site interface matter then it should be open to an assessment re limited notification but should not be publicly notified. Ltd but not full;</p> <p>If it rule controls a matter that could impact on urban form at a neighbourhood scale e.g. height, then it should be open to a full s95 assessment.</p>	
<p>Kāinga Ora – Homes and Communities /834.172</p>	<p>Chapman Tripp/ #FS2063.143</p>	<p>Not Stated</p>	<p>All controlled and RD rules re notification statements</p> <p>1. Amend notification statements in both activity and built form rules to align with this logic. Non-notified:</p> <p>14.5.1.3 (RD1) – four or more units</p> <p>14.5.2.2 – landscaping</p> <p>14.5.2.5 – Outdoor Living Space</p>	<p>Seek Amendment</p>

			<p>14.5.2.8 – Outlook space</p> <p>14.5.2.9 – Fencing</p> <p>14.5.2.10 – Windows to street</p> <p>14.5.2.11 – Minimum unit size</p> <p>14.5.2.12 – Ground floor habitable space</p> <p>14.5.2.13 – Service and storage space</p> <p>14.5.2.15 – Garage and carports</p> <p>14.5.2.16 – Building reflectivity</p> <p>14.5.2.16 – mechanical ventilation</p> <p>14.5.2.18 – Spine road setbacks</p> <p>Open to limited but not public notification:</p> <p>Consistent logic needs to be applied to the notification statements as follows:</p> <p>If the rule controls an internal occupant amenity matter or general street-scape outcome then rule breaches should be non-notified as it is only the occupant who is affected or passers-by;</p> <p>If the rule it controls a neighbouring site interface matter then it should be open to an assessment re limited notification but should not be publicly notified. Ltd but not full;</p> <p>If it rule controls a matter that could impact on urban form at a neighbourhood scale e.g. height, then it should be open to a full s95 assessment.</p>	
Kāinga Ora – Homes and Communities /834.172	Chapman Tripp/ #FS2064.138	Not Stated	<p>All controlled and RD rules re notification statements</p> <p>1. Amend notification statements in both activity and built form rules to align with this logic. Non-notified:</p> <p>14.5.1.3 (RD1) – four or more units</p> <p>14.5.2.2 – landscaping</p> <p>14.5.2.5 – Outdoor Living Space</p> <p>14.5.2.8 – Outlook space</p> <p>14.5.2.9 – Fencing</p> <p>14.5.2.10 – Windows to street</p> <p>14.5.2.11 – Minimum unit size</p>	Seek Amendment

			<p>14.5.2.12 – Ground floor habitable space</p> <p>14.5.2.13 – Service and storage space</p> <p>14.5.2.15 – Garage and carports</p> <p>14.5.2.16 – Building reflectivity</p> <p>14.5.2.16 – mechanical ventilation</p> <p>14.5.2.18 – Spine road setbacks</p> <p>Open to limited but not public notification:</p> <p>Consistent logic needs to be applied to the notification statements as follows:</p> <p>If the rule controls an internal occupant amenity matter or general street-scape outcome then rule breaches should be non-notified as it is only the occupant who is affected or passers-by;</p> <p>If the rule it controls a neighbouring site interface matter then it should be open to an assessment re limited notification but should not be publicly notified. Ltd but not full;</p> <p>If it rule controls a matter that could impact on urban form at a neighbourhood scale e.g. height, then it should be open to a full s95 assessment.</p>	
Christopher Evan/ #845.1		Oppose	[Seeks that] Christchurch City Council accepts the new Government rules and laws	
Orion New Zealand Limited (Orion)/ #854.2		Seek Amendment	<p>New Rule to be inserted into MDRS</p> <p>Activity</p> <p>PX The establishment of a new, or expansion of an existing sensitive activity.</p> <p>Activity specific standards</p> <p>a. Either a land area of at least 5.5m² is provided at the boundary closest to the road reserve for electricity equipment and infrastructure, or confirmation is provided from Orion New Zealand Limited that it is not required.</p> <p>14.5.1.4 Discretionary activities</p> <p>Activity</p> <p>DX</p> <p>a. Any activity that does not meet the activity specific standard under PX.</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited (absent its written approval).</p>	
Orion New Zealand Limited (Orion)/ #854.12		Seek Amendment	<p>Add an additional clause to NC2 and amend clause 'c' as follows:</p> <p>iv within 3m of the outside overhead conductor of any 11kV, 400V or 230V electricity distribution line.</p> <p>d. Conductive fences within 5 metres of a 66kV, 33kV, 11kV, 400V, or 230V electricity distribution line support structure foundation.</p>	
Ministry of Housing and Urban Development/ #859.10		Oppose	That the IHP should carefully consider whether these restrictions only apply to the extent necessary to accommodate the matter.	
Ministry of Housing and Urban Development/859.10	Christchurch International Airport Limited/ #FS2052.251	Oppose	That the IHP should carefully consider whether these restrictions only apply to the extent necessary to accommodate the matter.	Oppose

			<p>HUD notes that, compared to the MDRS, currently only the height limits have been reduced to manage the interface between Riccarton Bush and the surrounding houses. HUD would encourage careful consideration of any further reductions if other submissions suggest any, especially in light of Policy 6 of the NPS-UD.</p> <p>HUD broadly supports the retention and protection of Riccarton Bush on environmental and cultural grounds.</p>	
Ministry of Housing and Urban Development/859.10	The Riccarton Bush Trust/ #FS2085.35	Oppose	<p>That the IHP should carefully consider whether these restrictions only apply to the extent necessary to accommodate the matter.</p> <p>HUD notes that, compared to the MDRS, currently only the height limits have been reduced to manage the interface between Riccarton Bush and the surrounding houses. HUD would encourage careful consideration of any further reductions if other submissions suggest any, especially in light of Policy 6 of the NPS-UD.</p> <p>HUD broadly supports the retention and protection of Riccarton Bush on environmental and cultural grounds.</p>	Support
Susanne Antill/ #870.1		Oppose	Oppose replacing existing residential zones in the city with two new ones - a medium density zone and a high density zone.	
Susanne Antill/870.1	Southern Cross Healthcare Limited/ #FS2041.3	Oppose	Oppose replacing existing residential zones in the city with two new ones - a medium density zone and a high density zone. What rationale? Are you planning for massive overseas population immigration into Christchurch for a 15 minute smart city when the birth rate of Christchurch residents is low, particularly after the mandated experimental, untested jabs on young New Zealanders which has probably sterilized many of them.	Oppose
Red Spur Ltd / #881.28		Oppose	"[Seeks that] there shall be no other additional rules (i.e. in addition to the RH/MDRZ rules) in the RH (Redmund Spur) Precinct. [seeks that Redmund Spur is not ""downzoned""]"	
Susanne Elizabeth Hill/ #889.4		Support	Seeks that townhouses are encouraged on large sections once older homes have passed their liveable stage.	
Susanne Elizabeth Hill/ #889.5		Support	Seeks that townhouses are encouraged on large sections once older homes have passed their liveable stage.	
Susanne and Janice Antill/ #893.1		Oppose	Oppose replacing existing residential zones in the city with two new ones – a medium density zone and a high density zone.	
John Hudson/ #901.6		Oppose	I do not agree with the MDRS zone replacing the current RS zones and I don't agree with certain aspects of plan change 14 and reasons and discussion follow. The CCC has excellent plans for the future growth of Christchurch and the mandated MDRS rules are a huge step backwards. Under MDRS intensification can take place much further out from the CBD. It will be totally detrimental to the intensification of the CBD using existing building zone rules.	
Sally Dixon/ #1004.1		Oppose		

Residential > Rules - Medium Density Residential Zone > Activity status tables

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Andrew Tulloch/ #13.2		Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.	
Catharina Schupbach/ #217.1		Support	Retain provisions relating to Residential Character Areas	
William Bennett/ #255.8		Seek Amendment	<ul style="list-style-type: none"> That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and, That neighbours along the southern boundaries of any proposed developments that involve non-compliance with height or access to sunlight rules <i>can</i> be notified of the required resource consents and to make submissions. 	
Caitriona Cameron/ #272.13		Seek Amendment	<p>The proposal should provide protections for existing property rights. This could be achieved by:</p> <ul style="list-style-type: none"> - increasing minimum plot sizes for plots with 3+ storey residential buildings to minimize the number of affected neighbours - requiring developers to compensate neighbours who will be adversely affected by new developments that significantly reduce sunlight. 	
Caitriona Cameron/272.13	Anne Dingwall/ #FS2037.391	Seek Amendment	<p>The proposal should provide protections for existing property rights. This could be achieved by:</p>	Support

			<ul style="list-style-type: none"> - increasing minimum plot sizes for plots with 3+ storey residential buildings to minimize the number of affected neighbours - requiring developers to compensate neighbours who will be adversely affected by new developments that significantly reduce sunlight. <p>Many current residents will have their property values (both amenity and financial) significantly reduced (for example through losing sunlight through ground floor windows, solar panel installations becoming redundant) under the new recession planes and minimum plot sizes. Not only would property owners have no recompense for the loss, they would also have very little time to transition (either by selling the property or altering the building).</p>	
Caitriona Cameron/ #272.14		Seek Amendment	<p>The proposal should provide protections for existing property rights. This could be achieved by:</p> <ul style="list-style-type: none"> - increasing minimum plot sizes for plots with 3+ storey residential buildings to minimize the number of affected neighbours - requiring developers to compensate neighbours who will be adversely affected by new developments that significantly reduce sunlight 	
Caitriona Cameron/ #272.15		Seek Amendment	<p>The proposal should provide protections for existing property rights. This could be achieved by:</p> <ul style="list-style-type: none"> - increasing minimum plot sizes for plots with 3+ storey residential buildings to minimize the number of affected neighbours - requiring developers to compensate neighbours who will be adversely affected by new developments that significantly reduce sunlight 	
Caitriona Cameron/ #272.16		Seek Amendment	<p>The proposal should provide protections for existing property rights. This could be achieved by:</p> <ul style="list-style-type: none"> - increasing minimum plot sizes for plots with 3+ storey residential buildings to minimize the number of affected neighbours - requiring developers to compensate neighbours who will be adversely affected by new developments that significantly reduce sunlight 	
Caitriona Cameron/ #272.17		Seek Amendment	<p>The proposal should provide protections for existing property rights. This could be achieved by:</p> <ul style="list-style-type: none"> - increasing minimum plot sizes for plots with 3+ storey residential buildings to minimize the number of affected neighbours - requiring developers to compensate neighbours who will be adversely affected by new developments that significantly reduce sunlight 	
Barry Newman / #295.5		Oppose	I would like the existing process of council and neighbour consent remain.	
Summerset Group Holdings Limited/ #443.9		Seek Amendment	<p>Amend the rules in relation to retirement villages and delete rule RD2, replacing this instead with a new controlled activity status provision (C3). Amend all references to matters of control for retirement village within the zone to 14.15.10. With the activity reverting to Restricted Discretionary Activity if the relevant performance standards cannot be met.</p>	
Summerset Group Holdings Limited/443.9	Kāinga Ora/ #FS2082.320	Seek Amendment	<p>Amend the rules in relation to retirement villages and delete rule RD2, replacing this instead with a new controlled activity status provision (C3). Amend all references to matters of control for retirement village within the zone to 14.15.10. With the activity reverting to Restricted Discretionary Activity if the relevant performance standards cannot be met.</p> <p>As a result of the proposed change of the zoning, the activity status for retirement villages (assuming the relevant performance standards are met) for these sites is proposed to alter from a controlled activity to a restricted discretionary activity. The matters over which the Council proposed to exercise control are identical to those over which the Council currently exercise control (noting that there is a numbering error in the proposed provisions).</p> <p>Unnecessary consent requirements and costs should be avoided. Further, this change of activity status could hinder or limit future potential development rights. There does not appear to be any clear reasoning for the activity status to become more restrictive or any analysis of the costs or benefits of this impact. The nature and location of the zones does not change and increasing the level of restriction on development of retirement villages appears to be counter intuitive to the provision of more housing and particularly increased choice in housing options.</p> <p>It is further noted that retirement villages within the Residential Suburban zone are provided for as a permitted activity, and it does not appear consistent to apply a more restrictive activity status within zones that anticipate a higher density of development.</p>	Oppose
Kāinga Ora – Homes and Communities / #834.174		Support	P1 Retain rule as proposed.	
Kāinga Ora – Homes and Communities /834.174	LMM Investments 2012 Limited/ #FS2049.90	Support	P1 Retain rule as proposed. The proposed amendment to P1 to delete the limit on units with more than 6 bedrooms is supported. The definition of 'residential activity' includes emergency and refuge housing, and sheltered housing and so the amendment better enables such facilities to be established in the MRZ as a	Support

			permitted activity where they provide accommodation for more than 6 residents. It is noted that boardinghouses, student hostels, and retirement villages are separately defined and managed through separate rules.	
Kāinga Ora – Homes and Communities / #834.175		Seek Amendment	14.5.1(P3) – Elderly Persons Housing Either: 1. Reinstate P3 so there is a clear permitted pathway; or 2. Include an advice note under P1 as follows: Conversion of existing Elderly Persons Housing is permitted under P1.	
Kāinga Ora – Homes and Communities / #834.175	LMM Investments 2012 Limited / #FS2049.91	Seek Amendment	14.5.1(P3) – Elderly Persons Housing Either: 1. Reinstate P3 so there is a clear permitted pathway; or 2. Include an advice note under P1 as follows: Conversion of existing Elderly Persons Housing is permitted under P1. Need to clarify – the Operative Plan P3 provides a permitted pathway for the conversion of Elderly Persons Housing to general tenure as a permitted activity. The provision of such a pathway is supported. PC14 proposes to delete this pathway. The PC14 amendment is ambiguous as to whether the deletion of P3 means that conversion of EPH is no longer permitted, OR is it proposed to be deleted because there is now no such thing as an EPH because MDRS now enables multi-units so it is now implicit that you can convert existing EPH as such conversion would simply fall within the ambit of P1? Given the number of EPH in the City it is important that there is an unambiguous position on how their conversion is to be treated.	Support

Residential > Rules - Medium Density Residential Zone > Activity status tables > Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Vivien Binney / #81.5		Seek Amendment	Amend proposed provisions for areas set for intensification in suburban areas by limiting them to two units per site.	
Vivien Binney / 81.5	Stantec / #FS2032.26	Seek Amendment	Amend proposed provisions for areas set for intensification in suburban areas by limiting them to two units per site. The scale of planned dwelling intensification is far too large. Your plan can result in all Christchurch's leafy suburbs losing the very environment we enjoy Christchurch for. Our current population is approximately 390,000. With the changes proposed, this population could easily be doubled in the same area. Traffic congestion, impossible parking requirements will result as at least one vehicle per dwelling will swamp the streets. Loss of gardens, trees and berms - result is an unpleasant environment not fit for children and with significantly increased rain run off and flooding risk to add to our climate change problems. Slum dwellings. The submitter has personally seen and also discussed with builders the rapidly and poorly built units crammed onto sections for maximal profit. No underground parking and usually no garage. There appears little incentive for developers to do otherwise. Make the areas set for intensified dwellings outside the inner city Four Avenues limited to three stories and three units per section. For the remaining suburban areas, limit the number of units per section to two, not three and two stories only. Developing your infrastructure for this will be easier. In another 50-60 years time you will be planning to move the city further inland as the sea level rise becomes all too obvious.	Oppose

Stantec/ #184.5		Support	Retain rule as proposed (P1)	
Logan Brunner/ #191.4		Support	[Retain P1 provision permitting three homes per site]	
Logan Brunner/191.4	Stantec/ #FS2032.24	Support	[Retain P1 provision permitting three homes per site] More homes, with 3-storey, 3-homes per site the new norm (however, we oppose it being subject to Sunlight QM). Moving towards suburban areas where denser housing is the norm, provided by a range of different house types such as townhouses or low-rise apartments, will have beneficial effects on our urban environments. There are numerous benefits that come with denser suburban housing, particularly reduced housing costs, reduced urban emissions, decreased infrastructure costs, and improved community connectivity/safety. These benefits are further explained in the attached 'Benefits of Density' document.	Support
Ara Poutama Aotearoa/ #259.10		Seek Amendment	Seeks to amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community is provided for.	
Ara Poutama Aotearoa/259.10	Kāinga Ora/ #FS2082.218	Seek Amendment	Seeks to amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community is provided for. Ara Poutama considers there is no meaningful effects basis for distinguishing residential activities which include supervision, care, and support from any other residential activity. The decision to accommodate those persons within the community has already been made by the Courts or the Parole Board through sentencing or release decisions. The CDP should not afford Council the opportunity to frustrate the statutory requirements under the Sentencing Act, Parole Act and Corrections Act. Imposing unnecessary consenting requirements on those activities, particularly when there is no material effects-based differential, risks undermining the operation of the justice system and Ara Poutama's ability to fulfil its statutory obligations.	Oppose
Ara Poutama Aotearoa/259.10	Brighton Observatory of Environment and Economics/ #FS2092.11	Seek Amendment	Seeks to amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community is provided for. Ara Poutama considers there is no meaningful effects basis for distinguishing residential activities which include supervision, care, and support from any other residential activity. The decision to accommodate those persons within the community has already been made by the Courts or the Parole Board through sentencing or release decisions. The CDP should not afford Council the opportunity to frustrate the statutory requirements under the Sentencing Act, Parole Act and Corrections Act. Imposing unnecessary consenting requirements on those activities, particularly when there is no material effects-based differential, risks undermining the operation of the justice system and Ara Poutama's ability to fulfil its statutory obligations.	Seek Amendment
Tricia Ede/ #284.1		Not Stated	Seeks three houses on one property be disallowed.	
Tricia Ede/284.1	Stantec/ #FS2032.31	Not Stated	Seeks three houses on one property be disallowed. Overlooking	Oppose
Kirsten Templeton/ #340.2		Oppose	[Opposes allowance for three units as a permitted activity]	
Kirsten Templeton/340.2	Stantec/ #FS2032.28	Oppose	[Opposes allowance for three units as a permitted activity] I oppose the proposed change from residential area to medium density area which allows for the building of several 3 storey units on a current site with no consultation with neighbours. I feel this would have a detrimental effect on the feel of a neighbourhood, property prices and the environment enjoyed by current homeowners.	Oppose
Kate Gregg/ #381.9		Seek Amendment	Amend provision 14.5.1.1 in such that the interior conversion of an existing residential unit into two residential units within any Character Area is permitted. For activities outside the Character Area there should be no equivalent rule and density limit.	
Claire Williams/ #385.5		Seek Amendment	[Seeks that] privacy issues should be considered for all developments not just when a consent is required	
David Krauth / #403.2		Oppose	Oppose constructing new residential units complying with rules in the plan change to be permitted activities,	
David Krauth /403.2	Stantec/ #FS2032.27	Oppose	Oppose constructing new residential units complying with rules in the plan change to be permitted activities, These changes will result in a lack of privacy, reduced sunlight, increased traffic and a general reduction to our existing quality of life.	Oppose
Michelle Warburton / #427.4		Seek Amendment	[Amend P1.c. to a] Maximum of two dwellings per site in areas where neighbours are currently only one or two stories.	
Michelle Warburton /427.4	Stantec/ #FS2032.32	Seek Amendment	[Amend P1.c. to a] Maximum of two dwellings per site in areas where neighbours are currently only one or two stories. Unethical to change an area around peoples homes, very detrimental to their physical and mental health. We are the 'garden city' let's keep houses with gardens. Be sympathetic to the area. Two old villas then multiple three story townhouses next door is visually appalling. Let's not look like Auckland,	Oppose

			save us from their mistakes. In the city where whole areas have been redeveloped with townhouses are looking great. But please not on individual sections	
Sam Newton/ #451.2		Oppose	[O]ppose[s] the decision to allow 'medium density areas' to have multiple buildings built up to 12m on empty sections where once a single storey house existed.	
Sam Newton/451.2	Stantec/ #FS2032.29	Oppose	[O]ppose[s] the decision to allow 'medium density areas' to have multiple buildings built up to 12m on empty sections where once a single storey house existed. If a neighbouring property did not have to apply for resource consent to build what will become mini ghettos, this will also have a huge financial impact on the worth of neighbouring properties. These multiple dwelling properties are appearing all over the city, and it's not as if you can argue they are affordable housing for people. They are being sold for the same price as the single house that were there before. Already we are seeing a huge impact with increased traffic on the roads, with the already higher population in Christchurch. I would say the infrastructure needs to amended first before allowing more denser living rules.	Oppose
Terence Sissons/ #696.4		Support	Provide for 3 level dwellings as of right in MDRZs.	
Terence Sissons/696.4	Stantec/ #FS2032.25	Support	<p>Provide for 3 level dwellings as of right in MDRZs.</p> <p>Limit the HDRZ to the central city area and provide for MDRZs around the suburban shopping centres</p> <p>Provide for 3 level dwellings as of right in MDRZs.</p> <p>Require independent geo-tech advice as a precondition to any development over 10 metres.</p> <p>Delete the waiver of QM re sunlight access for buildings over 12m.</p> <p>The projected population growth of about 50,000 between now and 2048 (389,200 to 448,000) should not require 40,000 additional homes as advised in the consultation document.</p> <p>According to the Council's LT Plan, on average, there are 2.5 people per household, which suggests that only 20,000 additional dwellings will be required.</p> <p>If the council limited the HDRZ to the central city area and provided for MDRZs around the suburban shopping centres it should easily satisfy the need for additional housing.</p> <p>The NPS-UD contemplates 3 level dwellings in MDRZs which is what the council should adopt instead of 4 levels.</p> <p>Following the 2011/12 earthquakes the city resolved to limit redevelopment to 3 levels, which became the norm for residential and commercial/office development in the city.</p> <p>The risk of earthquake has not gone away and must surely be considered before any proposed changes are implemented.</p> <p>According to the council's latest annual plan, by 2051, 24% of the population are expected to be over the age of 65 years and 10% of the population are expected to be over 80. This cohort is unlikely to be attracted to living in high-rise apartment blocks.</p> <p>Much of the land within the proposed HDRZs is not suitable for intensive high-rise development. Independent geo-tech advice should be a precondition to any development over 10 metres.</p> <p>I agree in principle with the council's sunlight access proposals but cannot understand the rationale for, nor agree with, the proposal that no QM re sunlight access applies to buildings over 12 m if set back 8 metres the boundary.</p> <p>A building that is 30 metres high will have a significant impact on the neighbour's access to sunlight and should not be allowed in residential areas.</p>	Support
Mitchell Coll/ #720.9		Seek Amendment	1. The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.	
Mitchell Coll/720.9	Chapman Tripp/ #FS2063.82	Seek Amendment		Oppose

			<p>1. The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.</p> <p>Currently the Residential Design Principles are only required to be considered when there are more than four units.</p>	
Mitchell Coll/720.9	Chapman Tripp/ #FS2064.79	Seek Amendment	<p>1. The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.</p> <p>Currently the Residential Design Principles are only required to be considered when there are more than four units.</p>	Oppose
Retirement Villages Association of New Zealand Inc/ #811.50		Seek Amendment	<p>insert a new Rule in the Medium Density Residential Zone[:]</p> <p>MRZ-RX Retirement Villages Activity status: PER 1. Any retirement village. Activity status when compliance not achieved: N/A</p>	
Retirement Villages Association of New Zealand Inc/811.50	Summerset Group Holdings Limited/ #FS2097.45	Seek Amendment	<p>insert a new Rule in the Medium Density Residential Zone[:]</p> <p>MRZ-RX Retirement Villages Activity status: PER 1. Any retirement village. Activity status when compliance not achieved: N/A The RVA supports Rule 14.5.1.1 (P1) as it permits all residential activities. However, the RVA considers retirement villages as a land use activity must be provided for as a permitted activity (and the construction of retirement villages provided for as a restricted discretionary activity, as detailed in response to 14.5.1.3 (RD2)), recognising that retirement villages as a permitted activity provide substantial benefit in residential zones, while having minimal effects on surrounding activities.</p>	Support
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.8		Oppose	[That development of up to three homes of up to 12 metres high on a single property, without resource consent. is not] permitted	
Waipuna Halswell-Hornby-Riccarton Community Board/902.8	Stantec/ #FS2032.30	Oppose	<p>[That development of up to three homes of up to 12 metres high on a single property, without resource consent. is not] permitted</p> <p>[T]he Board is concerned at “the one size fits all” approach that will seemost residential areas of Christchurch become a Medium Density Residential Zone as itconsiders that this zoning, that allows development of up to three homes of up to 12 metreshigh on a single property, without resource consent, is not suitable for many areas.</p> <p>The Board notes that the Medium Density Residential Zone does not limit development tothree stories/12metres but creates a permitted base line for housing developments.Development higher than three storeys will be considered via the resource consent processthat will focus on the effects of the development above the baseline. This means that theeffects of a proposed five storey building will be considered as the effects of the additionaltwo storeys only. There was a recent example of a development in Riccarton in a mediumdensity residential zoned area that would normally lead to 3 storey town houses of a fivestorey, 42 apartment building being approved by way resource consent without notificationor hearing- Resource Consent RMA2016/1434 attached.</p>	Oppose

Waipuna Halswell-Hornby-Riccarton Community Board/902.8	Kāinga Ora/ #FS2082.1270	Oppose	<p>[That development of up to three homes of up to 12 metres high on a single property, without resource consent. is not] permitted</p> <p>[T]he Board is concerned at “the one size fits all” approach that will seemost residential areas of Christchurch become a Medium Density Residential Zone as itconsiders that this zoning, that allows development of up to three homes of up to 12 metreshigh on a single property, without resource consent, is not suitable for many areas.</p> <p>The Board notes that the Medium Density Residential Zone does not limit development tothree stories/12metres but creates a permitted base line for housing developments.Development higher than three storeys will be considered via the resource consent processthat will focus on the effects of the development above the baseline. This means that theeffects of a proposed five storey building will be considered as the effects of the additionaltwo storeys only. There was a recent example of a development in Riccarton in a mediumdensity residential zoned area that would normally lead to 3 storey town houses of a fivestorey, 42 apartment building being approved by way resource consent without notificationor hearing- Resource Consent RMA2016/1434 attached.</p>	Oppose
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Residential > Rules - Medium Density Residential Zone > Activity status tables > Controlled activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kate Gregg/ #381.10		Seek Amendment	Amend provision 14.5.1.2 to the following: In a character area, a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is: i. less than 5 metres in height; and ii. meets the built form standards applicable to the Character Area Overlay within which it is located. b. Any application arising from this rule shall not be limited or publicly notified.	
Kāinga Ora – Homes and Communities / #834.176		Not Stated	Retain controlled activity status Rule14.5.1.2.	
Kāinga Ora – Homes and Communities /834.176	LMM Investments 2012 Limited/ #FS2049.92	Not Stated	Retain controlled activity status Rule14.5.1.2. PC14 deletes existing rulescontrolling non-compliance withtree and garden planting,ground floor habitable space,and service spaces. These areall existing Operative Plan rulesrather than MDRS rules. Given that they are being retained asbuilt form standards (apart fromthe overhang rule), the existingcontrolled activity status aresought to also be retained.	Support

Residential > Rules - Medium Density Residential Zone > Activity status tables > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kathryn Collie/ #14.5		Seek Amendment	Prioritise and make an early determination on the recession plane qualifying matter.	
Victoria Neighbourhood Association (VNA) / #61.51		Seek Amendment	That any further height enablement can be considered but only with a notified resource consent and neighbourhood input.	
Victoria Neighbourhood Association (VNA) /61.51	Anne Dingwall/ #FS2037.123	Seek Amendment	<p>That any further height enablement can be considered but only with a notified resource consent and neighbourhood input.</p> <p>By doing this any new development is considered on the unique merits of the site and impact on the neighbouring property and neighbourhood, width of the street, width of section, consideration of urban design, infrastructure, and the impact on the existing community’s social, economic and environmental and cultural wellbeing.</p> <p>The current central city residential area in Christchurch consists of old streets and old sites(originally for small workers cottages), many residential sites in within the 4 Avenues are therefore very small (often less than 300 sq m). It is inappropriate to enable 4-6 storey high buildings in areas without ruining the economic, social and cultural aspects of the existing community including loss of sunlight, privacy, noise pollution, inability to efficiently use passive heating, inability to grow own fruit and vegetables parking congestion, loss of value in their property and negative impacts on mental wellbeing to name some of the obvious costs.</p> <p>These are all costs that will be borne by both the existing and future residential communities living in current central city residential zones. It seems not equal consideration to all peoples’ social and cultural needs are being treated with equal consideration in PC14, as it favours the needs of a selected future resident in</p>	Support

			<p>a new building that may never come, and whose who now and in future occupy existing homes and whose needs could be quite different to what is being enabled.</p> <ul style="list-style-type: none"> • There is plenty of opportunity to enable new HRZ housing within the CHC central city without only focusing on going higher and intensifying even more in the existing residential areas. <p>For example: the VNA neighbourhood currently has a density of 150 households per hectare and with an average section size of 400-300m sq. There exists at least 7 hectares of land on the south side of the city that has zero households per hectare and which is zoned for mixed use. This land could be enabled for HRZ if the CCC were to think more strategically about how to actively encourage more housing the in central city AND meet the needs of the demand without over enabling, thereby also meeting the needs of the existing community AND have an excellent outcome in urban planning. The development of the South Frame in the CCRP has not moved forward in any way to make the South side of the city an attractive place to live, work and play all within 500m of the CBD.</p> <ul style="list-style-type: none"> • There could easily be over 2,000 households enabled within this CCRP central city area if development for residential were to be actively encouraged by rezoning, or offering incentives, and actively discourage further density development in existing central city residential already densely developed. By doing this CCC would be proactively and meaningfully participating in the role of urban planning and signalling that the south side is where they want development. Without Council actively managing this opportunity for residential development as they did for the East frame, Developers will continue to do small infill developments based on yield alone, which will not deliver the right outcomes for the city and its residents in relation to urban planning. Refer to Figures 2 & 3 which clearly show that the CHC central city is very clearly unbalanced with all the residential on one side (north) and all the services on the opposite side (south). You can't shift the amenity, but you can develop houses, which is what the Gov't is asking for. 	
Victoria Neighbourhood Association (VNA) /61.51	Cambridge 137 Limited/ #FS2042.28	Seek Amendment	<p>That any further height enablement can be considered but only with a notified resource consent and neighbourhood input.</p> <p>By doing this any new development is considered on the unique merits of the site and impact on the neighbouring property and neighbourhood, width of the street, width of section, consideration of urban design, infrastructure, and the impact on the existing community's social, economic and environmental and cultural wellbeing.</p> <p>The current central city residential area in Christchurch consists of old streets and old sites(originally for small workers cottages), many residential sites in within the 4 Avenues are therefore very small (often less than 300 sq m). It is inappropriate to enable 4-6 storey high buildings in areas without ruining the economic, social and cultural aspects of the existing community including loss of sunlight, privacy, noise pollution, inability to efficiently use passive heating, inability to grow own fruit and vegetables parking congestion, loss of value in their property and negative impacts on mental wellbeing to name some of the obvious costs.</p> <p>These are all costs that will be borne by both the existing and future residential communities living in current central city residential zones. It seems not equal consideration to all peoples' social and cultural needs are being treated with equal consideration in PC14, as it favours the needs of a selected future resident in a new building that may never come, and whose who now and in future occupy existing homes and whose needs could be quite different to what is being enabled.</p> <ul style="list-style-type: none"> • There is plenty of opportunity to enable new HRZ housing within the CHC central city without only focusing on going higher and intensifying even more in the existing residential areas. <p>For example: the VNA neighbourhood currently has a density of 150 households per hectare and with an average section size of 400-300m sq. There exists at least 7 hectares of land on the south side of the city that has zero households per hectare and which is zoned for mixed use. This land could be enabled for HRZ if the CCC were to think more strategically about how to actively encourage more housing the in central city AND meet the needs of the demand without over enabling, thereby also meeting the needs of the existing community AND have an excellent outcome in urban planning. The development of the South Frame in the CCRP has not moved forward in any way to make the South side of the city an attractive place to live, work and play all within 500m of the CBD.</p> <ul style="list-style-type: none"> • There could easily be over 2,000 households enabled within this CCRP central city area if development for residential were to be actively encouraged by rezoning, or offering incentives, and actively discourage further density development in existing central city residential already densely developed. By doing this CCC would be proactively and meaningfully participating in the role of urban planning and signalling that the south side is where they want development. Without Council actively managing this opportunity for residential development as they did for the East frame, Developers will continue to do small infill developments based on yield alone, which will not deliver the right outcomes for the city and its residents in relation to urban planning. Refer to Figures 2 & 3 	Oppose

			<p>which clearly show that the CHC central city is very clearly unbalanced with all the residential on one side (north) and all the services on the opposite side (south). You can't shift the amenity, but you can develop houses, which is what the Gov't is asking for.</p>	
Victoria Neighbourhood Association (VNA) /61.51	Chapman Tripp/ #FS2063.10	Seek Amendment	<p>That any further height enablement can be considered but only with a notified resource consent and neighbourhood input.</p> <p>By doing this any new development is considered on the unique merits of the site and impact on the neighbouring property and neighbourhood, width of the street, width of section, consideration of urban design, infrastructure, and the impact on the existing community's social, economic and environmental and cultural wellbeing.</p> <p>The current central city residential area in Christchurch consists of old streets and old sites(originally for small workers cottages), many residential sites in within the 4 Avenues are therefore very small (often less than 300 sq m). It is inappropriate to enable 4-6 storey high buildings in areas without ruining the economic, social and cultural aspects of the existing community including loss of sunlight, privacy, noise pollution, inability to efficiently use passive heating, inability to grow own fruit and vegetables parking congestion, loss of value in their property and negative impacts on mental wellbeing to name some of the obvious costs.</p> <p>These are all costs that will be borne by both the existing and future residential communities living in current central city residential zones. It seems not equal consideration to all peoples' social and cultural needs are being treated with equal consideration in PC14, as it favours the needs of a selected future resident in a new building that may never come, and whose who now and in future occupy existing homes and whose needs could be quite different to what is being enabled.</p> <ul style="list-style-type: none"> • There is plenty of opportunity to enable new HRZ housing within the CHC central city without only focusing on going higher and intensifying even more in the existing residential areas. <p>For example: the VNA neighbourhood currently has a density of 150 households per hectare and with an average section size of 400-300m sq. There exists at least 7 hectares of land on the south side of the city that has zero households per hectare and which is zoned for mixed use. This land could be enabled for HRZ if the CCC were to think more strategically about how to actively encourage more housing the in central city AND meet the needs of the demand without over enabling, thereby also meeting the needs of the existing community AND have an excellent outcome in urban planning. The development of the South Frame in the CCRP has not moved forward in any way to make the South side of the city an attractive place to live, work and play all within 500m of the CBD.</p> <ul style="list-style-type: none"> • There could easily be over 2,000 households enabled within this CCRP central city area if development for residential were to be actively encouraged by rezoning, or offering incentives, and actively discourage further density development in existing central city residential already densely developed. By doing this CCC would be proactively and meaningfully participating in the role of urban planning and signalling that the south side is where they want development. Without Council actively managing this opportunity for residential development as they did for the East frame, Developers will continue to do small infill developments based on yield alone, which will not deliver the right outcomes for the city and its residents in relation to urban planning. Refer to Figures 2 & 3 which clearly show that the CHC central city is very clearly unbalanced with all the residential on one side (north) and all the services on the opposite side (south). You can't shift the amenity, but you can develop houses, which is what the Gov't is asking for. 	Oppose
Victoria Neighbourhood Association (VNA) /61.51	Chapman Tripp/ #FS2064.10	Seek Amendment	<p>That any further height enablement can be considered but only with a notified resource consent and neighbourhood input.</p> <p>By doing this any new development is considered on the unique merits of the site and impact on the neighbouring property and neighbourhood, width of the street, width of section, consideration of urban design, infrastructure, and the impact on the existing community's social, economic and environmental and cultural wellbeing.</p> <p>The current central city residential area in Christchurch consists of old streets and old sites(originally for small workers cottages), many residential sites in within the 4 Avenues are therefore very small (often less than 300 sq m). It is inappropriate to enable 4-6 storey high buildings in areas without ruining the economic, social and cultural aspects of the existing community including loss of sunlight, privacy, noise pollution, inability to efficiently use passive heating, inability to grow own fruit and vegetables parking congestion, loss of value in their property and negative impacts on mental wellbeing to name some of the obvious costs.</p> <p>These are all costs that will be borne by both the existing and future residential communities living in current central city residential zones. It seems not equal consideration to all peoples' social and cultural needs are being treated with equal consideration in PC14, as it favours the needs of a selected future resident in a new building that may never come, and whose who now and in future occupy existing homes and whose needs could be quite different to what is being enabled.</p>	Oppose

			<ul style="list-style-type: none"> • There is plenty of opportunity to enable new HRZ housing within the CHC central city without only focusing on going higher and intensifying even more in the existing residential areas. <p>For example: the VNA neighbourhood currently has a density of 150 households per hectare and with an average section size of 400-300m sq. There exists at least 7 hectares of land on the south side of the city that has zero households per hectare and which is zoned for mixed use. This land could be enabled for HRZ if the CCC were to think more strategically about how to actively encourage more housing the in central city AND meet the needs of the demand without over enabling, thereby also meeting the needs of the existing community AND have an excellent outcome in urban planning. The development of the South Frame in the CCRP has not moved forward in any way to make the South side of the city an attractive place to live, work and play all within 500m of the CBD.</p> <ul style="list-style-type: none"> • There could easily be over 2,000 households enabled within this CCRP central city area if development for residential were to be actively encouraged by rezoning, or offering incentives, and actively discourage further density development in existing central city residential already densely developed. By doing this CCC would be proactively and meaningfully participating in the role of urban planning and signalling that the south side is where they want development. Without Council actively managing this opportunity for residential development as they did for the East frame, Developers will continue to do small infill developments based on yield alone, which will not deliver the right outcomes for the city and its residents in relation to urban planning. Refer to Figures 2 & 3 which clearly show that the CHC central city is very clearly unbalanced with all the residential on one side (north) and all the services on the opposite side (south). You can't shift the amenity, but you can develop houses, which is what the Gov't is asking for. 	
Thomas Calder/ #62.4		Support	Support for limited notification not being precluded for non-compliances relating to height or height in relation to boundary	
Vivien Binney/ #81.6		Seek Amendment	Amend proposed provisions for areas set for intensification in suburban areas by limiting them to two units per site.	
Melissa and Scott Alman/ #86.4		Support	Support that limited notification is not precluded for for non-compliances that relate to height and height in relation to boundary	
Andrew Evans/ #89.4		Oppose	Delete proposed residential design principles in 14.15.1.3a (RD1)	
Andrew Evans/89.4	Anne Dingwall/ #FS2037.160	Oppose	<p>Delete proposed residential design principles in 14.15.1.3a (RD1)</p> <p>This just doesn't work, you cannot design on principles because there is no objective standard to base the design – the council urban design department is already out of control, members there are ruling by arbitrary decree and making designers lives a misery they cannot be given this kind of open ended power, any development more than 3 units, ie: the majority cannot rely on woolly principles like 'Building bulk and dominance effects on surrounding properties' - that means nothing, an Architect cannot do a design he or she believes complies with this principle, but it's entirely at the opinion of the council, so hours of time and thousands of dollars can be spent doing the design, then hours & \$\$\$ arguing about the design and the hours & \$\$\$ redesigning, this is the regime we live with currently. Finding a solution to this terrible quandary that I can see apart from getting really prescriptive (which in some ways might be worse) would be to have an independent person or committee that is not appointed by the council who would have the ability to rein in some of the more zealous member of the council's urban design team when they go too far. The council planners are supposed to balance this but they tend to get captured by the urban design department.</p> <p>If the design principles don't get deleted maybe increase the number of units from 4 or more units to say more than 6 or more units as smaller developments have less effect than larger ones.</p>	Oppose
Andrew Laurie/ #92.2		Seek Amendment	The area near and including Ashgrove Tce, Fairview St and Cashmere View St should be a Heritage Value Residential Character zone, and a resource consent should be required before any development can proceed.	
Andrew Laurie/92.2	Anne Dingwall/ #FS2037.166	Seek Amendment	The area near and including Ashgrove Tce, Fairview St and Cashmere View St should be a Heritage Value Residential Character zone, and a resource consent should be required before any development can proceed. The area near and including Ashgrove Tce, Fairview St and Cashmere View St should be designated a Heritage Value Residential Character zone, because the character and style of houses in this area are of value and enhance the aesthetic of the neighbourhood, which would be compromised by the type of buildings permissible under the MRZ rules.	Support
Aaron Jaggar/ #141.3		Seek Amendment	Allow consented developments, but not the Government's proposed medium density housing without consent.	
James and Adriana Baddeley/ #164.6		Support	Retain ability to notify neighbours along the southern boundary, of consent applications that relate to non-compliances with the building height or height in relation to boundary built form standards	
Catherine & Peter Baddeley/ #165.6		Support	[Retain ability to notify neighbours along the southern boundary, of consent applications that relate to non-compliances with the building height or height in relation to boundary built form standards]	
Andrea Floyd/ #239.4		Support	[Retain limited notification] - neighbours should be consulted when multi story units are going in next to them.	
Kate Z/ #297.3		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	

Vickie Hearnshaw/ #305.3		Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	
Colin Gregg/ #376.5		Support	[Retain the ability to notify] neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules	
Colin Gregg/376.5	Anne Dingwall/ #FS2037.488	Support	[Retain the ability to notify] neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules	Oppose
Colin Gregg/376.5	Patricia Harte/ #FS2069.6	Support	[Retain the ability to notify] neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules	Support
Kate Gregg/ #381.8		Seek Amendment	If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential: and, that sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and that neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions.	
Kate Gregg/ #381.11		Seek Amendment	Amend provision 14.5.1.3 to the following: Residential units in Character Areas that do not meet Rule 14.5.3.2.7 – Number of residential units per site – maximum of 2 residential units per site. In addition, no density limits should be restricted discretionary activities outside Character Areas.	
Kate Gregg/ #381.12		Seek Amendment	Amend provision 14.5.1.3 to the following: Within a Character Area Overlay: a. The demolition or removal of a building greater than 30m2 on the site, relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development. b. This rule does not apply: i. where 14.5.3.1.2 C1 applies. ii. to fences that meet the applicable built form standard 14.5.3.2.12 for that Character Area; iii. to accessory buildings that are less than 30m2 and located to the rear of the main residential unit on the site and are less than 5 metres in height; iv. to fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space. c. Activities that do not meet Built Form standard 14.5.3.2.6. d. Any application arising from this rule shall not be limited or publicly notified.	
Kate Gregg/ #381.13		Seek Amendment	Include building height controls in provision 14.5.1.3 dependent on the area, but the current Character Areas have 7m and 5.5 height limits proposed. In areas outside Character Areas, building height controls should be set to 11 meters in most places.	
Kate Gregg/ #381.15		Seek Amendment	That Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including: - the width of building frontages - landscaping - setbacks (larger than typical) - building coverage - outdoor living space requirements - minimum glazing facing the street - fencing	

			<p>- garaging and car ports</p> <p>- building separation</p> <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow. If these rules are not met, resource consent is needed (restricted discretionary activity status).</p>	
Jan Mitchell/ #398.6		Seek Amendment	Where existing properties are to be subdivided /redeveloped/ intensified the affected neighbouring properties must have the right to decline consent.	
Alex Lowings/ #447.12		Seek Amendment	All planning applications to be subject to review by all residents impacted by the applications (e.g. neighbours), with all statements of objection or support to be included in the planning application process.	
Golden Section Property/ #460.5		Seek Amendment	No change to the notification of neighbours for residential areas.	
Claudia M Staudt/ #584.4		Support	RD14 and RD 16: That neighbours along the southern boundaries of any proposed developments that involve non-compliance with height or access to sunlight rules can be notified of the required resource consents and to make submissions.	
Helen Jacka/ #591.12		Support	Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.32		Seek Amendment	[That] The Residential Design Principles [matter of discretion is applied] when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.	
Canterbury / Westland Branch of Architectural Designers NZ/685.32	Anne Dingwall/ #FS2037.1136	Seek Amendment	[That] The Residential Design Principles [matter of discretion is applied] when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.32	Chapman Tripp/ #FS2063.77	Seek Amendment	[That] The Residential Design Principles [matter of discretion is applied] when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.32	Chapman Tripp/ #FS2064.74	Seek Amendment	[That] The Residential Design Principles [matter of discretion is applied] when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.32	Kāinga Ora/ #FS2082.376	Seek Amendment	[That] The Residential Design Principles [matter of discretion is applied] when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.	Oppose
Waka Kotahi (NZ Transport Agency) / #805.26		Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.	
Waka Kotahi (NZ Transport Agency) /805.26	Miles Premises Ltd/ #FS2050.17	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Support
Waka Kotahi (NZ Transport Agency) /805.26	Miles Premises Ltd/ #FS2050.28	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p>	Support

			It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.	
Waka Kotahi (NZ Transport Agency) /805.26	Christchurch International Airport Limited/ #FS2052.36	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Oppose
Waka Kotahi (NZ Transport Agency) /805.26	New Zealand Airports Association/ #FS2071.4	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Oppose
Waka Kotahi (NZ Transport Agency) / #805.39		Oppose	<p>Opposes provision that restricts demolition of existing buildings, located within proposed Residential Character Areas.</p> <p>The submitter seeks that demolition of existing buildings in residential areas is allowed for, potentially with provisions restricting such removals to those where there is a comprehensive development proposal.</p>	
Retirement Villages Association of New Zealand Inc/ #811.51		Seek Amendment	<p>[S]eeks to amend Rule 14.5.1.3 (RD2) to provide for the construction of retirement villages provided as a restricted discretionary activity and to remove reference to Rule 14.15.9, and include a set of focused matters of discretion that are applicable to retirement villages, to provide for and acknowledge the differences that retirement villages have from other residential activities.</p> <p>Rule 14.5.1.3 (RD2) Construction or alteration of or addition to any building or other structure for a retirement village Matters for discretion</p> <p>The exercise of discretion in relation to Rule 14.5.1.3 (RD2) is restricted to the following matters:</p> <ol style="list-style-type: none"> 1. The extent and effects arising from exceeding any of the relevant built form standards (both individually and cumulatively). 2. The effects of the retirement village on the safety of adjacent streets or public open spaces. 3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces. 4. The extent to which articulation, 	

			<p>modulation and materiality addresses visual dominance effects associated with building length. 5. The matters in 14.2.1.6, 14.2.3.1, 14.2.3.2, 14.2.3.3, 14.2.3.4, 14.2.3.5, 14.2.3.6, 14.2.3.7, 14.2.5.1, 14.2.5.2, 14.2.5.3, 14.2.5.4, 14.2.6.1, 14.2.7.1, 14.2.7.6, 14.2.8.3 and the proposed new policies as inserted.</p> <p>6. The extent to which service, storage and waste management spaces are provided for on site;</p> <p>7. The positive effects of the construction, development and use of the retirement village.</p> <p>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village. Notification:</p> <p>An application for resource consent associated with a retirement village made in respect of Rule 14.5.1.3 (RD2) is precluded from being publicly notified.</p> <p>An application for resource consent associated with a retirement village made in respect of Rule 14.5.1.3 (RD2) that complies with the relevant external amenity standards is precluded from being limited notified.</p>	
<p>Retirement Villages Association of New Zealand Inc/811.51</p>	<p>Summerset Group Holdings Limited/ #FS2097.46</p>	<p>Seek Amendment</p>	<p>[S]eeks to amend Rule 14.5.1.3 (RD2) to provide for the construction of retirement villages provided as a restricted discretionary activity and to remove reference to Rule 14.15.9, and include a set of focused matters of discretion that are applicable to retirement villages, to provide for and acknowledge the differences that retirement villages have from other residential activities.</p> <p>Rule 14.5.1.3 (RD2) Construction or alteration of or addition to any building or other structure for a retirement village Matters for discretion</p> <p>The exercise of discretion in relation to Rule 14.5.1.3 (RD2) is restricted to the following matters:</p> <ol style="list-style-type: none"> 1. The extent and effects arising from exceeding any of the relevant built form standards (both individually and cumulatively). 2. The effects of the retirement village on the safety of adjacent streets or public open spaces. 3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces. 4. The extent to which articulation, 	<p>Support</p>

modulation and materiality addresses visual dominance effects associated with building length. 5. The matters in 14.2.1.6, 14.2.3.1, 14.2.3.2, 14.2.3.3, 14.2.3.4, 14.2.3.5, 14.2.3.6, 14.2.3.7, 14.2.5.1, 14.2.5.2, 14.2.5.3, 14.2.5.4, 14.2.6.1, 14.2.7.1, 14.2.7.6, 14.2.8.3 and the proposed new policies as inserted.

6. The extent to which service, storage and waste management spaces are provided for on site;

7. The positive effects of the construction, development and use of the retirement village.

For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village. Notification:

An application for resource consent associated with a retirement village made in respect of Rule 14.5.1.3 (RD2) is precluded from being publicly notified.

An application for resource consent associated with a retirement village made in respect of Rule 14.5.1.3 (RD2) that complies with the relevant external amenity standards is precluded from being limited notified. While the RVA supports the inclusion of a retirement village specific rule, it considers that amendments to the retirement village rule are required to give effect to the MDRS and the NPSUD, as discussed in greater detail in the submission above. The changes will also address the experience of operators implementing the prior regime which relied on general rule 14.5.1.3. This rule is insufficiently clear and does not enable positive effects to be considered in consent assessments. In particular, the direction to consider whether a retirement village "...development, while bringing change to existing environments, is appropriate to its context" has caused significant interpretation challenges (eg Ryman Park Terrace), leading to delays and uncertainty in consenting processes The RVA considers only the construction of buildings for retirement villages that should be a restricted discretionary activity. The use of land for a retirement villages should be a permitted activity as these are low -

impact residential activities that provide substantial benefit in residential zones including enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs. Further, the RVA considers that the construction of retirement villages should

			<p>have their own set of focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities).</p> <p>The RVA considers the matters of discretion applicable to retirement villages need to appropriately provide for / support the efficient use of larger sites for retirement villages, and the functional and operational needs of the retirement village.</p> <p>Furthermore, it is considered that the establishment of, or addition/external alteration to an accessory building to a retirement village should be provided for under the same rule (with the retirement village specific matters of discretion applying).</p> <p>The RVA considers that applications for the construction of a retirement village activities should be precluded from being publicly notified in the Medium Density Residential Zone, as the activity is anticipated in this zone. The RVA also considers that, in accordance with Schedule 3A (5)(2) of the Enabling Housing Act, a retirement village that is compliant with the relevant standards should also be precluded from limited notification.</p> <p>This approach aligns with the MDRS which precludes public and limited notification for residential developments that comply with relevant standards.</p>			
Kiwi Rail/ #829.4		Support	Retain the identification of the NZ Rail Network as a qualifying matter.			
Kiwi Rail/ #829.10		Seek Amendment	<p>Amend RD12 as follows:</p> <table border="1" data-bbox="934 1270 2151 1701"> <tr> <td>14.5.1.3 Restricted discretionary activities</td> <td> <p>RD12. Buildings that do not meet Rule 14.5.2.7(v) relating to rail corridor boundary setbacks</p> <p>The Council's discretion shall be limited to the following matters:</p> <p>a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor <u>while providing for the safe and efficient operation of the rail network.</u></p> </td> </tr> </table>	14.5.1.3 Restricted discretionary activities	<p>RD12. Buildings that do not meet Rule 14.5.2.7(v) relating to rail corridor boundary setbacks</p> <p>The Council's discretion shall be limited to the following matters:</p> <p>a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor <u>while providing for the safe and efficient operation of the rail network.</u></p>	
14.5.1.3 Restricted discretionary activities	<p>RD12. Buildings that do not meet Rule 14.5.2.7(v) relating to rail corridor boundary setbacks</p> <p>The Council's discretion shall be limited to the following matters:</p> <p>a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor <u>while providing for the safe and efficient operation of the rail network.</u></p>					
Kiwi Rail/829.10	Anne Dingwall/ #FS2037.714	Seek Amendment	Amend RD12 as follows:	Support		

			<p>14.5.1.3 Restricted discretionary activities</p> <p>RD12. Buildings that do not meet Rule 14.5.2.7(v) relating to rail corridor boundary setbacks</p> <p>The Council's discretion shall be limited to the following matters:</p> <p>a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor <u>while providing for the safe and efficient operation of the rail network.</u></p>	
			Seeks amendment to increase the rail corridor setback from 4 to 5m.	
Kiwi Rail/829.10	Kāinga Ora/ #FS2082.745	Seek Amendment	<p>Amend RD12 as follows:</p> <p>14.5.1.3 Restricted discretionary activities</p> <p>RD12. Buildings that do not meet Rule 14.5.2.7(v) relating to rail corridor boundary setbacks</p> <p>The Council's discretion shall be limited to the following matters:</p> <p>a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor <u>while providing for the safe and efficient operation of the rail network.</u></p>	Oppose
			Seeks amendment to increase the rail corridor setback from 4 to 5m.	
Kāinga Ora – Homes and Communities / #834.65		Oppose	<p>14.5.1.3 RD12 Setback from rail corridor.</p> <p>Delete NZ Rail Network Interface Sitesqualifying matter.</p>	
Kāinga Ora – Homes and Communities /834.65	KiwiRail/ #FS2055.13	Oppose	<p>14.5.1.3 RD12 Setback from rail corridor.</p> <p>Delete NZ Rail Network Interface Sitesqualifying matter.</p> <p>Kāinga Ora considers that the standard internal boundary setback for zones is inappropriate.</p>	Oppose
Kāinga Ora – Homes and Communities / #834.177		Support	<p>Residential RD1 – urban design assessment</p> <p>Retain as notified.</p>	
Kāinga Ora – Homes and Communities /834.177	LMM Investments 2012 Limited/ #FS2049.93	Support		Support

			Residential RD1 – urban design assessment Retain as notified. support retention of nonnotified clause	
Kāinga Ora – Homes and Communities / #834.178		Oppose	RD27 – wind assessment 1. Delete the rule. 2. As an alternative relief in the event that a regulatory approach to wind modelling is retained, redraft the rule to provide for a permitted pathway (for wind effects) where compliance with the specified performance standards is met. 3. Kāinga Ora seeks that the provisions relating to wind effects are moved to sit under the General Rules.	
Kāinga Ora – Homes and Communities / 834.178	LMM Investments 2012 Limited / #FS2049.94	Oppose	RD27 – wind assessment 1. Delete the rule. 2. As an alternative relief in the event that a regulatory approach to wind modelling is retained, redraft the rule to provide for a permitted pathway (for wind effects) where compliance with the specified performance standards is met. 3. Kāinga Ora seeks that the provisions relating to wind effects are moved to sit under the General Rules. While Kāinga Ora does not oppose the potential need for wind assessments on tall buildings (above 6 storey), the concern lays around appropriateness of Matters of Discretion, the proposed height limits triggering an assessment and technical expertise available to carry out these assessments or determine if assessments (or anticipated effects) are appropriate. Kāinga Ora seeks that the rule provide a permitted pathway. Buildings may separately breach height rules but that is a separate matter (just as they will also invariably require consent under RD2 for more than 3 units).	Support
Fire and Emergency / #842.30		Seek Amendment	Amend 14.5.1.3 RD21 as follows: a. Residential units that do not meet Rule 14.5.2.14 – Water supply for fire fighting. b. Any application arising from this rule shall not be publicly notified. Council’s discretion is limited to: a. Water supply for fire fighting – Rule 14.15.7-8	
Ian Cumberpatch Architects Ltd / #2076.11		Seek Amendment	The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.	
Ian Cumberpatch Architects Ltd / 2076.11	Ryman Healthcare Limited / #FS2095.14	Seek Amendment	The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent. Currently the Residential Design Principles are only required to be considered when there are more than four units.	Oppose
Ian Cumberpatch Architects Ltd / 2076.11	Retirement Village Association of New Zealand Incorporated / #FS2096.14	Seek Amendment	The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent. Currently the Residential Design Principles are only required to be considered when there are more than four units.	Oppose
Ian Cumberpatch Architects Ltd / 2076.11	Kainga Ora - Homes and Communities / #FS2099.23	Seek Amendment	The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent. Currently the Residential Design Principles are only required to be considered when there are more than four units.	Oppose
Ian Cumberpatch Architects Ltd / #2076.12		Seek Amendment	The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.	

Ian Cumberpatch Architects Ltd/2076.12	Ryman Healthcare Limited/ #FS2095.15	Seek Amendment	The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent. Currently the Residential Design Principles are only required to be considered when there are more than four units.	Oppose
Ian Cumberpatch Architects Ltd/2076.12	Retirement Village Association of New Zealand Incorporated/ #FS2096.15	Seek Amendment	The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent. Currently the Residential Design Principles are only required to be considered when there are more than four units.	Oppose
Ian Cumberpatch Architects Ltd/2076.12	Kainga Ora - Homes and Communities/ #FS2099.24	Seek Amendment	The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent. Currently the Residential Design Principles are only required to be considered when there are more than four units.	Oppose

Residential > Rules - Medium Density Residential Zone > Activity status tables > Discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Fred Coughlan/ #798.4		Seek Amendment	Residential development is either a permitted or restricted discretionary activity. Not Discretionary.	
Fred Coughlan/798.4	Kāinga Ora/ #FS2082.575	Seek Amendment	Residential development is either a permitted or restricted discretionary activity. Not Discretionary. Permitted Activities (e.g. High Density Rule P1 for residential activities) leap to a Discretionary Activity where permitted standards not met (this includes the PC14 standards that are less enabling and non-MDRS residential standards mentioned earlier). Restricted Discretionary Activity Rule RD2 (4 or more units) also staircases. It is submitted that there is no opportunity for residential discretionary activities, since it is precluded by Schedule 3A, clause 4 of the RMA – a relevant residential zone must provide for as a restricted discretionary activity the construction and use of 1 or more residential units on a site if they do not comply with the building density standards in the district plan (once incorporated as required by section 77G).	Support
Kāinga Ora – Homes and Communities / #834.179		Oppose	D11 – industrial interface QM Delete the Industrial Interface Qualifying Matter and all associated provisions.	
Kāinga Ora – Homes and Communities /834.179	LMM Investments 2012 Limited/ #FS2049.95	Oppose	D11 – industrial interface QM Delete the Industrial Interface Qualifying Matter and all associated provisions. Kāinga Ora considers that at the interface of industrial and residential zones the onus for managing effects rest primarily with the industrial activity. The interfaces are already existing, with the Operative Plan having long zoned industrial areas adjacent to residential zones for light industrial activities. Invariably industry is required to meet residential zone standards relating to matters such as noise or glare at the zone boundary. Given the existing requirements to comply with residential standards at the zone interface, combined with the General Industrial zone standards that limit heavy industry in these buffer locations, the QM setback is not considered to be appropriate with the benefits of the QM not outweighing the costs.	Support
Kāinga Ora – Homes and Communities /834.179	Lyttelton Port Company Limited/ #FS2054.16	Oppose	D11 – industrial interface QM Delete the Industrial Interface Qualifying Matter and all associated provisions. Kāinga Ora considers that at the interface of industrial and residential zones the onus for managing effects rest primarily with the industrial activity. The interfaces are already existing, with the Operative Plan having long zoned industrial areas adjacent to residential zones for light industrial activities. Invariably industry is required to meet residential zone standards relating to matters such as noise or glare at the zone boundary. Given the existing requirements to comply with residential standards at the zone interface, combined with the General Industrial zone standards that limit heavy industry in these buffer locations, the QM setback is not considered to be appropriate with the benefits of the QM not outweighing the costs.	Oppose

Residential > Rules - Medium Density Residential Zone > Activity status tables > Non-complying activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.54		Support	14.5.1.5 NC2 – NC3 National Grid transmission and distribution lines. Retain Electricity Transmission Corridors qualifying matter only to the extent of the corridor as defined in the NES ET.	
Kāinga Ora – Homes and Communities /834.54	Christchurch International Airport Limited/ #FS2052.14	Support	14.5.1.5 NC2 – NC3 National Grid transmission and distribution lines. Retain Electricity Transmission Corridors qualifying matter only to the extent of the corridor as defined in the NES ET. Kāinga Ora support this qualifying matter noting that the qualifying matter only relates to the National Grid Transmission Lines (nationally significant infrastructure) in accordance with s771(e) and no other lesser category of line.	Oppose
Kāinga Ora – Homes and Communities /834.54	Transpower New Zealand Limited/ #FS2060.3	Support	14.5.1.5 NC2 – NC3 National Grid transmission and distribution lines. Retain Electricity Transmission Corridors qualifying matter only to the extent of the corridor as defined in the NES ET. Kāinga Ora support this qualifying matter noting that the qualifying matter only relates to the National Grid Transmission Lines (nationally significant infrastructure) in accordance with s771(e) and no other lesser category of line.	Support
Transpower New Zealand Limited / #878.30		Support	Supports National Grid as existing qualifying matter.	

Residential > Rules - Medium Density Residential Zone > Built form standards

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Naretta Berry/ #82.1		Support	Retain all provisions in PC14 which enable sunlight access to be assessed as a qualifying matter in site development in the Medium Density Residential Zone.	
Naretta Berry/82.1	Anne Dingwall/ #FS2037.156	Support	Retain all provisions in PC14 which enable sunlight access to be assessed as a qualifying matter in site development in the Medium Density Residential Zone. I support all provisions in PC14 which enable sunlight access to be assessed as a qualifying matter in site development in the Medium Density Residential Zone.	Support
Te Mana Ora/Community and Public Health/ #145.6		Seek Amendment	Te Mana Ora recommends that Christchurch City Council considers how housing developments can be designed in a way that encourages social interaction. For example, shared spaces, such as green spaces, paths and bike sheds, can facilitate social interaction in housing developments.	
Te Mana Ora/Community and Public Health/145.6	Anne Dingwall/ #FS2037.205	Seek Amendment	Te Mana Ora recommends that Christchurch City Council considers how housing developments can be designed in a way that encourages social interaction. For example, shared spaces, such as green spaces, paths and bike sheds, can facilitate social interaction in housing developments. Te Mana Ora recognises the need to plan for and build housing and neighbourhoods that facilitate a sense of community and social connection. Spaces that encourage positive socio-cultural passive or active activity are good for the wellbeing of individuals and for community cohesion. Equally, it is important to consider the need for privacy in housing design and development. Privacy, safety and access to services are all effects that Christchurch City Council can influence through the Housing and Business Choice Plan Change. Housing developments, such as high-rise apartment buildings, can contribute to feelings of social isolation and anonymity (Nguyen, L., van den Berg, P., Kemperman, A., & Mohammadi, M. (2020). Where do people interact in high-rise	Support

			apartment buildings? Exploring the influence of personal and neighborhood characteristics. International journal of environmental research and public health, 17(13), 4619).	
Ravensdown Limited/ #243.5		Seek Amendment	Seeks the inclusion of a rule whereby permitted residential development within a 'buffer area' between industrial and residential interface, must be the lesser of 7m or 2-storeys and include a rule requiring acoustic installation to be installed in all residential developments, within the specified buffer area from industrial zones.	
Ravensdown Limited/243.5	Kāinga Ora/ #FS2082.204	Seek Amendment	Seeks the inclusion of a rule whereby permitted residential development within a 'buffer area' between industrial and residential interface, must be the lesser of 7m or 2-storeys and include a rule requiring acoustic installation to be installed in all residential developments, within the specified buffer area from industrial zones. Provide an industrial / residential interface restriction: i. Either through the RII-QM or a rule framework, whereby permitted residential development within a 'buffer area' between the industrial / residential interface, must be the lesser of 7m or 2-storeys; and ii. If the proposed industrial / residential interface restrictions are to be provided byway of a rule, then include a rule requiring acoustic installation to be installed in all residential developments, within the specified buffer area from industrial zones.	Oppose
Julia Mallett/ #304.4		Seek Amendment	Require development to be in keeping with the style and sensibility of the existing neighbourhood.	
Tony Pennell/ #308.1		Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible	
Tony Pennell/308.1	Anne Dingwall/ #FS2037.413	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible Many of us wish to have solar power on the roof. A 12 mtr building with a terrace or green roof is ideal. A 12 mtr structure will probably preclude solar panels unless designed in.	Support
Tony Pennell/308.1	Kāinga Ora/ #FS2082.247	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible Many of us wish to have solar power on the roof. A 12 mtr building with a terrace or green roof is ideal. A 12 mtr structure will probably preclude solar panels unless designed in.	Oppose
Graham Townsend/ #314.5		Seek Amendment	[New built form standards to require roofing colours with low reflectivity and] roof-runoff rainwater storage.	
Graham Townsend/314.5	Kāinga Ora/ #FS2082.266	Seek Amendment	[New built form standards to require roofing colours with low reflectivity and] roof-runoff rainwater storage. The current fashion for black or dark grey roofing will exacerbate the urban heat-island effect. In view of climbing global temperatures, it is therefore a form of collective self-harm. I do not know whether it falls within the Council's power to influence this fashion, but we should be using surfaces with a much higher albedo to reflect as much incoming solar radiation back into space as we can. Given the likely ramping up of la Nina/El Nino cyclicity and hence the likelihood of more severe droughts, new suburban housing should include mandatory roof-runoff rainwater storage	Oppose
Plain and Simple Ltd/ #627.6		Seek Amendment	[New standards for] accessibility and environmentally responsible design, [such as]: <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping 	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.5		Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	
Canterbury / Westland Branch of Architectural Designers NZ/685.5	Anne Dingwall/ #FS2037.1109	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Support

Canterbury / Westland Branch of Architectural Designers NZ/685.5	Chapman Tripp/ #FS2063.64	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.5	Chapman Tripp/ #FS2064.61	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.5	Kāinga Ora/ #FS2082.349	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.29		Seek Amendment	[New requirement] that at least every 6m width of a street facing façade have a minimum 400mm step in the building line.	
Canterbury / Westland Branch of Architectural Designers NZ/685.29	Anne Dingwall/ #FS2037.1133	Seek Amendment	[New requirement] that at least every 6m width of a street facing façade have a minimum 400mm step in the building line. Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.29	Chapman Tripp/ #FS2063.73	Seek Amendment	[New requirement] that at least every 6m width of a street facing façade have a minimum 400mm step in the building line. Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.29	Chapman Tripp/ #FS2064.70	Seek Amendment	[New requirement] that at least every 6m width of a street facing façade have a minimum 400mm step in the building line. Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.29	Kāinga Ora/ #FS2082.373	Seek Amendment	[New requirement] that at least every 6m width of a street facing façade have a minimum 400mm step in the building line. Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.30		Seek Amendment	[New requirement that] Within each street facing frontage, a minimum area of the facade to protrude must intrude by at least 200mm.	
Canterbury / Westland Branch of Architectural Designers NZ/685.30	Anne Dingwall/ #FS2037.1134	Seek Amendment	[New requirement that] Within each street facing frontage, a minimum area of the facade to protrude must intrude by at least 200mm. Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.30	Chapman Tripp/ #FS2063.75	Seek Amendment	[New requirement that] Within each street facing frontage, a minimum area of the facade to protrude must intrude by at least 200mm. Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.30	Chapman Tripp/ #FS2064.72	Seek Amendment	[New requirement that] Within each street facing frontage, a minimum area of the facade to protrude must intrude by at least 200mm. Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.30	Kāinga Ora/ #FS2082.374	Seek Amendment	[New requirement that] Within each street facing frontage, a minimum area of the facade to protrude must intrude by at least 200mm. Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Oppose
Mitchell Coll/ #720.7		Seek Amendment	Seeks additional rules be added: <ol style="list-style-type: none"> 1. Rule requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line. 2. Rule requiring that each street facing frontage, a minimum area of the facade to protrude must intrude by a at least 200mm. 	

Mitchell Coll/ #720.51		Seek Amendment	Submission seeks additional two new Standards be introduced to improve visual interest in buildings: <ol style="list-style-type: none"> 1. Add a rule requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line. 2. Add a rule requiring that each street facing frontage, a minimum area of the facade to protrude must intrude by a at least 200mm. 	
Carter Group Limited/ #814.154		Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	
Carter Group Limited/814.154	Kāinga Ora/ #FS2082.984	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. Specific amendments requiring deletion include: Rule 14.5.2.2 (c)-(e) – landscaping & tree canopy Rule 14.5.2.9 - fences Rule 14.5.2.12 – ground floor habitable room Rule 14.5.2.13 – service, storage & waste spaces Rule 14.5.2.15 – garaging and carport location Rule 14.5.2.17 – location of mechanical ventilation Rule 14.5.2.18 – City Spine Transport corridor.	Seek Amendment
Otautahi Community Housing Trust/ #877.26		Seek Amendment	Amend notification statements in both activity and built form rules to align with this logic. Non-notified: 14.5.1.3 (RD1) – four or more units 14.5.2.2 – landscaping 14.5.2.5 – Outdoor Living Space 14.5.2.8 – Outlook space 14.5.2.9 – Fencing 14.5.2.10 – Windows to street 14.5.2.11 – Minimum unit size 14.5.2.12 – Ground floor habitable space 14.5.2.13 – Service and storage space 14.5.2.15 – Garage and carports 14.5.2.16 – Building reflectivity 14.5.2.16 – mechanical ventilation 14.5.2.18 – Spine road setbacks Open to limited but not public notification: [none listed]	
Otautahi Community Housing Trust/877.26	Kāinga Ora/ #FS2082.1254	Seek Amendment	Amend notification statements in both activity and built form rules to align with this logic.	Seek Amendment

			<p>Non-notified:</p> <p>14.5.1.3 (RD1) – four or more units</p> <p>14.5.2.2 – landscaping</p> <p>14.5.2.5 – Outdoor Living Space</p> <p>14.5.2.8 – Outlook space</p> <p>14.5.2.9 – Fencing</p> <p>14.5.2.10 – Windows to street</p> <p>14.5.2.11 – Minimum unit size</p> <p>14.5.2.12 – Ground floor habitable space</p> <p>14.5.2.13 – Service and storage space</p> <p>14.5.2.15 – Garage and carports</p> <p>14.5.2.16 – Building reflectivity</p> <p>14.5.2.16 – mechanical ventilation</p> <p>14.5.2.18 – Spine road setbacks</p> <p>Open to limited but not public notification:</p> <p>[none listed]</p> <p>Consistent logic needs to be applied to the notification statements as follows:</p> <p>If the rule controls an internal occupant amenity matter or general street-scape outcomes then rule breaches should be non-notified as it is only the occupant who is affected or passers-by;</p> <p>If the rule it controls a neighbouring site interface matter then it should be open to an assessment re limited notification but should not be publicly notified. Ltd but not full;</p> <p>If it rule controls a matter that could impact on urban form at a neighbourhood scale e.g. height, then it should be open to a full s95 assessment.</p>	
Otautahi Community Housing Trust/877.26	Kāinga Ora/ #FS2082.1322	Seek Amendment	<p>Amend notification statements in both activity and built form rules toalign with this logic.</p> <p>Non-notified:</p> <p>14.5.1.3 (RD1) – four or more units</p> <p>14.5.2.2 – landscaping</p> <p>14.5.2.5 – Outdoor Living Space</p> <p>14.5.2.8 – Outlook space</p>	Seek Amendment

			<p>14.5.2.9 – Fencing</p> <p>14.5.2.10 – Windows to street</p> <p>14.5.2.11 – Minimum unit size</p> <p>14.5.2.12 – Ground floor habitable space</p> <p>14.5.2.13 – Service and storage space</p> <p>14.5.2.15 – Garage and carports</p> <p>14.5.2.16 – Building reflectivity</p> <p>14.5.2.16 – mechanical ventilation</p> <p>14.5.2.18 – Spine road setbacks</p> <p>Open to limited but not public notification:</p> <p>[none listed]</p> <p>Consistent logic needs to be applied to the notification statements as follows:</p> <p>If the rule controls an internal occupant amenity matter or general street-scape outcomes then rule breaches should be non-notified as it is only the occupant who is affected or passers-by;</p> <p>If the rule it controls a neighbouring site interface matter then it should be open to an assessment re limited notification but should not be publicly notified. Ltd but not full;</p> <p>If it rule controls a matter that could impact on urban form at a neighbourhood scale e.g. height, then it should be open to a full s95 assessment.</p>	
Anne Dingwall/ #908.7		Seek Amendment	[Seeks that council take] a water sensitive design (sponge city) approach for catchment-wide flood risk management.	
Anne Dingwall/908.7	Anne Dingwall/ #FS2037.676	Seek Amendment	<p>[Seeks that council take] a water sensitive design (sponge city) approach for catchment-wide flood risk management.</p> <p>CCT notes that Auckland has been given a one year reprieve by the Minister for the Environment, David Parker, to allow it to undertake natural hazard and flooding investigations work and formulate a planning response. Taking cognizance of a water sensitive design (sponge city) approach for catchment-wide flood risk management, is not only sensible but necessary. The concept applies to other Tier 1 cities including Christchurch.</p> <p>The sponge concept should not just be confined to public open space. It should also apply to private property. Discharge of water from increasingly occurring climate-related intense rain events, has still to be satisfactorily addressed by most councils in NZ. Reduced building setbacks from boundaries and minimum size requirements for outdoor living spaces have the adverse effect of reducing natural porous soakage areas and flow-paths, protected and relied on by the Council as a natural method of managing stormwater.</p> <p>Minister Parker is also recommending the Auckland council consider the findings of the Parliamentary Commissioner for the Environment report 'Are we building harder, hotter cities?' He has made it clear Auckland would need to intensify with plenty of green spaces. "I concur with the concerns raised about the amount and quality of reserve and open spaces being provided in both existing urban areas and greenfield developments."</p> <p>https://www.newsroom.co.nz/auckland-wins12-month-housing-density-reprieve</p>	Support

			<p>The Local Government Magazine (3 February 2023) has posed the following question: Is there a risk in the future that the NPS-UD will result in increased urban flooding and massive insurance claims, followed by litigation by affected property owners who were once protected by local bylaws? Infrastructure – the elephant in the urban intensification room 3 February 2023</p> <p>https://localgovernmentmag.co.nz/auckland-floods-2023/</p> <p>The insurance issue is not trivial. With the bulk of claims assessments now completed, Tower estimates that the average claims cost for this event (2023 Auckland and Upper North Island Weather Event) will be around double that of other recent large weather events. This is due to deeper flood waters in high density areas causing substantially more damage, contamination, and landslides. (emphasis added)</p> <p>https://www.nzx.com/announcements/410997 Tower Updates Guidance, Provides Update on Large Events 8 May 2023</p> <p>Tim Grafton, Chief Executive of NZ Insurance Council, has said...while there is always an element of risk from the weather, the losses are often more than just financial for communities. "These extreme weather events bring devastation to local economies, social disruption, and environmental damage. So there are very good reasons why we need to take a long view and ask ourselves 'what are we doing to reduce those risks?'"</p> <p>https://www.insurancebusinessmag.com/nz/news/catastrophe/insurance-expert-urges-nz-insurers-to-take-floods-as-seriously-as-earthquakes-436926.aspx</p> <p>In Christchurch, NIWA hydrodynamic scientist Dr Emily Lane is leading a team digitally mapping flood risk, the first attempt to do it across the country rather than local body by local body. "You need to know where are the places that flooding hazard and risk are really bad, and what's it going to look like under climate change, and we don't have that initial picture at the moment, to be able to make the right decisions," she says. Once completed, the map can be updated and adapted to changes in weather. It could still be a couple of years away. Strategic decisions will be challenging even with the best information. Where and how do we build in a climate-changed world? And if some areas are off limit, who pays compensation?</p> <p>https://www.stuff.co.nz/business/300809902/rebuilding-from-gabrielle-cheapest-is-not-always-best--do-the-goddamn-thing-properly</p>	
Davie Lovell-Smith Ltd / #914.25		Seek Amendment	Remove the advice note and create a new qualifying matter on areas which has infrastructure capacity constraints	
Davie Lovell-Smith Ltd /914.25	Catholic Diocese of Christchurch/ #FS2044.153	Seek Amendment	Remove the advice note and create a new qualifying matter on areas which has infrastructure capacity constraints We consider that the advice note stipulating that there may be no infrastructure capacity is ultra vires and should be removed as an advice note. We suggest that areas which have capacity constraints become qualifying matters.	Oppose
Davie Lovell-Smith Ltd /914.25	Carter Group Limited/ #FS2045.166	Seek Amendment	Remove the advice note and create a new qualifying matter on areas which has infrastructure capacity constraints We consider that the advice note stipulating that there may be no infrastructure capacity is ultra vires and should be removed as an advice note. We suggest that areas which have capacity constraints become qualifying matters.	Oppose
Davie Lovell-Smith Ltd /914.25	LMM Investments 2012 Limited/ #FS2049.160	Seek Amendment	Remove the advice note and create a new qualifying matter on areas which has infrastructure capacity constraints We consider that the advice note stipulating that there may be no infrastructure capacity is ultra vires and should be removed as an advice note. We suggest that areas which have capacity constraints become qualifying matters.	Oppose
Ian Cumberpatch Architects Ltd/ #2076.10		Seek Amendment	If a garage is provided, it should be of a size that allows for an 85th percentile car to be parked in it.	
Ian Cumberpatch Architects Ltd/2076.10	Ryman Healthcare Limited/ #FS2095.12	Seek Amendment	If a garage is provided, it should be of a size that allows for an 85th percentile car to be parked in it. There is no requirement for a minimum size for a garage, should one be provided.	Seek Amendment

Ian Cumberpatch Architects Ltd/2076.10	Retirement Village Association of New Zealand Incorporated/ #FS2096.12	Seek Amendment	If a garage is provided, it should be of a size that allows for an 85th percentile car to be parked in it. There is no requirement for a minimum size for a garage, should one be provided.	Seek Amendment
Ian Cumberpatch Architects Ltd/2076.10	Kainga Ora - Homes and Communities/ #FS2099.22	Seek Amendment	If a garage is provided, it should be of a size that allows for an 85th percentile car to be parked in it. There is no requirement for a minimum size for a garage, should one be provided.	Oppose

Residential > Rules - Medium Density Residential Zone > Built form standards > Site density and servicing

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Ian Tinkler/ #117.3		Seek Amendment	In areas that are excluded due to infrastructure (like Shirley, as a result of the sewerage system), indicate the cost of mitigation by replacing the inadequate system to allow greater use of that land. Consider migration paths for flooding,.	
Stantec/ #184.6		Seek Amendment	Support with amendment to the standard (Advice note - There is no site density standard in the RMDRZ) to align with theMDRS. Consequentially, this would resolve theidentified reference issue with Rule8.5.1.2 (C9).	
Steve Smith/ #197.6		Seek Amendment	[Impose more density controls]	
Steve Smith/197.6	Stantec/ #FS2032.33	Seek Amendment	[Impose more density controls] the increased density of housing proposed will result in loss of trees and green/open spaces	Oppose
Tricia Ede/ #284.3		Oppose	Seeks three houses on one property be disallowed.	
Mason Plato/ #298.3		Oppose	Seek to remove Medium Density Residential Zone.	
Mason Plato/298.3	Stantec/ #FS2032.34	Oppose	Seek to remove Medium Density Residential Zone. We oppose the proposed medium density zones which would allow increased building heights and population intensity. Reasons for opposition - increased pressure on infrastructure, loss of sunlight due to increased building heights, the idea of random high buildings amongst established single story buildings is unfair and unsettling because my neighbour could sell up to make a quick buck and in the process devalue my house value, I would expect rates would have to rise as well to cope with the added pressure on infrastructure.	Oppose
Julia Mallett/ #304.2		Seek Amendment	Increase planting requirements by reducing density/height limits in MDZ.	
Julia Mallett/304.2	Kāinga Ora/ #FS2082.242	Seek Amendment	Increase planting requirements by reducing density/height limits in MDZ. Introduce a qualifying matter to reduced the MDZ around suburban schools, to reduce strain on families priced out of these areas by development, to find a middle ground consisting of vibrant inner city density together with retention of the traditional kiwi neighbourhood a short commute from the city. Increase planting requirements by reducing density/height limits in MDZ. Require development to be in keeping with the style and sensibility of the existing neighbourhood. Understanding that not all suburbs can be legitimately captured by heritage orders, but nonetheless each have an ""era"" they are drawn from, and new developments should compliment these. I oppose the new Medium Density Zone being put in place in so much of suburban Christchurch. - high and medium density zoning is appropriate in the inner suburbs (Edgware, Sydenham, Phillipstown, Riccarton, inner City, and similar) to promote a vibrant city, and around shopping areas with close proximity to public transport hubs. HDZ and MDZ absolutely have their place. - The large numbers of families moving to the Selwyn and Waimakariri Districts, and to suburbs such as Northwood and Halswell, indicate that families would rather add to their commute to secure more affordable bungalow-style homes. -MDZ/HDZ are supported by those who believe that higher density is better for the environment, however, the large amount of commuter traffic would suggest that this is not the case. Families are by and large not choosing to shift their behaviour to living in townhouses, instead opting to move to outer suburbs that are not yet supported by frequent and reliable public transport. - Families are being priced out of their local areas by developers, even under the current rules. Increase density will not ease this, in fact the opposite. - free form development is often unattractive and not in keeping with the style of the area. There are some pockets of thoughtful development, but largely they are plain boxes that do not add to the visual landscape. This is not in keeping with our beautiful city. - Although there are requirements to have planting in the proposed plan, it does not go far enough. We are continuing to pave and cover our land, which will adversely impact the city during extreme weather events, which are becoming more frequent. -Largely townhouse developments already only come with a single (or no) garage per home. We hope that behaviour is changing and people are eschewing car ownership. However, again, the volume of traffic on the roads and cars parked on the	Oppose

			roadside would suggest this behaviour change is very far away. Increasing the density with 3 homes of three stories, but presumably only one off-road carpark each, will further degrade the landscape of our suburban neighbourhoods.	
Robin Watson/ #441.1		Seek Amendment	Oppose changes to the Medium Density Residential Zone, retain the existing density standards.	
Robin Watson/441.1	Stantec/ #FS2032.35	Seek Amendment	Oppose changes to the Medium Density Residential Zone, retain the existing density standards. If the revised district plan encourages developers to construct tall/denser buildings nearby, then this could affect the value of the property, and my enjoyment of it. E.g. through reduced privacy, greater traffic and population, crime risk etc. Also, I plan to install solar panels in the near future and would not want to lose any of the available sunlight. Thanks.	Oppose
Logan Simpson/ #442.2		Oppose	Oppose the plan change, housing density needs to reduce.	
Logan Simpson/442.2	Stantec/ #FS2032.36	Oppose	Oppose the plan change, housing density needs to reduce. High density needs to reduce. Who is going to pay for the infrastructure to support the increase in housing density.	Support
Alison Dockery/ #445.2		Seek Amendment	Seek that density is restricted to three units per site.	
Jillian Schofield/ #467.3		Oppose	[O]ppose[s] the change in height restrictions that have been proposed and the number of buildings per section in Hornby and surrounding areas [such as] Hei Hei.	
David Fisher/ #468.1		Seek Amendment	Oppose increasing building height and density... amend rule to allow 2 houses per section where the section is small and maybe 3 houses on a larger section.	
David Fisher/468.1	Stantec/ #FS2032.37	Seek Amendment	Oppose increasing building height and density... amend rule to allow 2 houses per section where the section is small and maybe 3 houses on a larger section. Support increased development and understand that it is necessary, but allowing 3 storey housing where there is predominantly single storey dwellings reduces privacy and sunlight access, adds extra traffic, noise, and parking issues, and puts pressure on already stressed underground services and increased pressure on schools.	Support
Kem Wah Tan/ #471.3		Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	
Kem Wah Tan/471.3	Stantec/ #FS2032.38	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb. Residence suburb 8053 Aorangi Road are mainly single and some double stories houses with lot of trees and gardens. This made up the image of a garden city Christchurch. The proposal to have 20 meters height and 3 stories houses will drastically change the garden image to a concrete jungle of buildings. Tall buildings are suitable in town area and on main roads with commercial business. Let all keep in that image of Christchurch.	Oppose
Ian McChesney/ #701.3		Seek Amendment	Increase minimum plot sizes for plots with 3+ storey residential buildings.	
Ian McChesney/701.3	Stantec/ #FS2032.39	Seek Amendment	Increase minimum plot sizes for plots with 3+ storey residential buildings.	Oppose
Ian McChesney/701.3	Anne Dingwall/ #FS2037.555	Seek Amendment	Increase minimum plot sizes for plots with 3+ storey residential buildings.	Support
Ian McChesney/701.3	Anne Dingwall/ #FS2037.976	Seek Amendment	Increase minimum plot sizes for plots with 3+ storey residential buildings.	Support
Ian McChesney/701.3	Christchurch International Airport Limited/ #FS2052.257	Seek Amendment	Increase minimum plot sizes for plots with 3+ storey residential buildings.	Support
Retirement Villages Association of New Zealand Inc/ #811.52		Oppose	Delete 14.5.2.1.	
Retirement Villages Association of New Zealand Inc/811.52	Summerset Group Holdings Limited/ #FS2097.47	Oppose	Delete 14.5.2.1. The RVA opposes 14.5.2.1 on the basis that this standard is not required under the MRDS, and it will create confusion to	Support

			include advice notes as a built form standard.	
Kāinga Ora – Homes and Communities / #834.180		Seek Amendment	1. Retain the advice note. 2. Kāinga Ora seek that Council investigate the provision of an online publicly searchable tool to enable timely identification of site constraints.	
Kāinga Ora – Homes and Communities /834.180	Stantec/ #FS2032.40	Seek Amendment	1. Retain the advice note. 2. Kāinga Ora seek that Council investigate the provision of an online publicly searchable tool to enable timely identification of site constraints. Servicing constraints mean that whilst resource consent could be granted, Building Consent could be declined if services are not available. Infrastructure constraints need to be readily searchable via on-line tool that can be readily updated, given that CCC presumably know where capacity limits are. The general onus is on Council to address constraints within Council-controlled networks via LTP and DC processes to enable MDRS.	Oppose
Kāinga Ora – Homes and Communities /834.180	LMM Investments 2012 Limited/ #FS2049.96	Seek Amendment	1. Retain the advice note. 2. Kāinga Ora seek that Council investigate the provision of an online publicly searchable tool to enable timely identification of site constraints. Servicing constraints mean that whilst resource consent could be granted, Building Consent could be declined if services are not available. Infrastructure constraints need to be readily searchable via on-line tool that can be readily updated, given that CCC presumably know where capacity limits are. The general onus is on Council to address constraints within Council-controlled networks via LTP and DC processes to enable MDRS.	Support
Douglas Corbett/ #864.4		Seek Amendment	Oppose MRZ in Hornby. Seeks to have this retained at single level housing	
Daphne Robson/ #2078.3		Oppose	Oppose tiny high [rise] developments. Seek that 10 or more contiguous sections be designed as a precinct.	
Daphne Robson/2078.3	Kainga Ora - Homes and Communities/ #FS2099.77	Oppose	Oppose tiny high [rise] developments. Seek that 10 or more contiguous sections be designed as a precinct. . Would you like three 3-storey buildings on the north side of your suburban house? Tiny high developments like this should not be allowed. Instead, 10 or more contiguous sections should be designed as a precinct as described above. We also make the following points about them: a. Many people grow fruit and vegetables on suburban gardens. b. New Zealand underground services (water, storm water, sewage, power) will not cope with additional loads. For example, a new housing development for 12 people on our shared driveway in Riccarton, Christchurch is connecting to the existing storm water pipes which already flood.	Oppose

Residential > Rules - Medium Density Residential Zone > Built form standards > Landscaped area and tree canopy cover

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Gavin Keats/ #52.8		Seek Amendment	Amend 14.5.2.2 to require that the 20 sq m of planting/outdoor living per section needs to be a usable shaped area, eg not a long narrow strip.	
Gavin Keats/52.8	Anne Dingwall/ #FS2037.84	Seek Amendment	Amend 14.5.2.2 to require that the 20 sq m of planting/outdoor living per section needs to be a usable shaped area, eg not a long narrow strip. I am pleased that CCC is trying really hard to improve things for Christchurch. As the rebuild progresses we have such a lovely liveable, walkable, and bikeable city, it is such a shame if government rules mean developers can push the council into approving poor housing design.	Support
Ali McGregor/ #65.2		Seek Amendment	Encourage retention of tree canopy and green space on residential sites.	

Ali McGregor/65.2	Anne Dingwall/ #FS2037.131	Seek Amendment	<p>Encourage retention of tree canopy and green space on residential sites.</p> <p>Since the earthquakes, every time a house is demolished [Bishop Street area] up to 5 units are built on the section.</p> <p>This also has the effect of removing all the trees from sections. Where once there was about 50% of a section which was 'green' it is now all concrete. My personal experience is that two of my boundaries which were tree lined are now bare of those mature trees and I have neighbours so close that I can hear their conversations.</p> <p>This has a detrimental effect on the physical environment. The loss of greenery also has a negative impact on the mental and emotional health of the residents.</p> <p>Apart from that, the increase in sealed areas means more run-off and makes the area more prone to flooding. Climate change has seen heavier rainfall and therefore more frequent flooding events already, so if this trend is to continue it will only lead to more problems.</p>	Support
Te Mana Ora/Community and Public Health/ #145.12		Support	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to update tree setbacks to better protect individual trees and to incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other Trees becoming a Qualifying matter.	
Te Mana Ora/Community and Public Health/145.12	Anne Dingwall/ #FS2037.207	Support	<p>Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to update tree setbacks to better protect individual trees and to incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other Trees becoming a Qualifying matter.</p> <p>Climate resilient communities need access to green spaces to reduce the urban heat island effect, to enable biodiversity, support urban tree cover and provide spaces that encourage community connection and physical activity.</p> <p>Results from the Huihui Mai Engagement showed that many people in Greater Christchurch are open to high density living but that access to green spaces, gardens and green neighbourhoods was a key consideration (Greater Christchurch Partnership. (2023). Huihui Mai: Coming together to make a plan. Accessed from: https://greaterchristchurch.org.nz/assets/Documents/greaterchristchurch-/Huihui-Mai-Engagement-Summary.pdf).</p> <p>Trees are important for climate change mitigation, because trees remove carbon dioxide from the atmosphere, and for climate change adaptation because trees can lower temperatures and can reduce the impacts of stormwater. It is critical that the benefit of trees and green spaces are considered in conjunction with the need for high and medium density housing.</p> <p>Trees, especially old trees, are similar to cultural and heritage sites, they are symbolic of a sense of place, connection, and identifying features of a place. Additionally, access to trees and green spaces has significant impact on a community's wellbeing, their behaviours, and relationship with nature. A recent study showed that residents living in areas with greater tree cover, were much more likely to spend time in public green spaces. Furthermore, trees provide shade and protection from the sun, which is a Healthy Street Indicator.</p> <p>Some neighbourhoods and areas of Ōtautahi Christchurch are already comparatively lacking in tree cover and accessible public green spaces, for example, the tree cover in Linwood is around 8.9% compared with Fendalton which has 19% tree cover (Law, T. (2022). Time running out to save</p>	Support

			Christchurch's trees from housing intensification. Stuff News: https://www.stuff.co.nz/the-press/news/127846951/time-running-out-to-save-christchurchs-trees-from-housing-intensification). Te Mana Ora strongly supports the draft Urban Forest Plan and recommends that Christchurch City Council considers the areas where trees need to be particularly protected, and also which areas need to be replanted to ensure more equitable access and connections with the environment throughout the city.	
Julie Kidd/ #146.2		Support	[S]upport[s] as much being done as possible to maintain tree canopy cover.	
Julie Kidd/146.2	Anne Dingwall/ #FS2037.214	Support	[S]upport[s] as much being done as possible to maintain tree canopy cover. I do support the principle of increased urban density of housing stock to allow people to live closer to transport and amenities, but not at the expense of other aspects of health and wellbeing. For this reason, I also support as much being done as possible to maintain tree canopy cover.	Support
Paul Clark/ #233.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Emma Besley/ #254.6		Support	[S]eek that the council retains the tree canopy requirement and contributions plan..	
Maia Gerard/ #261.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Alfred Lang/ #262.2		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Harley Peddie/ #263.2		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Aaron Tily/ #264.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
John Bryant/ #265.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Alex Hobson/ #266.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Justin Muirhead/ #267.2		Support	The council retains the tree canopy requirement and contributions plan.	
Clare Marshall/ #268.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Yvonne Gilmore/ #269.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Rob Harris/ #270.2		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Pippa Marshall/ #271.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Caitriona Cameron/ #272.8		Seek Amendment	"The proposal should increase minimum protection of green space and canopy cover. o All developments should include whatever green space is considered to be the minimum (i.e. no 'buying out'). o The CCC should provide, and consult on, a detailed plan about how greenspace will be provided, particularly in High Densitiy Residential zones, before any changes are made to residential planning regulations."	
Caitriona Cameron/272.8	Anne Dingwall/ #FS2037.390	Seek Amendment	"The proposal should increase minimum protection of green space and canopy cover. o All developments should include whatever green space is considered to be the minimum (i.e. no 'buying out'). o The CCC should provide, and consult on, a detailed plan about how greenspace will be provided, particularly in High Densitiy Residential zones, before any changes are made to residential planning regulations." The proposal to allow developers to 'buy out' of providing 20% tree canopy cover islikely to significantly reduce the green space amenity in neighbourhoods. Suchreduction in planting and green space, along with increased density, will have anegative impact on liveability. Reduction of permeable surfaces will also furtherstrain drainage infrastructure at a time when it is clear more extreme rainfall is nowthe norm.The proposal acknowledges the need for green space but states only that "We'reworking on ways – both through this plan change and in other non-regulatory ways –to ensure that green spaces and tree canopy can be retained as much as possible, while enabling more housing choice for our residents" (Housing and Business Choice,p.19). The PC14 proposal has extensive repercussions; in such a case, it is notacceptable to fail to present a detailed plan to counteract the impacts of green spacereduction.	Support
Ian Chesterman/ #273.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Robert Fleming/ #274.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Adrien Taylor/ #342.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Monique Knaggs/ #345.2		Support	Seeks that the council retains the tree canopy requirement and contributions plan.	
George Laxton/ #346.2		Support	[Seek] that the council retains the tree canopy requirement and contributions plan.	
Elena Sharkova/ #347.2		Support	I seek that the council retains the tree canopy requirement and contributions plan.	
Felix Harper/ #350.2		Support	[S]eek[s] that the council retains the tree canopyrequirement and contributions plan.	
James Gardner/ #361.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Cynthia Roberts/ #362.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	

Peter Galbraith/ #363.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
John Reily/ #364.2		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Andrew Douglas-Clifford/ #365.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Olivia Doyle/ #366.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Simon Fitchett/ #370.4		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan	
Nkau Ferguson-spence/ #371.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Julia Tokumar/ #372.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Mark Stringer/ #373.4		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan	
Michael Redepenning/ #374.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Aidan Ponsonby/ #375.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Indiana De Boo/ #379.2		Support	[S]eek[s] that the council retains the tree canopyrequirement and contributions plan.	
Kate Gregg/ #381.14		Seek Amendment	<p>That Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including:</p> <ul style="list-style-type: none"> - the width of building frontages - landscaping - setbacks (larger than typical) - building coverage - outdoor living space requirements - minimum glazing facing the street - fencing - garaging and car ports - building separation <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow. If these rules are not met, resource consent is needed (restricted discretionary activity status).</p>	
Christopher Seay/ #384.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Christopher Henderson/ #387.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Emma Coumbe/ #389.1		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Ezra Holder/ #391.2		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Ella McFarlane/ #392.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Sarah Laxton/ #393.2		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Lesley Kettle/ #394.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Emily Lane/ #395.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Blake Thomas/ #415.7		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan	
Anake Goodall/ #416.11		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Summerset Group Holdings Limited/ #443.3		Seek Amendment	amend 14.5.2.2 Tree and garden planting Landscaped areaand tree canopy cover as follows:	

			<p>...</p> <p>c. For single and/or multi residential unit developments, excluding retirement villages, a minimum tree canopy cover of 20% of the development site area must be provided ...</p> <p>f. All other sites shall include the minimum tree and garden planting as set out in the below table: For all non-residential activities and retirement villages, except permitted commercial activities in the Sumner Master plan Overlay...</p>	
Summerset Group Holdings Limited/443.3	Clare Dale/ #FS2029.29	Seek Amendment	<p>amend 14.5.2.2 Tree and garden planting Landscaped area and tree canopy cover as follows:</p> <p>...</p> <p>c. For single and/or multi residential unit developments, excluding retirement villages, a minimum tree canopy cover of 20% of the development site area must be provided ...</p> <p>f. All other sites shall include the minimum tree and garden planting as set out in the below table: For all non-residential activities and retirement villages, except permitted commercial activities in the Sumner Master plan Overlay...</p> <p>Summerset provides an extensive amount of landscape treatment, including substantial tree planting, as part of its developments. The Plan contains specific assessment matters for retirement villages which include consideration of matters relating to site design, visual amenity and landscape treatment. These provisions further ensure that adequate landscaping and tree planting is incorporated into retirement village design.</p> <p>To avoid confusion associated with terminology and applicability of provisions, Summerset considers that the proposed tree canopy provisions relating to retirement villages are adequately provided for by other provisions in the Plan and requests that these be deleted. The requirements for non-residential activities, together with the retirement village specific assessment, would be sufficient to ensure landscape and tree provision.</p>	Support
Summerset Group Holdings Limited/443.3	Kāinga Ora/ #FS2082.314	Seek Amendment	<p>amend 14.5.2.2 Tree and garden planting Landscaped area and tree canopy cover as follows:</p> <p>...</p> <p>c. For single and/or multi residential unit developments, excluding retirement villages, a minimum tree canopy cover of 20% of the development site area must be provided ...</p> <p>f. All other sites shall include the minimum tree and garden planting as set out in the below table: For all non-residential activities and retirement villages, except permitted commercial activities in the Sumner Master plan Overlay...</p> <p>Summerset provides an extensive amount of landscape treatment, including substantial tree planting, as part of its developments. The Plan contains specific assessment matters for retirement villages which include consideration of matters relating to site design, visual amenity and landscape treatment. These provisions further ensure that adequate landscaping and tree planting is incorporated into retirement village design.</p> <p>To avoid confusion associated with terminology and applicability of provisions, Summerset considers that the proposed tree canopy provisions relating to retirement villages are adequately provided for by other provisions in the Plan and requests that these be deleted. The requirements for non-residential activities, together with the retirement village specific assessment, would be sufficient to ensure landscape and tree provision.</p>	Oppose
Michelle Alexandre/ #456.3		Support	Support more greenery, more trees	
Luke Morreau/ #488.2		Seek Amendment	Requests that Council reviews the method of calculating site coverage/non landscaped areas.	
Jamie Lang/ #503.4		Support	Seeks that the council retains the tree canopy requirement and contributions plan.	
Jarred Bowden/ #505.11		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Alex McMahon/ #506.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Ewan McLennan/ #510.8		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	

Harrison McEvoy/ #512.8		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Ann Vanschevensteen/ #514.8		Support	The council retains the tree canopy requirement and contributions plan.	
Zachary Freiberg/ #515.2		Support	Seek that the council retains the tree canopy requirement and contributions plan.	
Jessica Nimmo/ #516.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Alex McNeill/ #517.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Sarah Meikle/ #518.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
James Carr/ #519.21		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek that the council retains the tree canopy requirement and contributions plan.	
James Carr/ #519.27		Seek Amendment	It would be good to have a limit on hard site coverage (and enforce it).	
James Carr/519.27	Anne Dingwall/ #FS2037.525	Seek Amendment	It would be good to have a limit on hard site coverage (and enforce it). It looks like the hard site coverage rule effectively allows up to 80% to be sealed, which is far too much, and there are suburban sections in this city which are almost entirely paved. If we want greenery we are probably going to have to cut back on how much paved area we allow. Hard surface affects runoff too, maybe more than say 20% impervious paving might attract higher rates.	Support
Amelie Harris/ #520.2		Support	I seek that the council retains the tree canopy requirement and contributions plan.	
Thomas Garner/ #521.2		Support	I seek that the council retains the tree canopy requirement and contributions plan.	
Lisa Smailes/ #522.2		Support	I seek that the council retains the tree canopy requirement and contributions plan.	
Adam Currie/ #523.11		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Daniel Tredinnick/ #524.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Gideon Hodge/ #525.2		Support	S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Kaden Adlington/ #527.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan	
Lesley Clouston/ #528.9		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Daniel Carter/ #529.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Claire Cox/ #531.11		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Albert Nisbet/ #532.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Frederick Markwell/ #533.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Matt Johnston/ #537.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan	
Henry Seed/ #551.5		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Henry Seed/ #551.7		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
David Moore/ #552.5		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Josh Flores/ #553.5		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Fraser Beckwith/ #554.5		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
James Cunniffe/ #555.5		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Peter Beswick/ #557.13		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Jan-Yves Ruzicka/ #558.4		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Mitchell Tobin/ #559.5		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Reece Pomeroy/ #560.5		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Rob McNeur/ #562.5		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Peter Cross/ #563.2		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	

Angela Nathan/ #565.2		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Bruce Chen/ #566.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Mark Mayo/ #567.2		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Hazel Shanks/ #568.2		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Marcus Devine/ #569.2		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Marcus Devine/569.2	Kāinga Ora/ #FS2082.327	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan. I support the Tree CanopyCover rules and Financial Contributions to restore our tree canopy. Trees areimportant in reducing emissions, providing shade and temperature controlin the summer, alongside the other wide range of economic, health and socialeffects.	Support
Christine Albertson/ #570.2		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
James Harwood/ #571.2		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Yu Kai Lim/ #572.2		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Jeff Louttit/ #573.2		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Henry Bersani/ #574.2		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Jeremy Ditzel/ #575.2		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Juliette Sargeant/ #576.2		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
James Robinson/ #577.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Jamie Dawson/ #578.2		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Darin Cusack/ #580.11		Seek Amendment	[That] more green space [is] provided if there are any changes in additional housing density.	
Darin Cusack/580.11	Anne Dingwall/ #FS2037.530	Seek Amendment	[That] more green space [is] provided if there are any changes in additional housing density.	Support
Joe Clowes/ #586.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Joe Clowes/586.2	Anne Dingwall/ #FS2037.532	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Ciaran Mee/ #587.2		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
David Lee/ #588.4		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Krystal Boland/ #589.2		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Todd Hartshorn/ #590.2		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Helen Jacka/ #591.2		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Hao Ning Tan/ #594.6		Support	Seeks that the Council retains the tree canopy requirement and contributions plan	
Logan Sanko/ #595.5		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Hayley Woods/ #596.5		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Karl Moffatt-Vallance/ #597.5		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Caleb Sixtus/ #598.5		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Maggie Lawson/ #600.2		Support	[S]eek[s] that the council retains the tree canopyrequirement and contributions plan.	
Jack Hobern/ #601.5		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Devanh Patel/ #602.5		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Evan Ross/ #603.5		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Daniel Morris/ #604.5		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Benjamin Wilton/ #605.2		Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Benjamin Wilton/605.2	Anne Dingwall/ #FS2037.1213	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Alanna Reid/ #606.5		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	

Ailbhe Redmile/ #611.4		Support	Seek[s] that the council retains the tree canopy requirement and contributions plan.	
Analijia Thomas/ #615.5		Support	Seek that the council retains the tree canopy requirement and contributions plan.	
Loren Kennedy/ #621.2		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Ella Herriot/ #622.2		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Peter Dobbs/ #623.6		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Seek that the council retains the tree canopy requirement and contributions plan.	
Daniel Scott/ #624.11		Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Seek that the council retains the tree canopy requirement and contributions plan.	
Rory Evans Fee/ #639.11		Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Keegan Phipps/ #643.2		Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.	
Archie Manur/ #646.2		Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.	
Declan Cruickshank/ #652.5		Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.	
Daymian Johnson/ #655.2		Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.	
Francesca Teague-Wytenburg/ #656.2		Support	Seeks that the council retains the tree canopy requirement and contributions plan.	
Ben Thorpe/ #658.11		Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Ben Thorpe/658.11	Anne Dingwall/ #FS2037.1196	Support	<p>[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.</p> <p>I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.</p> <p>The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.</p>	Support
Lucy Wingrove/ #659.2		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Bray Cooke/ #660.1		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Bray Cooke/660.1	Anne Dingwall/ #FS2037.1185	Support	<p>Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.</p> <p>Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.</p> <p>The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.</p>	Support
Edward Parkes/ #661.11		Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Bryce Harwood/ #662.11		Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan.	
Girish Ramlugun/ #713.2		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Russell Stewart/ #714.3		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Sara Campbell/ #715.2		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	

Jonty Coulson/ #717.2		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Gareth Holler/ #718.2		Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Andrew Cockburn/ #719.2		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Ethan Pasco/ #721.9		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan.	
Birdie Young/ #727.9		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Michael Hall/ #733.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Michael Hall/733.3	Anne Dingwall/ #FS2037.971	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Pim Van Duin/ #738.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Amanda Smithies/ #752.2		Support	support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Amanda Smithies/752.2	Anne Dingwall/ #FS2037.820	Support	support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.	Support
Piripi Baker/ #753.2		Support	[Support] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Alex Shaw/ #754.2		Support	Supports the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Alex Shaw/754.2	Anne Dingwall/ #FS2037.817	Support	Supports the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
New Zealand Institute of Architects Canterbury Branch/ #762.4		Support	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions.	
New Zealand Institute of Architects Canterbury Branch/762.4	Anne Dingwall/ #FS2037.769	Support	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions. Christchurch will benefit from sustaining current tree canopy cover and increasing canopy coverage to areas that lack this amenity currently.	Support
New Zealand Institute of Architects Canterbury Branch/762.4	Kāinga Ora/ #FS2082.545	Support	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions. Christchurch will benefit from sustaining current tree canopy cover and increasing canopy coverage to areas that lack this amenity currently.	Oppose
Greater Hornby Residents Association/ #788.6		Seek Amendment	Hornby should be exempt from the Tree Levy and Developers should be made to ensure density developments have a 20% tree canopy cover.	
Greg Partridge/ #794.4		Oppose	The submitter opposes the reduction in Christchurch's tree canopy cover by housing intensification. The Council should seek an immediate amendment to the Enabling Housing Supply and Other Matters Act to be implemented in order for regulations to be introduced that protect the city's tree canopy from being decimated by property developers.	

Greg Partridge/794.4	Anne Dingwall/ #FS2037.727	Oppose	<p>The submitter opposes the reduction in Christchurch's tree canopy cover by housing intensification. The Council should seek an immediate amendment to the Enabling Housing Supply and Other Matters Act to be implemented in order for regulations to be introduced that protect the city's tree canopy from being decimated by property developers.</p> <p>The submitter has concerns regarding the loss of the city's tree canopy from housing intensification and lack of effort by Council to protect trees or increase the tree canopy. The submitter provides the following analysis on the importance of protecting and enhancing the tree canopy:</p> <ul style="list-style-type: none"> - The tree canopy coverage of our city is essential, and as green infrastructure it should be viewed by the City Council and Council policy as a "Priority #1 Must Have" rather than a "Nice to Have." - Disappointingly however, since declaring a Climate and Ecological Emergency four years ago in May 2019, the Christchurch City Council have not added any additional trees to the list of protected trees in our city in spite of the fact the City Council has been advised through academic reports and assessments that the percentage of tree canopy coverage has diminished across Christchurch and significant trees have been lost from our landscape. - A mapping report commissioned by the City Council through the University of Canterbury provided the Council with a snapshot of the tree canopy cover in Christchurch between 2018 and 2019. It revealed that since the previous mapping was completed in 2015 and 2016 tree canopy coverage had dropped from 15.59% down to 13.56% in less than three years. That 2-percentage point reduction equates to a 13.02% decrease in the overall tree canopy coverage of our city. - In a city that has declared a Climate and Ecological Emergency, that should set off alarm bells, however given the fact again there appears to be no mention of the retention of our city's existing established trees in the Growing Christchurch Plan, it would appear the Council are either very much asleep at the wheel, disinterested or are disingenuous in terms of the declaration in spite of all the rhetoric. - The Council's Head of Parks Andrew Ruttledge has said trees are going to play an increasingly vital role in carbon sequestration as the Council tries to achieve its goal of becoming carbon neutral by 2045, and yet in the Ōtautahi Urban Forest Plan the Council have only set a target to increase the tree canopy coverage of Christchurch to 20%, and not until 2070 – that's 47 years away. When compared to neighbouring cities in Australia, the aims of our City Council are lacking. - Not only should it be retained, but the tree canopy coverage of our entire city must be enhanced in order for the Council's declaration of a Climate and Ecological Emergency to be given any tangible meaning, and not just in the public parks of our city, but throughout every suburb and residential street of Christchurch. - Over recent years, thousands of well-established trees have been clear felled by property developers who operate with no environmental code of ethics in their business. Their primary focus is on making money, which is understandable, however the commercial interests and short-term financial gains of a limited few should not be given preference over the long-term environmental gains of the masses, nor should it compromise the environment that will be inherited by generations of today's citizens, nor those of the future. - The Council's declaration of a Climate and Ecological Emergency was a call to action, but four years have passed and nothing has been done to protect and guarantee that the existing established trees of our city and suburbs are retained. - Elected members of the Council and Staff have given the excuse that due to government legislation it is very difficult to protect trees. Auckland Council however have managed to increase its number of protected trees over the same four years. - If the city is to grow and is to be a healthy sustainable city that functions well, a city that puts the wellbeing of its citizens, visitors and environment first, it must be well planned and well considered rather than blindly adhering to the edicts and directives of political parties who have vested interest in gaining political support. - The commercial gains and wants of a limited few should not be put first and enabled at the expense and wellbeing of those who live here, nor should the environment be compromised. 	Support
Fred Coughlan/ #798.8		Oppose	delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA	
Fred Coughlan/798.8	Chapman Tripp/ #FS2063.95	Oppose	delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA	Support

			<ul style="list-style-type: none"> - will add another layer of complexity to the development process and is considered to 'double up' on the charges already levied by council as part of Development Contributions. - proposed requirement goes beyond the mandate of the NPS-UD and MDRS requiring a minimum landscaped area of 20% of a development site. - Wolfbrook developments in Christchurch consistently provide for more than 20% landscaping across an application site and seeks to incorporate native grasses, shrubs and trees where suitable. There have also been recent instances where council has required Wolfbrook to remove trees and replace these with shrubs in order to avoid effects on utilities which run through privately owned sites. - The use of financial contributions through PC14 as a means to promote urban tree canopy cover in Christchurch is a blunt instrument and represents a one-size-fitsall approach which does not account for the varying site characteristics 	
Fred Coughlan/798.8	Chapman Tripp/ #FS2064.92	Oppose	<p>delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA</p> <ul style="list-style-type: none"> - will add another layer of complexity to the development process and is considered to 'double up' on the charges already levied by council as part of Development Contributions. - proposed requirement goes beyond the mandate of the NPS-UD and MDRS requiring a minimum landscaped area of 20% of a development site. - Wolfbrook developments in Christchurch consistently provide for more than 20% landscaping across an application site and seeks to incorporate native grasses, shrubs and trees where suitable. There have also been recent instances where council has required Wolfbrook to remove trees and replace these with shrubs in order to avoid effects on utilities which run through privately owned sites. - The use of financial contributions through PC14 as a means to promote urban tree canopy cover in Christchurch is a blunt instrument and represents a one-size-fitsall approach which does not account for the varying site characteristics 	Support
Fred Coughlan/798.8	Kāinga Ora/ #FS2082.579	Oppose	<p>delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA</p> <ul style="list-style-type: none"> - will add another layer of complexity to the development process and is considered to 'double up' on the charges already levied by council as part of Development Contributions. - proposed requirement goes beyond the mandate of the NPS-UD and MDRS requiring a minimum landscaped area of 20% of a development site. - Wolfbrook developments in Christchurch consistently provide for more than 20% landscaping across an application site and seeks to incorporate native grasses, shrubs and trees where suitable. There have also been recent instances where council has required Wolfbrook to remove trees and replace these with shrubs in order to avoid effects on utilities which run through privately owned sites. - The use of financial contributions through PC14 as a means to promote urban tree canopy cover in Christchurch is a blunt instrument and represents a one-size-fitsall approach which does not account for the varying site characteristics 	Oppose
Retirement Villages Association of New Zealand Inc/ #811.53		Seek Amendment	<p>amend Standard 14.5.2.2 as follows, to provide for retirement units and to remove the requirement for residential developments to provide tree canopy cover:</p> <p>14.5.2.2 Landscaped area and tree canopy cover</p> <p>a. A residential unit or retirement unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</p> <p>b. The landscaped area may be located on any part of the development site, and does not need to be associated with each</p>	

			<p>residential unit or retirement unit. c. ... [remove remainder of standard..] d. ... e. ... f.</p>	
Retirement Villages Association of New Zealand Inc/811.53	Brighton Observatory of Environment and Economics/ #FS2092.27	Seek Amendment	<p>amend Standard 14.5.2.2 as follows, to provide for retirement units and to remove the requirement for residential developments to provide tree canopy cover: 14.5.2.2 Landscaped area and tree canopy cover a. A residential unit or retirement unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them. b. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit or retirement unit. c. ... [remove remainder of standard..] d. ... e. ... f. The RVA supports Standard 14.5.2.2 insofar as it reflects the 'landscaped area' requirement of the MDRS. However, it is considered that the standard should be amended to specifically provide for retirement units also. Further, the RVA strongly opposes the requirement for any residential development to provide a tree canopy cover of 15-20% of the development site area. The MDRS do not address tree canopy cover and this requirement is likely to significantly limit new residential developments.</p>	Support
Retirement Villages Association of New Zealand Inc/811.53	Summerset Group Holdings Limited/ #FS2097.48	Seek Amendment	<p>amend Standard 14.5.2.2 as follows, to provide for retirement units and to remove the requirement for residential developments to provide tree canopy cover: 14.5.2.2 Landscaped area and tree canopy cover a. A residential unit or retirement unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</p>	Support

			<p>b. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit or retirement unit.</p> <p>c. ... [remove remainder of standard..]</p> <p>d. ...</p> <p>e. ...</p> <p>f. ...</p> <p>... The RVA supports Standard 14.5.2.2 insofar as it reflects the 'landscaped area' requirement of the MDRS. However, it is considered that the standard should be amended to specifically provide for retirement units also. Further, the RVA strongly opposes the requirement for any residential development to provide a tree canopy cover of 15-20% of the development site area. The MDRS do not address tree canopy cover and this requirement is likely to significantly limit new residential developments.</p>	
Carter Group Limited/ #814.155		Oppose	Oppose 14.5.2.2 (c)-(e). Seek that these be deleted.	
Carter Group Limited/814.155	Kāinga Ora/ #FS2082.985	Oppose	Oppose 14.5.2.2 (c)-(e). Seek that these be deleted. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Seek Amendment
The Catholic Diocese of Christchurch / #823.124		Oppose	14.5.2.2 c) - e). Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	
The Catholic Diocese of Christchurch /823.124	Anne Dingwall/ #FS2037.1356	Oppose	14.5.2.2 c) - e). Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Oppose
The Catholic Diocese of Christchurch /823.124	Carter Group Limited/ #FS2045.297	Oppose	14.5.2.2 c) - e). Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Support
The Catholic Diocese of Christchurch /823.124	Kāinga Ora/ #FS2082.1080	Oppose	14.5.2.2 c) - e). Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. Proposed new built form standards or amendments to existing standards are	Seek Amendment

			opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	
Finn Jackson/ #832.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Kāinga Ora – Homes and Communities / #834.181		Oppose	Delete rule and replace with the following: 14.5.2.2 landscaped area. (1) A residential unit at ground floorlevel must have a landscaped area of a minimum of 20% of a developed sitewith grass or plants, and can includethe canopy of trees regardless of theground treatment below them. 2. The landscaped area may be locatedon any part of the development site,and does not need to be associatedwith each residential unit. 3. Non-residential activities must havea landscaped area of a minimum of20% of a developed site with grass orplants, and can include the canopy oftrees regardless of the groundtreatment below them.	
Kāinga Ora – Homes and Communities /834.181	Anne Dingwall/ #FS2037.26	Oppose	Delete rule and replace with the following: 14.5.2.2 landscaped area. (1) A residential unit at ground floorlevel must have a landscaped area of a minimum of 20% of a developed sitewith grass or plants, and can includethe canopy of trees regardless of theground treatment below them. 2. The landscaped area may be locatedon any part of the development site,and does not need to be associatedwith each residential unit. 3. Non-residential activities must havea landscaped area of a minimum of20% of a developed site with grass orplants, and can include the canopy oftrees regardless of the groundtreatment below them. In accordance with oursubmission seeking deletion ofthe tree canopy financialcontribution rule, thelandscaping and tree canopyrule is sought to be deleted and replaced with the MDRSstandard.An additional clause isproposed for non-residentialactivities that aligns with theMDRS outcomes.	Support
Kāinga Ora – Homes and Communities /834.181	LMM Investments 2012 Limited/ #FS2049.97	Oppose	Delete rule and replace with the following: 14.5.2.2 landscaped area. (1) A residential unit at ground floorlevel must have a landscaped area of a minimum of 20% of a developed sitewith grass or plants, and can includethe canopy of trees regardless of theground treatment below them. 2. The landscaped area may be locatedon any part of the development site,and does not need to be associatedwith each residential unit. 3. Non-residential activities must havea landscaped area of a minimum of20% of a developed site with grass orplants, and can include the canopy oftrees regardless of the groundtreatment below them. In accordance with oursubmission seeking deletion ofthe tree canopy financialcontribution rule, thelandscaping and tree canopyrule is sought to be deleted and replaced with the MDRSstandard.An additional clause isproposed for non-residentialactivities that aligns with theMDRS outcomes.	Support
Historic Places Canterbury/ #835.10		Support	The submitter supports all efforts to incentivise tree planting, including the canopy cover requirements relatingto development and subdivision consents.	
Historic Places Canterbury/835.10	Anne Dingwall/ #FS2037.597	Support	The submitter supports all efforts to incentivise tree planting, including the canopy cover requirements relatingto development and subdivision consents. Even where mature trees are retained, it is vital to ensure that this will not just be for long enough to obtain the desired resource consent, only to have the trees die or require removal a few years down the track. All too often around the city large trees are seen to be dying back because	Support

			they have suffered unsustainable root damage during construction nearby. While the rules make provision for providing sufficient soil volume and tree root dimensions for the tree's requirements and provide for maintenance of the trees or removal and replacement of any that are damaged, it is not clear how this will, in practice, be monitored.	
Historic Places Canterbury/835.10	Anne Dingwall/ #FS2037.695	Support	The submitter supports all efforts to incentivise tree planting, including the canopy cover requirements relating to development and subdivision consents. Even where mature trees are retained, it is vital to ensure that this will not just be for long enough to obtain the desired resource consent, only to have the trees die or require removal a few years down the track. All too often around the city large trees are seen to be dying back because they have suffered unsustainable root damage during construction nearby. While the rules make provision for providing sufficient soil volume and tree root dimensions for the tree's requirements and provide for maintenance of the trees or removal and replacement of any that are damaged, it is not clear how this will, in practice, be monitored.	Support
Sylvia Maclaren/ #837.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Jacinta O'Reilly/ #839.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Rosa Shaw/ #840.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Jess Gaisford/ #841.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Allan Taunt/ #843.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Hayden Smythe/ #844.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Lauren Bonner/ #846.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Will Struthers/ #847.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Otautahi Community Housing Trust/ #877.19		Seek Amendment	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.	
Otautahi Community Housing Trust/877.19	Chapman Tripp/ #FS2063.176	Seek Amendment	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed. [Please see attachment]	Support
Otautahi Community Housing Trust/877.19	Chapman Tripp/ #FS2064.170	Seek Amendment	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed. [Please see attachment]	Support
Otautahi Community Housing Trust/877.19	Kāinga Ora/ #FS2082.1247	Seek Amendment	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed. [Please see attachment]	Seek Amendment
Otautahi Community Housing Trust/877.19	Kāinga Ora/ #FS2082.1315	Seek Amendment	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed. [Please see attachment]	Seek Amendment
Otautahi Community Housing Trust/ #877.27		Seek Amendment	[Regarding 14.5.2.2] Delete rule and replace with the following: 14.5.2.2 landscaped area.	

			<p>(1) A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</p> <p>2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.</p> <p>3. Non-residential activities must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</p>	
Otautahi Community Housing Trust/877.27	Kāinga Ora/ #FS2082.1255	Seek Amendment	<p>[Regarding 14.5.2.2]</p> <p>Delete rule and replace with the following:</p> <p>14.5.2.2 landscaped area.</p> <p>(1) A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</p> <p>2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.</p> <p>3. Non-residential activities must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</p> <p>In accordance with our submission seeking deletion of the tree canopy financial contribution rule, the landscaping and tree canopy rule should be deleted and replaced with the MDRS standard.</p> <p>An additional clause is proposed for non-residential activities that aligns with the MDRS outcomes.</p> <p>[Please see attachment]</p>	Seek Amendment
Otautahi Community Housing Trust/877.27	Kāinga Ora/ #FS2082.1323	Seek Amendment	<p>[Regarding 14.5.2.2]</p> <p>Delete rule and replace with the following:</p> <p>14.5.2.2 landscaped area.</p> <p>(1) A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</p> <p>2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.</p> <p>3. Non-residential activities must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</p> <p>In accordance with our submission seeking deletion of the tree canopy financial contribution rule, the landscaping and tree canopy rule should be deleted and replaced with the MDRS standard.</p>	Seek Amendment

			An additional clause is proposed for non-residential activities that aligns with the MDRS outcomes. [Please see attachment]	
Geoff Banks/ #918.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Dylan Lange/ #1049.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	

Residential > Rules - Medium Density Residential Zone > Built form standards > Building height and maximum number of storeys

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Greg Olive/ #2.11		Oppose	Qualifying Matter Residential Industrial Interface is removed from 419 Halswell Junction Road	
Mary-Anne Thomson/ #9.1		Oppose	Delete max building height rule 14.5.2.3 allowing buildings up to 12m in height.	
Andrea Heath/ #16.3		Oppose	Remove the ability to construct buildings of up to 14m without resource consent.	
Grant McGirr/ #21.2		Oppose	That no changes to rules lessen the amount of sunlight that any property (house and land) currently receives.	
Linda Barnes/ #23.3		Seek Amendment	Decrease heights allowed for new builds	
Rosemary Fraser/ #26.1		Seek Amendment	Opposes change to height limits. Make sure that wind and winter conditions are taken into consideration when considering building height controls.	
Rosemary Fraser/26.1	Anne Dingwall/ #FS2037.56	Seek Amendment	Opposes change to height limits. Make sure that wind and winter conditions are taken into consideration when considering building height controls. Wind tunnels occur between taller buildings as happens on Colombo Street between the library and Te Pai. As Christchurch experiences strong winds and is flat, it could create dangerous situations if there are tall buildings on both side of street. Even with appropriate foundations they would still sway terrifying people on the higher floors. Also, the taller the building the more difficult it would be to escape if there was a fire. Also, with increased shading, there is likely to be for ice on paths for longer in winter.	Support
Rosemary Fraser/26.1	Cambridge 137 Limited/ #FS2042.1	Seek Amendment	Opposes change to height limits. Make sure that wind and winter conditions are taken into consideration when considering building height controls. Wind tunnels occur between taller buildings as happens on Colombo Street between the library and Te Pai. As Christchurch experiences strong winds and is flat, it could create dangerous situations if there are tall buildings on both side of street. Even with appropriate foundations they would still sway terrifying people on the higher floors. Also, the taller the building the more difficult it would be to escape if there was a fire. Also, with increased shading, there is likely to be for ice on paths for longer in winter.	Oppose
Rosemary Fraser/26.1	Kāinga Ora/ #FS2082.5	Seek Amendment	Opposes change to height limits. Make sure that wind and winter conditions are taken into consideration when considering building height controls.	Oppose

			<p>Wind tunnels occur between taller buildings as happens on Colombo Street between the library and Te Pai. As Christchurch experiences strong winds and is flat, it could create dangerous situations if there are tall buildings on both side of street.</p> <p>Even with appropriate foundations they would still sway terrifying people on the higher floors. Also, the taller the building the more difficult it would be to escape if there was a fire. Also, with increased shading, there is likely to be for ice on paths for longer in winter.</p>	
Alastair Grigg/ #28.2		Seek Amendment	Retain an 11m height limit for this new Medium Density Residential zone, as per the limit in the current Residential Medium Density zone.	
Mike Currie/ #31.2		Seek Amendment	[Regarding building height and recession planes] if the reference height at the boundary is increased, the Southern boundary angle must be decreased accordingly to give the same sunlight access as provided for above.	
The Riccarton Bush Trust/ #44.3		Support	Support[s] the proposed 8m height limit within the Riccarton Bush Interface Area.	
Rachel Best/ #46.1		Seek Amendment	Oppose built form standards that reduce sunlight access to neighbouring homes.	
Russell Vaughan/ #48.1		Seek Amendment	Amend Rule 14.5.2.3 - Building height and maximum number of storeys to reduce the maximum building height in the Medium Density Residential Zone.	
Tobias Meyer/ #55.10		Support	Support provisions as notified.	
Tobias Meyer/55.10	Christchurch International Airport Limited/ #FS2052.173	Support	<p>Support provisions as notified.</p> <p>In suburban contexts 3 floors is enough, but the current MRZ makes 3 floors difficult orinconvenient and incentivises developers to cover most of the lot with odd shaped buildingsand driveways.</p> <p>The current developments in Wigram and Rolleston use a large portion ofland for small numbers of people. Higher density buildings allow for more green space.</p> <p>For good density and walkability more than 3 floors best- 4-8 floors. With lift requirements itis expensive to build for 4: which is the current standard in many of the best places in thecurrent plan. It's better to allow more if people are building accessible apartments.</p>	Oppose
Victoria Neighbourhood Association (VNA) / #61.49		Seek Amendment	Amend 14.5.2.3 by limiting the building height of new developments to 14m.	
Victoria Neighbourhood Association (VNA) /61.49	Anne Dingwall/ #FS2037.122	Seek Amendment	<p>Amend 14.5.2.3 by limiting the building height of new developments to 14m.</p> <p>The current central city residential area in Christchurch consists of old streets and old sites(originally for small workers cottages), many residential sites in within the 4 Avenues are therefore very small (often less than 300 sq m). It is inappropriate to enable 4-6 storey high buildings in areas without ruining the economic, social and cultural aspects of the existing community including loss of sunlight, privacy, noise pollution, inability to efficiently use passive heating, inability to grow own fruit and vegetables parking congestion, loss of value in their property and negative impacts on mental wellbeing to name some of the obvious costs.</p> <p>These are all costs that will be borne by both the existing and future residential communities living in current central city residential zones. It seems not equal consideration to all peoples' social and cultural needs are being treated with equal consideration in PC14, as it favours the needs of a selected future resident in a new building that may never come, and whose who now and in future occupy existing homes and whose needs could be quite different to what is being enabled.</p> <ul style="list-style-type: none"> • There is plenty of opportunity to enable new HRZ housing within the CHC central city without only focusing on going higher and intensifying even more in the existing residential areas. <p>For example: the VNA neighbourhood currently has a density of 150 households per hectare and with an average section size of 400-300m sq. There exists at least 7 hectares of land on the south side of the city that has zero households per hectare and which is zoned for mixed use. This land could be enabled for HRZ if the CCC were to think more strategically about how to actively encourage more housing the in central city AND meet the needs of the demand without over enabling, thereby also meeting the needs of the existing community AND have an excellent outcome in urban planning. The development of the South Frame in the CCRP has not moved forward in any way to make the South side of the city an attractive place to live, work and play all within 500m of the CBD.</p>	Support

			<ul style="list-style-type: none"> • There could easily be over 2,000 households enabled within this CCRP central city area if development for residential were to be actively encouraged by rezoning, or offering incentives, and actively discourage further density development in existing central city residential already densely developed. By doing this CCC would be proactively and meaningfully participating in the role of urban planning and signalling that the south side is where they want development. Without Council actively managing this opportunity for residential development as they did for the East frame, Developers will continue to do small infill developments based on yield alone, which will not deliver the right outcomes for the city and its residents in relation to urban planning. Refer to Figures 2 & 3 which clearly show that the CHC central city is very clearly unbalanced with all the residential on one side (north) and all the services on the opposite side (south). You can't shift the amenity, but you can develop houses, which is what the Gov't is asking for. 	
Victoria Neighbourhood Association (VNA) /61.49	Chapman Tripp/ #FS2063.8	Seek Amendment	<p>Amend 14.5.2.3 by limiting the building height of new developments to 14m.</p> <p>The current central city residential area in Christchurch consists of old streets and old sites(originally for small workers cottages), many residential sites in within the 4 Avenues are therefore very small (often less than 300 sq m). It is inappropriate to enable 4-6 storey high buildings in areas without ruining the economic, social and cultural aspects of the existing community including loss of sunlight, privacy, noise pollution, inability to efficiently use passive heating, inability to grow own fruit and vegetables parking congestion, loss of value in their property and negative impacts on mental wellbeing to name some of the obvious costs.</p> <p>These are all costs that will be borne by both the existing and future residential communities living in current central city residential zones. It seems not equal consideration to all peoples' social and cultural needs are being treated with equal consideration in PC14, as it favours the needs of a selected future resident in a new building that may never come, and whose who now and in future occupy existing homes and whose needs could be quite different to what is being enabled.</p> <ul style="list-style-type: none"> • There is plenty of opportunity to enable new HRZ housing within the CHC central city without only focusing on going higher and intensifying even more in the existing residential areas. <p>For example: the VNA neighbourhood currently has a density of 150 households per hectare and with an average section size of 400-300m sq. There exists at least 7 hectares of land on the south side of the city that has zero households per hectare and which is zoned for mixed use. This land could be enabled for HRZ if the CCC were to think more strategically about how to actively encourage more housing the in central city AND meet the needs of the demand without over enabling, thereby also meeting the needs of the existing community AND have an excellent outcome in urban planning. The development of the South Frame in the CCRP has not moved forward in any way to make the South side of the city an attractive place to live, work and play all within 500m of the CBD.</p> <ul style="list-style-type: none"> • There could easily be over 2,000 households enabled within this CCRP central city area if development for residential were to be actively encouraged by rezoning, or offering incentives, and actively discourage further density development in existing central city residential already densely developed. By doing this CCC would be proactively and meaningfully participating in the role of urban planning and signalling that the south side is where they want development. Without Council actively managing this opportunity for residential development as they did for the East frame, Developers will continue to do small infill developments based on yield alone, which will not deliver the right outcomes for the city and its residents in relation to urban planning. Refer to Figures 2 & 3 which clearly show that the CHC central city is very clearly unbalanced with all the residential on one side (north) and all the services on the opposite side (south). You can't shift the amenity, but you can develop houses, which is what the Gov't is asking for. 	Oppose
Victoria Neighbourhood Association (VNA) /61.49	Chapman Tripp/ #FS2064.8	Seek Amendment	<p>Amend 14.5.2.3 by limiting the building height of new developments to 14m.</p> <p>The current central city residential area in Christchurch consists of old streets and old sites(originally for small workers cottages), many residential sites in within the 4 Avenues are therefore very small (often less than 300 sq m). It is inappropriate to enable 4-6 storey high buildings in areas without ruining the economic, social and cultural aspects of the existing community including loss of sunlight, privacy, noise pollution, inability to efficiently use passive heating, inability to grow own fruit and vegetables parking congestion, loss of value in their property and negative impacts on mental wellbeing to name some of the obvious costs.</p> <p>These are all costs that will be borne by both the existing and future residential communities living in current central city residential zones. It seems not equal consideration to all peoples' social and cultural needs are being treated with equal consideration in PC14, as it favours the needs of a selected future resident in a new building that may never come, and whose who now and in future occupy existing homes and whose needs could be quite different to what is being enabled.</p> <ul style="list-style-type: none"> • There is plenty of opportunity to enable new HRZ housing within the CHC central city without only focusing on going higher and intensifying even more in the existing residential areas. 	Oppose

			<p>For example: the VNA neighbourhood currently has a density of 150 households per hectare and with an average section size of 400-300m sq. There exists at least 7 hectares of land on the south side of the city that has zero households per hectare and which is zoned for mixed use. This land could be enabled for HRZ if the CCC were to think more strategically about how to actively encourage more housing in the central city AND meet the needs of the demand without over enabling, thereby also meeting the needs of the existing community AND have an excellent outcome in urban planning. The development of the South Frame in the CCRP has not moved forward in any way to make the South side of the city an attractive place to live, work and play all within 500m of the CBD.</p> <ul style="list-style-type: none"> • There could easily be over 2,000 households enabled within this CCRP central city area if development for residential were to be actively encouraged by rezoning, or offering incentives, and actively discourage further density development in existing central city residential already densely developed. By doing this CCC would be proactively and meaningfully participating in the role of urban planning and signalling that the south side is where they want development. Without Council actively managing this opportunity for residential development as they did for the East frame, Developers will continue to do small infill developments based on yield alone, which will not deliver the right outcomes for the city and its residents in relation to urban planning. Refer to Figures 2 & 3 which clearly show that the CHC central city is very clearly unbalanced with all the residential on one side (north) and all the services on the opposite side (south). You can't shift the amenity, but you can develop houses, which is what the Gov't is asking for. 	
Rachel Davies/ #67.9		Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land	
Vivien Binney/ #81.4		Seek Amendment	Amend proposed provisions for areas set for intensification in suburban areas by limiting them to two stories.	
Peter Evans/ #88.2		Oppose	Amend heights to operative Residential Suburban Heights of 8m.	
Russell Fish/ #116.4		Oppose	Review the 'Industrial Interface' Qualifying Matter, with a view to remove the designation where it is not already an historically established principle.	
Cameron Matthews/ #121.16		Oppose	Request removal of the Riccarton Bush Interface Qualifying Matter.	
Cameron Matthews/121.16	Christchurch International Airport Limited/ #FS2052.206	Oppose	<p>Request removal of the Riccarton Bush Interface Qualifying Matter.</p> <p>SEE IMAGES IN SUBMISSION</p> <p>Pūtaringamotu Riccarton Bush Heritage Landscape Review 2022 - used by CCC to provide rationale for the QM - asserts that “Views of Pūtaringamotu from neighbouring streets”, “Visual connectivity between Pūtaringamotu and other planted elements”, “an element across the skyline”, “View of distinctive tall podocarp trees”, and “Views to Pūtaringamotu for residents and passers-by” all would be negatively affected by implementation of NPS-UD and MDRS, and that limiting building heights in the affected area to 2 storeys equates [Appendix 43 Pūtaringamotu Riccarton Bush Heritage Landscape Review 2022, section 5.3] to “protection of outstanding natural features” and “historic heritage” from inappropriate subdivision, use and development under RMA Section 6 (b) and (f). If views from neighbouring and distant sites are indeed significantly impacted as suggested, there remains no evidence that this constitutes any use, subdivision, or development of the outstanding natural feature or historic heritage, and can therefore not be “inappropriate subdivision, use and development” of said natural feature or historic heritage.</p> <p>I would also contest the idea that views – of what are in most cases the top metre or so of distant podocarp trees poking up behind the rooflines of existing houses, largely indistinct from various street- trees and private plantings – constitutes some ‘outstanding natural feature’ in of itself. Riccarton Bush proper, yes, and the heritage items within the heritage-protected setting of Riccarton Grounds, such as Riccarton House and significant trees, but the limited, indistinct, interrupted and generally unimpressive views of distant treetops “currently available down driveways” are not in themselves the outstanding feature here. And since Riccarton Bush, House, and significant individual trees are protected from development by designation and council-ownership, permitting medium or high-density housing in nearby sites is not a degradation of any amenity value provided by the open space, outstanding natural features, or heritage items.</p> <p>The Riccarton Bush Interface Area Qualifying Matter should be removed from the proposal, as the true amenity of Riccarton Bush and Grounds is unaffected by increased residential density.</p> <p>NPS-UD allows for QMs to restrict development in some locations, such as “open space provided for public use, but only in relation to the land that is open space” (NPS-UD 2020 3.32 1 (d)), or “an area subject to a designation or heritage order, but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)). Yet the Pūtaringamotu Riccarton Bush Heritage Landscape Review 2022 5.3, used to justify implementation of this proposed QM over the proposed spatial extent, cites reasons such as “loss of greenspace adjacent to Pūtaringamotu”; with the proposed QM then specifically applying a density control to sites not included in the protected extent</p>	Oppose

		<p>of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space.</p> <p>Furthermore, CCC state in their Section 32 report that another option that would limit the extent of the proposed QM to only those sites immediately adjoining Riccarton Bush (instead of the multi-block-coverage QM proposed), would have the effect of “...ensuring that Riccarton Bush is protected from the effects of medium density development” and that “the values of Riccarton Bush itself would not be degraded”, and “this approach is effective at addressing the issue”. This options assessment shows plainly that least one option is available to better “achieve the greatest heights and densities directed by Policy 3, while maintaining the specific characteristics” of the area, as required by NPS-UD (3.33 3biii).</p> <p>Even if we are to accept (though I don’t think we should) that these views are somehow worth sacrificing homes for, in many cases the proposed QM does no more to protect them than without the QM. For example, from Riccarton Road even the existing District Plan allows for construction obscuring all visible parts of the distant and indistinct Riccarton Bush. Meanwhile on Kahu Road, the roadway divides the residential sections from Riccarton Grounds. Any views of Riccarton Bush or House or Grounds are unaffected by increased residential density here, aside from being shared more widely with more residents.</p> <p>Other reasons cited in Pūtaringamotu Riccarton Bush Heritage Landscape Review 2022 as “affecting an area of significant indigenous flora and fauna” include ground disturbance associated with construction damaging root systems, changes to soil hydrology, reduced habitat and corridors for birds, less permeable surfaces, and alteration of microclimates. Few of these reasons are particular to housing of a specific density. For example, most root systems will predominantly exist in the upper-most layers of soil, which would be equally affected by construction of a single-storey house as they would a multi-storey one. Regarding habitat and corridors for birds, tree canopy requirements proposed for MRZ and HRZ zoning would apply here, if not for the proposed QM, so tree loss in the sites adjacent to Riccarton Bush would be protected against without resorting to density constraints. The MRZ or HRZ rules would actually offer more protection for trees and landscaping than is currently provided by the Residential Suburban (RS) zoning proposed to remain in effect around Riccarton Bush under the proposed QM, with RS zoning excluding planting requirements from single-unit sites. With respect to permeable surfaces replenishing ground aquifers, both proposed MRZ and HRZ zoning rules require 20% or more of the site provided for landscaping, with buildings not exceeding 50% of the site area. Neither ruleset have specific requirements for surface permeability, though either could without applying density constraints which exceed maxima allowed by MDRS and NPS-UD. Lastly, while I’m not an expert on the differential effects of structures of differing heights on soil hydrology, nor the effects of buildings on microclimates, I suspect these effects are manageable without density constraints, and that the spatial extent of the proposed QM makes no reference to the hydrological catchment of Riccarton Bush.</p> <p>Regarding impact, at least 1220 units are prevented by application of this QM in terms of plan-enabled capacity, though this doesn’t consider the considerable overlap of this proposed QM with the similarly restrictive proposal for the Airport Noise Contour QM, so is likely to be greater if that QM is excluded.</p> <p>What isn’t evident from this impact assessment is the desirability of this location. Riccarton’s commercial area is a Large Town Centre – Key Activity Centre with huge commercial and retail activity. Riccarton Road (which the proposed QM area adjoins) plays host to 3 of our 5 most frequent Core public transport services (#3, #5, and Orbiter) and is poised to upgrade to a Bus Rapid Transit (BRT) or Light Rail Transit (LRT) corridor in the medium term, denoted in the proposed plan by the City Spine Transport Corridor. There is a Major Cycle Route (Uni-Cycle MCR) running through Riccarton Grounds, connecting the nearby University of Canterbury with Riccarton, Hagley Park, and the central city. According to The Property Group’s New Medium Density Residential Standards (MDRS) - Assessment of Housing Enabled in Christchurch City 2022 (Section 32 report Part 2 Appendix 3) much of the feasible development enabled under PC14 is concentrated in Riccarton Central, due to the significant accessibility values of the area.</p> <p>Aside from the high amenity value of the area in general, the identification of the spatial extent of the proposed QM is over-zealous. For example, on Kauri St’s West side, sites as many as 8-deep (1 Kauri St) are proposed for these density restrictions. On Hinau St, not only are the proposed sites not adjacent to Riccarton Bush, but they are on an entirely different block, with Totara St (and any underground services) in between. For example, 67 Hinau St is over 160m from the nearest part of the bush, with as many as 7 other sites plus a road in between.</p> <p>In summary, the unique characteristics of this area are contained within the existing reserve, not the proposed ‘interface area’, with public walkways and cycleways permitting extensive access to the public to experience Riccarton Bush, House, and Grounds to experience them from within. Any other alleged amenity value provided to the adjacent sites in terms of obscure and indistinct views of trees are overstated. The true amenity value of these sites is in their proximity to – not their views of – the bush, the commercial centre of Riccarton, the University campus, desirable school zones, Hagley Park, and the City Centre. These amenity and accessibility values are better shared than hoarded and are not diminished with higher enabled density.</p>	
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			<p>Any reduction in amenity value within Riccarton Bush, House, Grounds, or to any significant individual trees or heritage items (which have their own standalone protections) that might occur because of applying MRZ or HRZ zoning to within proposed RBI QM area is negligible, and the proposed QM is, as demonstrated by CCC’s own options analysis, not consistent with NPS-UD requirements to “achieve the greatest heights and densities directed by Policy 3, while managing the specific characteristics”. It is desirable and strategic to increase the number of permitted homes in this area – to a level commensurate with the nearby Riccarton commercial centre and proportionate to the available and planned Public and Active Transport infrastructure. The proposed Riccarton Bush Interface Area QM should therefore be removed or limited to only those specific sites (such as those directly adjoining the Bush) where development at commensurate density may have strong evidence that it would significantly negatively impact the natural or heritage value within the open space zones themselves.</p>	
Cameron Matthews/121.16	The Riccarton Bush Trust/ #FS2085.13	Oppose	<p>Request removal of the Riccarton Bush Interface Qualifying Matter.</p> <p>SEE IMAGES IN SUBMISSION</p> <p>Pūtaringamotu Riccarton Bush Heritage Landscape Review 2022 - used by CCC to provide rationale for the QM - asserts that “Views of Pūtaringamotu from neighbouring streets”, “Visual connectivity between Pūtaringamotu and other planted elements”, “an element across the skyline”, “View of distinctive tall podocarp trees”, and “Views to Pūtaringamotu for residents and passers-by” all would be negatively affected by implementation of NPS-UD and MDRS, and that limiting building heights in the affected area to 2 storeys equates [Appendix 43 Pūtaringamotu Riccarton Bush Heritage Landscape Review 2022, section 5.3] to “protection of outstanding natural features” and “historic heritage” from inappropriate subdivision, use and development under RMA Section 6 (b) and (f). If views from neighbouring and distant sites are indeed significantly impacted as suggested, there remains no evidence that this constitutes any use, subdivision, or development of the outstanding natural feature or historic heritage, and can therefore not be “inappropriate subdivision, use and development” of said natural feature or historic heritage.</p> <p>I would also contest the idea that views – of what are in most cases the top metre or so of distant podocarp trees poking up behind the rooflines of existing houses, largely indistinct from various street- trees and private plantings – constitutes some ‘outstanding natural feature’ in of itself. Riccarton Bush proper, yes, and the heritage items within the heritage-protected setting of Riccarton Grounds, such as Riccarton House and significant trees, but the limited, indistinct, interrupted and generally unimpressive views of distant treetops “currently available down driveways” are not in themselves the outstanding feature here. And since Riccarton Bush, House, and significant individual trees are protected from development by designation and council-ownership, permitting medium or high-density housing in nearby sites is not a degradation of any amenity value provided by the open space, outstanding natural features, or heritage items.</p> <p>The Riccarton Bush Interface Area Qualifying Matter should be removed from the proposal, as the true amenity of Riccarton Bush and Grounds is unaffected by increased residential density.</p> <p>NPS-UD allows for QMs to restrict development in some locations, such as “open space provided for public use, but only in relation to the land that is open space” (NPS-UD 2020 3.32 1 (d)), or “an area subject to a designation or heritage order, but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)). Yet the Pūtaringamotu Riccarton Bush Heritage Landscape Review 2022 5.3, used to justify implementation of this proposed QM over the proposed spatial extent, cites reasons such as “loss of greenspace adjacent to Pūtaringamotu”; with the proposed QM then specifically applying a density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space.</p> <p>Furthermore, CCC state in their Section 32 report that another option that would limit the extent of the proposed QM to only those sites immediately adjoining Riccarton Bush (instead of the multi-block-coverage QM proposed), would have the effect of “...ensuring that Riccarton Bush is protected from the effects of medium density development” and that “the values of Riccarton Bush itself would not be degraded”, and “this approach is effective at addressing the issue”. This options assessment shows plainly that least one option is available to better “achieve the greatest heights and densities directed by Policy 3, while maintaining the specific characteristics” of the area, as required by NPS-UD (3.33 3biii).</p> <p>Even if we are to accept (though I don’t think we should) that these views are somehow worth sacrificing homes for, in many cases the proposed QM does no more to protect them than without the QM. For example, from Riccarton Road even the existing District Plan allows for construction obscuring all visible parts of the distant and indistinct Riccarton Bush. Meanwhile on Kahu Road, the roadway divides the residential sections from Riccarton Grounds. Any views of Riccarton Bush or House or Grounds are unaffected by increased residential density here, aside from being shared more widely with more residents.</p>	Oppose

			<p>Other reasons cited in Pūtaringamotu Riccarton Bush Heritage Landscape Review 2022 as “affecting an area of significant indigenous flora and fauna” include ground disturbance associated with construction damaging root systems, changes to soil hydrology, reduced habitat and corridors for birds, less permeable surfaces, and alteration of microclimates. Few of these reasons are particular to housing of a specific density. For example, most root systems will predominantly exist in the upper-most layers of soil, which would be equally affected by construction of a single-storey house as they would a multi-storey one. Regarding habitat and corridors for birds, tree canopy requirements proposed for MRZ and HRZ zoning would apply here, if not for the proposed QM, so tree loss in the sites adjacent to Riccarton Bush would be protected against without resorting to density constraints. The MRZ or HRZ rules would actually offer more protection for trees and landscaping than is currently provided by the Residential Suburban (RS) zoning proposed to remain in effect around Riccarton Bush under the proposed QM, with RS zoning excluding planting requirements from single-unit sites. With respect to permeable surfaces replenishing ground aquifers, both proposed MRZ and HRZ zoning rules require 20% or more of the site provided for landscaping, with buildings not exceeding 50% of the site area. Neither ruleset have specific requirements for surface permeability, though either could without applying density constraints which exceed maxima allowed by MDRS and NPS-UD. Lastly, while I’m not an expert on the differential effects of structures of differing heights on soil hydrology, nor the effects of buildings on microclimates, I suspect these effects are manageable without density constraints, and that the spatial extent of the proposed QM makes no reference to the hydrological catchment of Riccarton Bush.</p> <p>Regarding impact, at least 1220 units are prevented by application of this QM in terms of plan-enabled capacity, though this doesn’t consider the considerable overlap of this proposed QM with the similarly restrictive proposal for the Airport Noise Contour QM, so is likely to be greater if that QM is excluded.</p> <p>What isn’t evident from this impact assessment is the desirability of this location. Riccarton’s commercial area is a Large Town Centre – Key Activity Centre with huge commercial and retail activity. Riccarton Road (which the proposed QM area adjoins) plays host to 3 of our 5 most frequent Core public transport services (#3, #5, and Orbiter) and is poised to upgrade to a Bus Rapid Transit (BRT) or Light Rail Transit (LRT) corridor in the medium term, denoted in the proposed plan by the City Spine Transport Corridor. There is a Major Cycle Route (Uni-Cycle MCR) running through Riccarton Grounds, connecting the nearby University of Canterbury with Riccarton, Hagley Park, and the central city. According to The Property Group’s New Medium Density Residential Standards (MDRS) - Assessment of Housing Enabled in Christchurch City 2022 (Section 32 report Part 2 Appendix 3) much of the feasible development enabled under PC14 is concentrated in Riccarton Central, due to the significant accessibility values of the area.</p> <p>Aside from the high amenity value of the area in general, the identification of the spatial extent of the proposed QM is over-zealous. For example, on Kauri St’s West side, sites as many as 8-deep (1 Kauri St) are proposed for these density restrictions. On Hinau St, not only are the proposed sites not adjacent to Riccarton Bush, but they are on an entirely different block, with Totara St (and any underground services) in between. For example, 67 Hinau St is over 160m from the nearest part of the bush, with as many as 7 other sites plus a road in between.</p> <p>In summary, the unique characteristics of this area are contained within the existing reserve, not the proposed ‘interface area’, with public walkways and cycleways permitting extensive access to the public to experience Riccarton Bush, House, and Grounds to experience them from within. Any other alleged amenity value provided to the adjacent sites in terms of obscure and indistinct views of trees are overstated. The true amenity value of these sites is in their proximity to – not their views of – the bush, the commercial centre of Riccarton, the University campus, desirable school zones, Hagley Park, and the City Centre. These amenity and accessibility values are better shared than hoarded and are not diminished with higher enabled density. Any reduction in amenity value within Riccarton Bush, House, Grounds, or to any significant individual trees or heritage items (which have their own standalone protections) that might occur because of applying MRZ or HRZ zoning to within proposed RBI QM area is negligible, and the proposed QM is, as demonstrated by CCC’s own options analysis, not consistent with NPS-UD requirements to “achieve the greatest heights and densities directed by Policy 3, while managing the specific characteristics”. It is desirable and strategic to increase the number of permitted homes in this area – to a level commensurate with the nearby Riccarton commercial centre and proportionate to the available and planned Public and Active Transport infrastructure. The proposed Riccarton Bush Interface Area QM should therefore be removed or limited to only those specific sites (such as those directly adjoining the Bush) where development at commensurate density may have strong evidence that it would significantly negatively impact the natural or heritage value within the open space zones themselves.</p>	
Paul McNoe/ #171.1		Seek Amendment	[Reduce permitted building height] That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible	
Matt Edwards/ #189.7		Seek Amendment	14.5.2.3.v - Reduce the area of the Ric Bush interface back to the current level of 40 sites.	

Matt Edwards/189.7	Christchurch International Airport Limited/ #FS2052.245	Seek Amendment	<p>14.5.2.3.v - Reduce the area of the Ric Bush interface back to the current level of 40 sites.</p> <p>We disagree with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels. The extension of the interface is justified by a desire to maintain views of the Bush from streets in the area. This mostly amounts to views of distant treetops, largely indistinguishable from the various street-trees and private plantings. The true amenity of the Bush is in its accessibility from the surrounding area, especially given it is intersected by the Uni-Cycle MCR. This accessibility would only be increased if more people were permitted to live within the general vicinity of the Bush, and as such the amenity provided by the Bush would increase.</p> <p>The application of the Riccarton Bush interface is at odds with the NPS-UD. NPS-UD allows for QM to restrict development in “open space provided for public use, but only in relation to the land that is open space” (NPS-UD 2020 3.32 1 (d)) or “an area subject to a designation or heritage order but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)). This QM is applying density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space. The Section 32 report mentions that solely limiting the interface to adjoining sites (rather than the much greater area proposed in the QM) would have the effect of “...ensuring that Riccarton Bush is protected from the effects of medium density development” and that “the values of Riccarton Bush itself would not be degraded”, and “this approach is effective at addressing the issue” . This option should have been implemented in the QM, rather than the expansive area that is currently proposed.</p>	Oppose
Matt Edwards/189.7	The Riccarton Bush Trust/ #FS2085.19	Seek Amendment	<p>14.5.2.3.v - Reduce the area of the Ric Bush interface back to the current level of 40 sites.</p> <p>We disagree with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels. The extension of the interface is justified by a desire to maintain views of the Bush from streets in the area. This mostly amounts to views of distant treetops, largely indistinguishable from the various street-trees and private plantings. The true amenity of the Bush is in its accessibility from the surrounding area, especially given it is intersected by the Uni-Cycle MCR. This accessibility would only be increased if more people were permitted to live within the general vicinity of the Bush, and as such the amenity provided by the Bush would increase.</p> <p>The application of the Riccarton Bush interface is at odds with the NPS-UD. NPS-UD allows for QM to restrict development in “open space provided for public use, but only in relation to the land that is open space” (NPS-UD 2020 3.32 1 (d)) or “an area subject to a designation or heritage order but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)). This QM is applying density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space. The Section 32 report mentions that solely limiting the interface to adjoining sites (rather than the much greater area proposed in the QM) would have the effect of “...ensuring that Riccarton Bush is protected from the effects of medium density development” and that “the values of Riccarton Bush itself would not be degraded”, and “this approach is effective at addressing the issue” . This option should have been implemented in the QM, rather than the expansive area that is currently proposed.</p>	Oppose
Logan Brunner/ #191.6		Support	[Retain proposed building height standard]	
Steve Petty/ #203.1		Oppose	Opposes building heights of 3 storeys that impact privacy, noise, housing, animals, people, green spaces and parking.	
Pauline McEwen/ #211.2		Support	Retain 11m height limit in the Medium Density Residential (MRZ) zone	
Atlas Quarter Residents Group (22 owners) / #224.2		Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible	
Atlas Quarter Residents Group (22 owners) /224.2	Kāinga Ora/ #FS2082.166	Oppose	<p>That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible</p> <p>Who we are:</p> <p>This submission is made on behalf of the following persons, all of whom own units in the Atlas Quarter, 36 Welles Street, Christchurch Central:</p> <p>Richard Ball, Athena Ellis, Phil and Lynette Stenning, Max Lucas, Paul and Jeni Neilson, Jenny Jia and Zhongyang Yuan, Piers and Emma Bayley, Rachel and Tim Scanlan, Eileen and Vernon Payne, Bruce Fraser, Eléonore Dumaine, Peter and Faye Greenwood, Alan Steel, Gillian Smeith, Chelsea Kennedy, Deborah Bowker, Kate and Mike Peers, Peter Morris, Mathilde Vachon, Barbra Pullar, Martin Rumbold and Kirsty Stewart.</p>	Oppose

Key points:

We support well designed intensive residential and commercial development, integrated with sustainable transport options. We have already “put our money where our mouths are” by purchasing units in the Atlas Quarter, a large and successful inner-city development of 110 residential and three commercial units.

We oppose the greatly increased height limits proposed by Plan Change 14. They are unnecessary and inappropriate for Christchurch.

We support the inclusion of qualifying matters to enhance design quality and urban amenity across the City.

Relief sought:

1. That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
2. Where Government legislation and regulations require increases to height limits, that these are kept to the minimum extent possible for compliance with the regulations.
3. The need for greater intensification is supported but this does not require or justify the proposed increases in height limits as permitted activities.
4. The inclusion of the qualifying criteria is supported, independent of height limits, as a means of promoting good design and ensuring new buildings do not adversely impact existing buildings designed and constructed within the current District Plan requirements.

Reasons:

Following the Christchurch earthquakes, a comprehensive design process was undertaken for the City, particularly for the central city. Deliberate and well-informed decisions were made create a liveable city, with intensified development in the central city and around suburban centres, but with lower central city height limits than previously existed. This has created a compact central city with increased densities compared to before the earthquakes, but without the height of some of the buildings that Christchurch had pre-earthquake . The consolidation has resulted in many vacant sites becoming available which are gradually being filled.

This model was developed by looking at best practice around the world, combined with local input from residents and experts, to create an attractive and vibrant City. It set ambitious goals for increasing densities for residential living, especially in the central city and around suburban centres. It was fully integrated with future transport options and climate resilience objectives.

It has widespread local support and was developed with considerable input and investment from Government (via CERA) and Christchurch City Council. It integrated land use and transport, seeking higher densities and more sustainable transport, as reflected in the Land Use Recovery Plan, Christchurch Central Recovery Plan and the Central City Transport Plan. It was embedded into the District Plan through an Independent Hearing Panel of experts hand-picked by the Government.

The greatly increased height limits proposed Plan Change 14 undermines the objectives and principles that underpin the vision of the 2015 Christchurch Central Recovery Plan:

“To become one of the best small cities in the world, Christchurch needs a city centre that is:

- *an inspiring place to live*
- *an attractive place to invest*
- *the best urban environment in New Zealand.”*

The decision to limit heights was a deliberate choice in achieving this vision. The proposed changes will undermine existing investments, entered into in good faith based on the Recovery Plans, while also reducing the central city’s design coherence and creating a less attractive City.

The many empty sites and carparks that still exist post-earthquake provide adequate future capacity for the foreseeable future, including the “competitive margin” required by Government regulations. The only apparent reason for increasing the height limits appears to be compliance with new Government regulations. If the height limits are to be increased, this change should be done to the minimum extent needed to comply with these ill-considered Government requirements. There is no other justification for the proposed rules.

			<p>The proposed rules allow new development to be concentrated in a small number of very tall buildings, with the negative impacts such as greater shading and wind tunnels, accompanied by a continuation of many empty and ugly lots in the central city. As the vacant sites are largely filled with cheap carparking, this further undermines the stated transport sustainability and climate resilience objectives.</p> <p>The scale of the buildings permitted under PC14 is not consistent with the extensive post-earthquake developments that have already occurred. The post-quake developments have created a very attractive City which will be undermined by these proposals. Existing intensive residential developments, such as the Atlas Quarter, could be overshadowed by new buildings of nearly twice the height on the east and west, blocking sunlight. Others may be blocked to the north.</p> <p>In short, the proposal for increased heights across the City are ill-considered solutions for problems that exist in Auckland, Wellington, and possibly other centres, but are not applicable to Christchurch. The geography and existing development of these other centres constrains new development. Post-earthquake Christchurch is quite different from these other centres: it is not constrained for growth opportunities, as demonstrated by the far slower growth in property prices over recent years. Even before the earthquakes, Christchurch had far more stable (less volatile) prices than Auckland and Wellington – a trend that has persisted since at least the 1970's. In Christchurch there is housing choice, particularly with substantial increases in the number of higher density residential apartments.</p> <p>Maximising the benefits of intensification needs to consider the dis-benefits. The proposed Plan identifies loss of tree cover as a disbenefit but does appear to put sufficient emphasis on other matters. Why does it propose financial contributions for loss of tree cover but not for loss of sunlight to others, wind tunnel effects or loss of amenity? In the Christchurch context, the widespread demolition of much of the central city, including most of the taller buildings, and consolidation of activities into more compact precincts, has created a much more attractive City with a visual appearance and aesthetic appropriate for the size of the City, reflected in the Central City Recovery Plan issued by CERA after extensive public and expert engagement. Both residents and visitors are commenting on the attractiveness of this new look. Re-introducing unnecessarily large buildings undermines this new and attractive look. Even with setbacks and other requirements, it has the potential to detract from the amenity and value of the very substantial public and private investment made for the City's re-build and recovery.</p>	
Michael Dore/ #225.3		Support	Support protections for Riccarton House and Bush.	
Michael Dore/225.3	Anne Dingwall/ #FS2037.314	Support	Support protections for Riccarton House and Bush. Riccarton House and Bush is the oldest area of Christchurch and interlaced with so much of the city's history. The Bush area is already designated a heritage site. To provide further protection to this historical asset a buffer zone of surrounding streets should qualify as low density with height restrictions in current and future planning and resource consents should remain mandatory. It is vital and very necessary to respect and acknowledge the area as important to the heritage of Christchurch.	Support
Michael Dore/225.3	The Riccarton Bush Trust/ #FS2085.24	Support	Support protections for Riccarton House and Bush. Riccarton House and Bush is the oldest area of Christchurch and interlaced with so much of the city's history. The Bush area is already designated a heritage site. To provide further protection to this historical asset a buffer zone of surrounding streets should qualify as low density with height restrictions in current and future planning and resource consents should remain mandatory. It is vital and very necessary to respect and acknowledge the area as important to the heritage of Christchurch.	Support
Jennifer Smith/ #229.2		Seek Amendment	[Reduce proposed height limit]	
Andrew Ott/ #230.1		Seek Amendment	Reduce permitted housing height to two storeys.	
Andrea Floyd/ #239.2		Seek Amendment	[Lower the proposed height limit] in the suburbs -2 stories is enough or maybe 3 in certain cases when they don't interfere with the surrounding houses.	
Ian Dyson/ #250.2		Seek Amendment	Do not apply higher height limits in Cashmere hill suburbs	
Ian Dyson/250.2	Anne Dingwall/ #FS2037.343	Seek Amendment	<p>Do not apply higher height limits in Cashmere hill suburbs</p> <p>Of particular concern to residents of the Cashmere hill suburb is the height allowance. The main reason for living on the hill is to have a view. Inconsiderate developers will be able to construct tall buildings that will block the view and potentially reduce the value of neighboring homes by hundreds of thousands of dollars. The allowance for tall buildings in these areas is totally unnecessary and in general will not be used, but isolated cases will cause major grief.</p>	Support
Paul Burns/ #256.1		Oppose	[O]ppose[s] the changes for buildings to be as high as 12m tall in Cashmere.	

Chessa Crow/ #294.2		Seek Amendment	Seek maximum height of two-storey in the New Brighton area.	
Barry Newman / #295.1		Oppose	I would like the existing process of council and neighbour consent remain.	
Kate Z/ #297.4		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Mason Plato/ #298.2		Oppose	Seek to remove Medium Density Residential Zone.	
Bron Durdin / #303.5		Seek Amendment	Change the current Medium Density Residential Zone [only in the outer residential suburbs] building height limit to restrict three storey units and allow up to two storey units.	
Bron Durdin /303.5	Kāinga Ora/ #FS2082.240	Seek Amendment	<p>Change the current Medium Density Residential Zone [only in the outer residential suburbs] building height limit to restrict three storey units and allow up to two storey units.</p> <p>I oppose the plan change to create huge default areas of Medium Density Residential Zones across Christchurch. There is currently already an over supply of 3 storey townhouse developments. It is defacing that suburban feel of our neighbourhoods.</p> <p>While I support intensification within the central and immediate surrounding areas such as Addington, Riccarton, St Albans, Sydenham, Phillipstown for example, I do not support intensification in the suburbs where it is important to protect family housing stock with green space and trees.</p>	Oppose
Julia Mallett/ #304.3		Seek Amendment	Increase planting requirements by reducing density/height limits in MDZ.	
Julia Mallett/304.3	Kāinga Ora/ #FS2082.243	Seek Amendment	<p>Increase planting requirements by reducing density/height limits in MDZ.</p> <p>Introduce a qualifying matter to reduced the MDZ around suburban schools, to reduce strain on families priced out of these areas by development, to find a middle ground consisting of vibrant inner city density together with retention of the traditional kiwi neighbourhood a short commute from the city. Increase planting requirements by reducing density/height limits in MDZ. Require development to be in keeping with the style and sensibility of the existing neighbourhood. Understanding that not all suburbs can be legitimately captured by heritage orders, but nonetheless each have an "era" they are drawn from, and new developments should compliment these.</p> <p>I oppose the new Medium Density Zone being put in place in so much of suburban Christchurch. - high and medium density zoning is appropriate in the inner suburbs (Edgware, Sydenham, Phillipstown, Riccarton, inner City, and similar) to promote a vibrant city, and around shopping areas with close proximity to public transport hubs. HDZ and MDZ absolutely have their place. - The large numbers of families moving to the Selwyn and Waimakariri Districts, and to suburbs such as Northwood and Halswell, indicate that families would rather add to their commute to secure more affordable bungalow-style homes. -MDZ/HDZ are supported by those who believe that higher density is better for the environment, however, the large amount of commuter traffic would suggest that this is not the case. Families are by and large not choosing to shift their behaviour to living in townhouses, instead opting to move to outer suburbs that are not yet supported by frequent and reliable public transport. - Families are being priced out of their local areas by developers, even under the current rules. Increase density will not ease this, in fact the opposite. - free form development is often unattractive and not in keeping with the style of the area. There are some pockets of thoughtful development, but largely they are plain boxes that do not add to the visual landscape. This is not in keeping with our beautiful city. - Although there are requirements to have planting in the proposed plan, it does not go far enough. We are continuing to pave and cover our land, which will adversely impact the city during extreme weather events, which are becoming more frequent. -Largely townhouse developments already only come with a single (or no) garage per home. We hope that behaviour is changing and people are eschewing car ownership. However, again, the volume of traffic on the roads and cars parked on the roadside would suggest this behaviour change is very far away. Increasing the density with 3 homes of three stories, but presumably only one off-road carpark each, will further degrade the landscape of our suburban neighbourhoods.</p>	Oppose
Sarah Flynn/ #310.2		Oppose	[That] increased height limits [are not] allowed in residential areas without the need to apply for resource consent.	
Jo Jeffery/ #316.3		Seek Amendment	<p>[Reduced permitted building height on Rugby Street, Merivale Lane and surrounding streets, especially those with heritage buildings and a tree canopy]</p> <p>[Relates to request for Residential Character Area in Merivale]</p>	
Charlotte Smith/ #319.1		Seek Amendment	Reduce height limit to maximum two storeys	
Lorraine Wilmshurst/ #335.3		Oppose	Opposes the building heights in the Medium or High Density Residential zones.	
Anna Melling/ #337.1		Seek Amendment	That maximum heights be lowered to account for lower sun height further south.	
Kate Revell/ #338.2		Oppose	Restrict building heights to a maximum of 22 metres.	

Chris Neame/ #339.3		Seek Amendment	Restrict maximum height for development to 22 metres	
Kirsten Templeton/ #340.3		Oppose	[That three storey height is not permitted]	
Luke Baker-Garters/ #344.9		Oppose	Removal of all central city maximum building height overlays.	
Annette Prior/ #348.1		Oppose	[Regarding medium density residential standards] [Seeks to] oppose the height of new residential buildings.	
Elisabeth Stevens/ #355.2		Oppose	[Do not permit] 3+ storied apartments	
Shona McDonald/ #358.1		Oppose	[Do not permit] 3storey blocks of flats next to single storey homes	
Kathryn Higham/ #359.1		Oppose	[Retain permitted building height of two stories]	
Julia Tokumaru/ #372.17		Seek Amendment	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Kate Gregg/ #381.7		Seek Amendment	If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential: and, that sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and that neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions.	
Peter Earl/ #399.3		Oppose	Oppose the Industrial Interface Qualifying Matter Area height standard.	
Paul May/ #407.1		Oppose	Oppose the building height standard. Seek that height is restricted to two storeys.	
Brett Morell/ #409.1		Seek Amendment	Oppose proposed MDZ height. Seeks to retain single storey housing in Belfast area (Planning Map 11)	
Teresa Parker/ #410.1		Oppose	[O]pposes allowing three storey buildings to be built in residential areas that will block sun for such significant parts of the year.	
Luke Gane/ #412.1		Oppose	Oppose the Local Centre Intensification Precinct additional height at 8 Bletsoe Avenue. Retain as Medium Density Residential Zone only.	
Caroline May/ #413.3		Oppose	Increased density / building height be located in the inner city and outer suburbs, not existing suburbs.	
Jenene Parker/ #414.1		Seek Amendment	[Reduce maximum] height limits for residential homes	
Zoe McLaren/ #418.1		Support	[S]upport[s] the changes to increase height limits.	
Zoe McLaren/418.1	Kāinga Ora/ #FS2082.300	Support	[S]upport[s] the changes to increase height limits.	Support
Ritchie Stewart/ #420.1		Seek Amendment	Seeks that buildings are restricted to two storeys in cul de sacs.	
Michelle Warburton / #427.2		Seek Amendment	Amend standard to only allow two storeys	
Vincent Laughton/ #434.1		Oppose	Oppose height standard allowing more than two storeys.	
Robin Watson/ #441.2		Seek Amendment	Oppose changes to the Medium Density Residential Zone, retain the existing height standards.	
Sarah Lovell/ #446.4		Oppose	[Do not permit] three story buildings	
Alex Lowings/ #447.3		Oppose	No increase in the maximum building height in residential zones.	
David Robb/ #448.1		Seek Amendment	Oppose an increased height limit above two storeys.	
Mark Paston/ #449.1		Oppose	Oppose height limit above two storeys.	
Sam Newton/ #451.1		Oppose	[O]ppose[s] the decision to allow 'medium density areas' to have multiple buildings built up to 12m on empty sections where once a single storey house existed.	
Michelle Alexandre/ #456.1		Oppose	Oppose all 2nd story up redevelopments	
Golden Section Property/ #460.3		Oppose	Retain existing building height limits for residential zones	
Mark Hazeldine/ #462.1		Oppose	[That] the maximum height without requiring a Resource Consent in the Medium Density Zone be lowered from 3 storeys/12 metres to 2 storeys/8 metres .	
Jillian Schofield/ #467.4		Oppose	[O]ppose[s] the change in height restrictions that have been proposed and the number of buildings per section in Hornby and surrounding areas [such as] Hei Hei.	
Jillian Schofield/467.4	Chapman Tripp/ #FS2063.40	Oppose	[O]ppose[s] the change in height restrictions that have been proposed and the number of buildings per section in Hornby and surrounding areas [such as] Hei Hei. The fact that someone can build 12 metres or 14 metres without resources consent and the blocking of sunlight, the extra vehicles the lack of gardens and green space the pressure on drainage where there us no soil to absorb rainfall and the lack of privacy concern me. Hornby has Kempthorne Prosser, which releases chemicals into the air and there is a lot of heavy transport vehicles moving through the roads day and night.	Oppose

Jillian Schofield/467.4	Chapman Tripp/ #FS2064.39	Oppose	[O]ppose[s] the change in height restrictions that have been proposed and the number of buildings per section in Hornby and surrounding areas [such as] Hei Hei. The fact that someone can build 12 metres or 14 metres without resources consent and the blocking of sunlight, the extra vehicles the lack of gardens and green space the pressure on drainage where there us no soil to absorb rainfall and the lack of privacy concern me. Hornby has Kempthorne Prosser, which releases chemicals into the air and there is a lot of heavy transport vehicles moving through the roads day and night.	Oppose
David Fisher/ #468.2		Seek Amendment	Oppose increasing building height and density... amend rule to reduce height from 3 storeys down to two.	
Kem Wah Tan/ #471.4		Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	
Nicole Cawood/ #473.1		Oppose	[Do not increase height limits in residential areas]	
Di Noble/ #477.3		Oppose	Oppose changes to building height in the Residential Zones.	
Louise Tweedy/ #484.1		Seek Amendment	Provision: Chapter 14 - Residential, Open Space, All Decision Sought: Properties that share boundaries with parks and schools in medium density housing zone should not be allowed to be higher than two stories for privacy/the protection of children using them. The height limits in for properties sharing borders/boundaries with public parks and with schools in medium-density residential zones should have lower/reduced height allowances.	
Louise Tweedy/484.1	Anne Dingwall/ #FS2037.495	Seek Amendment	Provision: Chapter 14 - Residential, Open Space, All Decision Sought: Properties that share boundaries with parks and schools in medium density housing zone should not be allowed to be higher than two stories for privacy/the protection of children using them. The height limits in for properties sharing borders/boundaries with public parks and with schools in medium-density residential zones should have lower/reduced height allowances. Properties that share boundaries with parks and schools in medium-density residential zones should not be allowed to be higher than two stories for privacy/the protection of children using them.	Support
Brian Reynolds/ #486.2		Oppose	Retain existing height limits in residential zones.	
Nina Ferguson/ #490.1		Seek Amendment	[That the maximum height is limited to two stories]	
Janice Hitchon/ #495.2		Seek Amendment	That the Ashfield Place, Maidstone Road should not be changed from its present designation...[o]ppose the changes to height limits in the Ilam residential areas.	
Chris Rennie/ #496.1		Oppose	Provision: Chapter 14 - Residential Decision Sought: Reject proposal to allow building of four or six level dwellings	
Diane Gray/ #504.1		Seek Amendment	Seek amendment to the proposed increased height of residential buildings in suburbs close to the city ie 3 story high	
James Carr/ #519.12		Support	The new height limits and recession planes are still a considerable improvement over the current rules, it is still a watering-down of the MDRS.	
Rachel Hu/ #564.5		Seek Amendment	[Standardise the MRZ and HRZ zones] e.g., choose for developers to have a clear guideline for 3-storeys or 6-storeys. Or at least make it more standard per suburb than every street block.	
Claudia M Staudt/ #584.5		Seek Amendment	That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions.	
Analijia Thomas/ #615.26		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
James Broadbent/ #629.1		Seek Amendment	[Reduce permitted building height] Prevent unconsented 3 story development in residential suburbs. Specifically... Beckenham	
Wendy Fergusson/ #654.7		Seek Amendment	Reduce all the building height allowances a bit	
Francesca Teague-Wytenburg/ #656.13		Seek Amendment	Enable 6 to 10 storeys for residential buildings near commercial centres.	
Lawrence & Denise May/ #665.4		Seek Amendment	That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules <i>can</i> be notified of the required resource consents and to make submissions	
Cooper Mallett/ #666.1		Seek Amendment	Make all the tall buildings in the middle of the city.	
Tony Dale/ #679.2		Seek Amendment	ts[S]upport changes to building heights, recession planes and set-backs to preserve access to sunlight in medium density zones. However, the Qualifying Matter should be more conservative to preserve sunlight to the same degree as is enjoyed under our current density rules.	
Spreydon Resident's Association / #682.1		Oppose	[Seeks to] oppose 3-6 storey [residential] development [in existing residential areas].	
Spreydon Resident's Association /682.1	Chapman Tripp/ #FS2063.61	Oppose	[Seeks to] oppose 3-6 storey [residential] development [in existing residential areas].	Oppose

			<p>While we all agree that Christchurch may need diverse housing options, we do not need the extent of high-level of intensification which is being imposed upon us and all the cities of NZ. One plan should not fit all cities – especially following the earthquakes in our city.</p> <p>Many of us know about the multitude of concerns which 3-6 storey housing may create, such as:</p> <ul style="list-style-type: none"> • Loss of sun; Loss of privacy’ • Impacts on birdlife, trees & climate change’ • Loss of heritage homes & car parking. Further reduction of school zones • Increase in crime in smaller living spaces • Potential effects following any future Earthquakes <p>-especially while we know the Alpine Fault is yet to rupture!</p> <p>However, it is the likely impact on the older streets’ infrastructure and thereby creating more flood events which is my biggest concern & the question as to whether the infrastructure of our city may cope with the additional housing intensification? ie: will the power, sewer systems & toilets in our homes cope or make our homes undesirable /unliveable in the future?</p> <p>Personally, I am already surrounded by at least 5x 2 storey housing properties, which now have quadrupled the estimated amount of family members & cars per property. So I fully understand how it is to have it in your backyard’ - our toilets nearly already overflow, before the completion of such developments. Ironically Leitch Street is confirmed to be a flood prone street, so with the adjoining Wilderness Drain & with the growth of such developments – our infrastructure may be even more vulnerable in future events.</p> <p>If residents’ toilet cisterns can’t cope now or in the future, this may make our homes less livable. Who will be responsible for paying for new sewer systems or paying for any damage this may create in future weather events.</p> <p>Lack of sun and threat to mental health will most likely be the most significant concerns which may occur with 3 storey or higher level housing.</p> <p>CHCH should not be compared with other cities for a number of reasons. Future high-density housing may either make or break our city long term. Although further housing may be required - our residents could help by encouraging developers who are prepared to come to our meetings and design more respectful housing, while creating less impact on our environment, ie: Thanks to Brookfield, & Habitus Group!</p>	
Spreydon Resident's Association /682.1	Chapman Tripp/ #FS2063.62	Oppose	<p>[Seeks to] oppose 3-6 storey [residential] development [in existing residential areas].</p> <p>While we all agree that Christchurch may need diverse housing options, we do not need the extent of high-level of intensification which is being imposed upon us and all the cities of NZ. One plan should not fit all cities – especially following the earthquakes in our city.</p> <p>Many of us know about the multitude of concerns which 3-6 storey housing may create, such as:</p> <ul style="list-style-type: none"> • Loss of sun; Loss of privacy’ • Impacts on birdlife, trees & climate change’ • Loss of heritage homes & car parking. Further reduction of school zones • Increase in crime in smaller living spaces • Potential effects following any future Earthquakes <p>-especially while we know the Alpine Fault is yet to rupture!</p>	Oppose

			<p>However, it is the likely Impact on the older streets' infrastructure and thereby creating more flood events which is my biggest concern & the question as to whether the infrastructure of our city may cope with the additional housing intensifications? ie: will the power, sewer systems & toilets in our homes cope or make our homes undesirable /unliveable in the future?</p> <p>Personally, I am already surrounded by at least 5x 2 storey housing properties, which now have quadrupled the estimated amount of family members & cars per property. So I fully understand how it is to have it in your backyard' - our toilets nearly already overflow, before the completion of such developments. Ironically Leitch Street is confirmed to be a flood prone street, so with the adjoining Wilderness Drain & with the growth of such developments – our infrastructure may be even more vulnerable in future events.</p> <p>If residents' toilet cisterns can't cope now or in the future, this may make our homes less livable. Who will be responsible for paying for new sewer systems or paying for any damage this may create in future weather events.</p> <p>Lack of sun and threat to mental health will most likely be the most significant concerns which may occur with 3 storey or higher level housing.</p> <p>CHCH should not be compared with other cities for a number of reasons. Future high-density housing may either make or break our city long term. Although further housing may be required - our residents could help by encouraging developers who are prepared to come to our meetings and design more respectful housing, while creating less impact on our environment, ie: Thanks to Brookfield, & Habitus Group!</p>	
<p>Spreydon Resident's Association /682.1</p>	<p>Chapman Tripp/ #FS2064.59</p>	<p>Oppose</p>	<p>[Seeks to] oppose 3-6 storey [residential] development [in existing residential areas].</p> <p>While we all agree that Christchurch may need diverse housing options, we do not need the extent of high-level of intensification which is being imposed upon us and all the cities of NZ. One plan should not fit all cities – especially following the earthquakes in our city.</p> <p>Many of us know about the multitude of concerns which 3-6 storey housing may create, such as:</p> <ul style="list-style-type: none"> • Loss of sun; Loss of privacy' • Impacts on birdlife, trees & climate change' • Loss of heritage homes & car parking. Further reduction of school zones • Increase in crime in smaller living spaces • Potential effects following any future Earthquakes <p>-especially while we know the Alpine Fault is yet to rupture!</p> <p>However, it is the likely Impact on the older streets' infrastructure and thereby creating more flood events which is my biggest concern & the question as to whether the infrastructure of our city may cope with the additional housing intensifications? ie: will the power, sewer systems & toilets in our homes cope or make our homes undesirable /unliveable in the future?</p> <p>Personally, I am already surrounded by at least 5x 2 storey housing properties, which now have quadrupled the estimated amount of family members & cars per property. So I fully understand how it is to have it in your backyard' - our toilets nearly already overflow, before the completion of such developments. Ironically Leitch Street is confirmed to be a flood prone street, so with the adjoining Wilderness Drain & with the growth of such developments – our infrastructure may be even more vulnerable in future events.</p> <p>If residents' toilet cisterns can't cope now or in the future, this may make our homes less livable. Who will be responsible for paying for new sewer systems or paying for any damage this may create in future weather events.</p> <p>Lack of sun and threat to mental health will most likely be the most significant concerns which may occur with 3 storey or higher level housing.</p> <p>CHCH should not be compared with other cities for a number of reasons. Future high-density housing may either make or break our city long term. Although further housing may be required - our residents could help by encouraging developers who are prepared to come to our meetings and design more respectful housing, while creating less impact on our environment, ie: Thanks to Brookfield, & Habitus Group!</p>	<p>Oppose</p>

Canterbury / Westland Branch of Architectural Designers NZ/ #685.33		Seek Amendment	Add a subclause (b) to read, "Unless c. applies, buildings must not exceed 12 metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 30° or more, as shown on the following diagram:."	
Canterbury / Westland Branch of Architectural Designers NZ/685.33	Anne Dingwall/ #FS2037.1137	Seek Amendment	Add a subclause (b) to read, "Unless c. applies, buildings must not exceed 12 metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 30° or more, as shown on the following diagram:." Christchurch has a prominent architectural style that is well understood and celebrated across the city. A key component of this architectural style is steep roof pitches. To ensure the continuity of the dominant Christchurch architectural aesthetic, steeper roof pitches should be encouraged. This amended rule works to achieve Objective 3.3.8 (a) that aims for, "...a high quality urban environment..."	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.33	Kāinga Ora/ #FS2082.377	Seek Amendment	Add a subclause (b) to read, "Unless c. applies, buildings must not exceed 12 metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 30° or more, as shown on the following diagram:." Christchurch has a prominent architectural style that is well understood and celebrated across the city. A key component of this architectural style is steep roof pitches. To ensure the continuity of the dominant Christchurch architectural aesthetic, steeper roof pitches should be encouraged. This amended rule works to achieve Objective 3.3.8 (a) that aims for, "...a high quality urban environment..."	Oppose
Christchurch City Council/ #751.68		Seek Amendment	Remove [Riccarton Bush Interface Area height provision [from 14.5.2.3.v]	
Christchurch City Council/751.68	Anne Dingwall/ #FS2037.890	Seek Amendment	Remove [Riccarton Bush Interface Area height provision [from 14.5.2.3.v] [Provision is to be moved to a new subsection in 14.5.3]	Support
Christchurch City Council/751.68	Christchurch International Airport Limited/ #FS2052.30	Seek Amendment	Remove [Riccarton Bush Interface Area height provision [from 14.5.2.3.v] [Provision is to be moved to a new subsection in 14.5.3]	Support
Christchurch City Council/751.68	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.2	Seek Amendment	Remove [Riccarton Bush Interface Area height provision [from 14.5.2.3.v] [Provision is to be moved to a new subsection in 14.5.3]	Seek Amendment
Christchurch City Council/751.68	Robert Broughton/ #FS2083.5	Seek Amendment	Remove [Riccarton Bush Interface Area height provision [from 14.5.2.3.v] [Provision is to be moved to a new subsection in 14.5.3]	Support
Lisa Winchester/ #777.1		Seek Amendment	Resource consent is still required and dwellings in suburbs should be limited to 2 storeys high. Losing valuable sunlight is a major concern.	
Fiona Bennetts/ #793.3		Support	[Retain height limit]	
Fiona Bennetts/793.3	Anne Dingwall/ #FS2037.734	Support	[Retain height limit] I agree that we need to build up not out.	Support
Howard Pegram/ #807.5		Seek Amendment	Amend maximum building height to 7m.	
Retirement Villages Association of New Zealand Inc/ #811.54		Support	Retain Standard 14.5.2.3 as notified.	
Retirement Villages Association of New Zealand Inc/811.54	Summerset Group Holdings Limited/ #FS2097.49	Support	Retain Standard 14.5.2.3 as notified. The RVA supports Standard 14.5.2.3 as it aligns with the height standard of the MDRS.	Support
Kāinga Ora – Homes and Communities / #834.92		Oppose	1. Delete the Riccarton Bush Interface Qualifying Matter and all associated provisions. 2. The existing tree setbacks in Chapter 9.4 are retained.	
Kāinga Ora – Homes and Communities /834.92	Anne Dingwall/ #FS2037.8	Oppose	1. Delete the Riccarton Bush Interface Qualifying Matter and all associated provisions.	Oppose

			<p>2. The existing tree setbacks inChapter 9.4 are retained.</p> <p>Kāinga Ora considers that theexisting long-establishedOperative Plan rules requiring a10m building and earthworkssetback from boundaries withthe Bush are appropriate formanaging potential interfaceissues/ impacts on tree health.The retention of the existingsetback is quite different fromthe proposed QM whichextends across roads and goessome distance from the Bushitself.The area around RiccartonBush is ideally located forsupporting a High Density Residential Zone given its closeproximity to a Metropolitancentre, cycleways, highfrequency bus routes, and thelarge university activity hub.</p>	
Kāinga Ora – Homes and Communities /834.92	Kauri Lodge Rest Home 2008 Limited/ #FS2059.18	Oppose	<p>1. Delete the Riccarton Bush InterfaceQualifying Matter and all associatedprovisions.</p> <p>2. The existing tree setbacks inChapter 9.4 are retained.</p> <p>Kāinga Ora considers that theexisting long-establishedOperative Plan rules requiring a10m building and earthworkssetback from boundaries withthe Bush are appropriate formanaging potential interfaceissues/ impacts on tree health.The retention of the existingsetback is quite different fromthe proposed QM whichextends across roads and goessome distance from the Bushitself.The area around RiccartonBush is ideally located forsupporting a High Density Residential Zone given its closeproximity to a Metropolitancentre, cycleways, highfrequency bus routes, and thelarge university activity hub.</p>	Support
Kāinga Ora – Homes and Communities /834.92	The Riccarton Bush Trust/ #FS2085.31	Oppose	<p>1. Delete the Riccarton Bush InterfaceQualifying Matter and all associatedprovisions.</p> <p>2. The existing tree setbacks inChapter 9.4 are retained.</p> <p>Kāinga Ora considers that theexisting long-establishedOperative Plan rules requiring a10m building and earthworkssetback from boundaries withthe Bush are appropriate formanaging potential interfaceissues/ impacts on tree health.The retention of the existingsetback is quite different fromthe proposed QM whichextends across roads and goessome distance from the Bushitself.The area around RiccartonBush is ideally located forsupporting a High Density Residential Zone given its closeproximity to a Metropolitancentre, cycleways, highfrequency bus routes, and thelarge university activity hub.</p>	Oppose
Kāinga Ora – Homes and Communities / #834.182		Support	<p>14.5.2.3(i)a - Height</p> <p>Retain rule as notified</p>	
Kāinga Ora – Homes and Communities /834.182	LMM Investments 2012 Limited/ #FS2049.98	Support	<p>14.5.2.3(i)a - Height</p> <p>Retain rule as notified</p> <p>Rule implements MDRS as perSchedule 3A</p>	Support
Kāinga Ora – Homes and Communities / #834.183		Oppose	<p>14.5.2.3(i)b – Height in localcentre intensification precincts</p> <p>Delete clause.</p>	
Kāinga Ora – Homes and Communities /834.183	LMM Investments 2012 Limited/ #FS2049.99	Oppose	<p>14.5.2.3(i)b – Height in localcentre intensification precincts</p> <p>Delete clause.</p> <p>The Local Centre IntensificationPrecincts are all located inclose proximity to largesuburban commercial centressuch as Barrington andBishopdale Malls. These areasare well placed to be HRZ.The areas within this precinctare sought to be rezoned to HRZ and therefore this clausecan be deleted.</p>	Support
Kāinga Ora – Homes and Communities / #834.184		Oppose	<p>14.5.2.3(iv) Industrial interfaceand (v) Riccarton Bush.</p>	

			Delete 14.5.2.3(iv) and 14.5.2.3(v).	
Kāinga Ora – Homes and Communities /834.184	LMM Investments 2012 Limited/ #FS2049.101	Oppose	<p>14.5.2.3(iv) Industrial interface and (v) Riccarton Bush.</p> <p>Delete 14.5.2.3(iv) and 14.5.2.3(v).</p> <p>Kāinga Ora considers that at the interface of industrial and residential zones the onus for managing effects rest primarily with the industrial activity. The interfaces are already existing, with the Operative Plan having long zoned industrial areas adjacent to residential zones for light industrial activities. Invariably industry is required to meet residential zone standards relating to matters such as noise or glare at the zone boundary. Given the existing requirements to comply with residential standards at the zone interface, combined with the General Industrial zone standards that limit heavy industry in these buffer locations, the QM setback is not considered to be appropriate with the benefits of the QM not outweighing the costs. The area around Riccarton Bush is ideally located for supporting a High Density Residential Zone given its close proximity to a large town centre, cycleways, high frequency bus routes, and the large university activity hub.</p>	Support
Kāinga Ora – Homes and Communities /834.184	Kauri Lodge Rest Home 2008 Limited/ #FS2059.22	Oppose	<p>14.5.2.3(iv) Industrial interface and (v) Riccarton Bush.</p> <p>Delete 14.5.2.3(iv) and 14.5.2.3(v).</p> <p>Kāinga Ora considers that at the interface of industrial and residential zones the onus for managing effects rest primarily with the industrial activity. The interfaces are already existing, with the Operative Plan having long zoned industrial areas adjacent to residential zones for light industrial activities. Invariably industry is required to meet residential zone standards relating to matters such as noise or glare at the zone boundary. Given the existing requirements to comply with residential standards at the zone interface, combined with the General Industrial zone standards that limit heavy industry in these buffer locations, the QM setback is not considered to be appropriate with the benefits of the QM not outweighing the costs. The area around Riccarton Bush is ideally located for supporting a High Density Residential Zone given its close proximity to a large town centre, cycleways, high frequency bus routes, and the large university activity hub.</p>	Support
Fire and Emergency/ #842.31		Not Stated	<p>Amend as follows:</p> <p>14.5.2.3 Building height and maximum number of storeys</p> <p>...</p> <p><i>Advice note:</i></p> <ol style="list-style-type: none"> 1. See the permitted height exceptions contained within the definition of height 2. Emergency service facilities, emergency service towers and communication poles are exempt 	
Fire and Emergency/842.31	Lydia Shirley/ #FS2010.9	Not Stated	<p>Amend as follows:</p> <p>14.5.2.3 Building height and maximum number of storeys</p> <p>...</p> <p><i>Advice note:</i></p> <ol style="list-style-type: none"> 1. See the permitted height exceptions contained within the definition of height 2. Emergency service facilities, emergency service towers and communication poles are exempt 	Support

			Fire stations are typically single storied buildings of approximately 8-9m in height, and emergency service towers and communication poles can be around 12 to 15 metres in height. The emergency service towers and communication poles serve several purposes being for hose drying, communications and training purposes on station. The need for emergency service towers and communication poles required at stations is dependent on locational and operational requirements of each station. Fire and Emergency is seeking an exemption for emergency service facilities, emergency service towers and communication poles in order to appropriately provide for the health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations and associated structures. This exemption could either be provided under the permitted height exemptions contained within the definition or an advice note.	
Lloyd Barclay/ #862.1		Seek Amendment	Seeks that building heights are restricted to three storeys in residential areas.	
Douglas Corbett/ #864.1		Oppose	Oppose building heights over 2 storeys.	
Helen Adair Denize/ #866.1		Oppose	Opposes three storey height in residential areas.	
Susanne Antill/ #870.3		Oppose	Oppose increased height limits of buildings	
Alan and Robyn Ogle/ #876.7		Seek Amendment	Seek amendment to ensure that the Kauri Cluster should not be disaggregated or dismantled, and all areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review (recommended for inclusion in the RBIA) should be limited to 2-storeys and remain Residential Suburban density. Also include sites on the north side of Ngahere St and in the area between the Avon River and Kahu Rd	
Alan and Robyn Ogle/876.7	Robert Broughton/ #FS2083.15	Seek Amendment	Seek amendment to ensure that the Kauri Cluster should not be disaggregated or dismantled, and all areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review (recommended for inclusion in the RBIA) should be limited to 2-storeys and remain Residential Suburban density. Also include sites on the north side of Ngahere St and in the area between the Avon River and Kahu Rd Likewise, those sites on the north side of Ngahere St and in the area between the Avon River and Kahu Rd should also be included in the RBIA, and retain their Residential Suburban zoning	Support
Alan and Robyn Ogle/ #876.25		Seek Amendment	Seek inclusion of provisions that consider the safety effects of increased shade and frost upon the cycleways and footpaths within the zone.	
Wayne Robertson/ #892.3		Seek Amendment	[B]uilding heights for residential dwellings should be limited to two storey buildings.	
Susanne and Janice Antill/ #893.3		Oppose	Oppose increased height limits of buildings.	
John Hudson/ #901.4		Oppose		
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.9		Oppose	[That development of up to three homes of up to 12 metres high on a single property, without resource consent. is not] permitted	
Waipuna Halswell-Hornby-Riccarton Community Board/902.9	Kāinga Ora/ #FS2082.1271	Oppose	[That development of up to three homes of up to 12 metres high on a single property, without resource consent. is not] permitted [T]he Board is concerned at "the one size fits all" approach that will see most residential areas of Christchurch become a Medium Density Residential Zone as it considers that this zoning, that allows development of up to three homes of up to 12 metres high on a single property, without resource consent, is not suitable for many areas. The Board notes that the Medium Density Residential Zone does not limit development to three stories/12 metres but creates a permitted base line for housing developments. Development higher than three storeys will be considered via the resource consent process that will focus on the effects of the development above the baseline. This means that the effects of a proposed five storey building will be considered as the effects of the additional two storeys only. There was a recent example of a development in Riccarton in a medium density residential zoned area that would normally lead to 3 storey town houses of a five storey, 42 apartment building being approved by way resource consent without notification or hearing- Resource Consent RMA2016/1434 attached	Oppose
Geoff Mahan/ #1039.2		Oppose	Oppose a 3 storey height limit.	
Anna McKenzie/ #1047.2		Oppose	Opposes 12m height rule in the suburbs.	
Diana Shand/ #1075.3		Oppose	Oppose high buildings in residential areas that affect heritage and existing dwellings.	
Ian Cumberpatch Architects Ltd/ #2076.13		Seek Amendment	Add a subclause (b) to read, "Unless c. applies, buildings must not exceed 12 metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 30° or more, as shown on the following diagram:."	
Ian Cumberpatch Architects Ltd/2076.13	Kainga Ora - Homes and Communities/ #FS2099.25	Seek Amendment	Add a subclause (b) to read, "Unless c. applies, buildings must not exceed 12 metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 30° or more, as shown on the following diagram:." Christchurch has a prominent architectural style that is well understood and celebrated across the city. A key	Oppose

			component of this architectural style is steep roof pitches. To ensure the continuity of the dominant Christchurch architectural aesthetic, steeper roof pitches should be encouraged. This amended rule works to achieve Objective 3.3.8 (a) that aims for, "...a high quality urban environment..."	
Daphne Robson/ #2078.2		Oppose	Oppose three storey buildings.	
Daphne Robson/2078.2	Kainga Ora - Homes and Communities/ #FS2099.76	Oppose	Oppose three storey buildings. Would you like three 3-storey buildings on the north side of your suburban house? Tiny high developments like this should not be allowed. Instead, 10 or more contiguous sections should be designed as a precinct as described above. a. Many people grow fruit and vegetables on suburban gardens. b. New Zealand underground services (water, storm water, sewage, power) will not cope with additional loads. For example, a new housing development for 12 people on our shared driveway in Riccarton, Christchurch is connecting to the existing storm water pipes which already flood.	Support
Jim and Janeen Nolan/ #2079.4		Oppose	Opposes notified building heights.	

Residential > Rules - Medium Density Residential Zone > Built form standards > Site coverage

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Cheryl Horrell/ #11.3		Seek Amendment	<i>[Less impervious surfaces]</i>	
Cheryl Horrell/11.3	Anne Dingwall/ #FS2037.41	Seek Amendment	<i>[Less impervious surfaces]</i> Nothing in Council's proposal will protect existing homes from increased stormwater run-off from multiple housing units being built on surrounding properties. Several singlehome sites are under development in Woolston at present and all but one (52 McKenzie Ave) are being replaced by four or five individual units. Your proposals to manage flooding by raising housing floor levels do not stand up to scrutiny; five new houses will undoubtedly contribute more stormwater pressure on existing systems than the original one home surrounded by permeable land. Development taking place in Woolston in late 2022 and early 2023 contain multiple units, up to five homes per section (six in one Smith Street development) on land originally consented for one residential dwelling. These multiple units are surrounded by impermeable surfaces which are likely to contribute to increased surface flooding which will not prevent new homes from being flooded, even on higher foundations. . What existing residents need is much better drainage, less cramped in housing and more permeable surfaces if we are not to slip under future floodwaters. Existing home owners cannot do anything about their land having slumped but it would be a grave injustice if our homes were to be flooded because greater housing density contributed to water flooding into lower lying houses.	Support
Richard Bigsby/ #38.1		Oppose	Delete Clause C of 14.5.2.4 in its entirety (precluding inclusion of eaves and roof overhangs in the calculation of building coverage).	
Rachel Davies/ #67.7		Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land.	
Terry Blogg/ #134.6		Oppose	Oppose the proposed site coverage rules as proposed	
Kate Gregg/ #381.16		Seek Amendment	That Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including: - the width of building frontages - landscaping - setbacks (larger than typical) - building coverage	

			<ul style="list-style-type: none"> - outdoor living space requirements - minimum glazing facing the street - fencing - garaging and car ports - building separation <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow. If these rules are not met, resource consent is needed (restricted discretionary activity status).</p>	
Kate Gregg/ #381.17		Seek Amendment	<p>That Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including:</p> <ul style="list-style-type: none"> - the width of building frontages - landscaping - setbacks (larger than typical) - building coverage - outdoor living space requirements - minimum glazing facing the street - fencing - garaging and car ports - building separation <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow. If these rules are not met, resource consent is needed (restricted discretionary activity status).</p>	
Luke Morreau/ #488.1		Seek Amendment	Requests that Council reviews the method of calculating site coverage/non landscaped areas.	
James Carr/ #519.23		Seek Amendment	A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in these areas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.	
Wayne Bond/ #684.4		Seek Amendment	<p>[That] the wording of 14.5.2.4 (c) be amended by replacing “300mm” with “600mm”.</p> <p>Alternately the following could be added: “Where the eaves are between 300mm and 600mm wide fifty percent (50%) of the total eave area will be included in the building coverage calculation. Where eaves and roof overhangs exceed 600mm the 100% of those eaves or roof overhangs will be included in the building coverage calculation.”</p>	
Wayne Bond/684.4	Kāinga Ora/ #FS2082.343	Seek Amendment	<p>[That] the wording of 14.5.2.4 (c) be amended by replacing “300mm” with “600mm”.</p>	Oppose

			<p>Alternately the following could be added: "Where the eaves are between 300mm and 600mm wide fifty percent (50%) of the total eave area will be included in the building coverage calculation. Where eaves and roof overhangs exceed 600mm the 100% of those eaves or roof overhangs will be included in the building coverage calculation."</p> <p>A standard building has historically had eaves of approximately 600mm in width. This lends to the generally accepted aesthetics of a building. Obviously, a covered deck needs the roof area to be included in the site coverage calculation.</p>	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.34		Seek Amendment	Rewrite subclause (c) to, "Eaves, roof overhangs and / or guttering up to a total of 300mm(300mm or 500mm?) in width from the outside extent of a building shall not be included in thebuilding coverage calculation."	
Canterbury / Westland Branch of Architectural Designers NZ/685.34	Anne Dingwall/ #FS2037.1138	Seek Amendment	Rewrite subclause (c) to, "Eaves, roof overhangs and / or guttering up to a total of 300mm(300mm or 500mm?) in width from the outside extent of a building shall not be included in thebuilding coverage calculation." Subclause (c) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mmgutter to be excluded from the site coverage calculation; we believe this is not the intent.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.34	Kāinga Ora/ #FS2082.378	Seek Amendment	Rewrite subclause (c) to, "Eaves, roof overhangs and / or guttering up to a total of 300mm(300mm or 500mm?) in width from the outside extent of a building shall not be included in thebuilding coverage calculation." Subclause (c) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mmgutter to be excluded from the site coverage calculation; we believe this is not the intent.	Oppose
Mitchell Coll/ #720.10		Seek Amendment	Rewrite subclause (c) to, "Eaves, roof overhangs and / or guttering up to a total of 300mm (300mm or 500mm?) in width from the outside extent of a building shall not be included in the building coverage calculation."	
Harang Kim/ #742.2		Oppose	Three times more density does not fit within 'Medium' density definition.	
Retirement Villages Association of New Zealand Inc/ #811.55		Seek Amendment	Amend Standard 14.5.2.4 as follows: a.... b.For retirement villages, the percentage coverage by buildings building coverage shall be calculated over the net site area of the entire complex or group, rather than over the net area of any part of the complex or group. c....	
Retirement Villages Association of New Zealand Inc/811.55	Summerset Group Holdings Limited/ #FS2097.50	Seek Amendment	Amend Standard 14.5.2.4 as follows: a.... b.For retirement villages, the percentage coverage by buildings building coverage shall be calculated over the net site area of the entire complex or group, rather than over the net area of any part of the complex or group. c.... The RVA supports Standard 14.5.2.4 to the extent it aligns with the building coverage standard of the MDRS, however, amendments are required to clarify the language to make the standard consistent by using defined terms.	Support
Carter Group Limited/ #814.162		Support	Supports Rule 14.5.2.4 (c). Retain as notified.	
Carter Group Limited/814.162	Kāinga Ora/ #FS2082.992	Support	Supports Rule 14.5.2.4 (c). Retain as notified. The exemption for eaves and roof overhangsis supported.	Seek Amendment
The Catholic Diocese of Christchurch / #823.130		Support	14.5.2.4(c) Adopt	
The Catholic Diocese of Christchurch /823.130	Anne Dingwall/ #FS2037.1362	Support	14.5.2.4(c) Adopt The exemption for eaves and roof overhangs is supported.	Oppose
The Catholic Diocese of Christchurch /823.130	Carter Group Limited/ #FS2045.303	Support	14.5.2.4(c) Adopt The exemption for eaves and roof overhangs is supported.	Support
Finn Jackson/ #832.15		Seek Amendment	Seek amendments to include additional requirements for permeable surfaces in dense areas to prevent flooding.	
Kāinga Ora – Homes and Communities / #834.185		Seek Amendment	<p>14.5.2.4 – Building Coverage</p> <p>Amend rule as follows:</p> <p>a. The maximum building coverage must not exceed 50% of the netsite area.</p> <p>b. ...</p> <p>c. Eaves and roof overhangs up to 300mm 600mm in width andguttering up to 200mm in widthform the wall of a building shallnot be included in the buildingcoverage calculation.</p>	

Kāinga Ora – Homes and Communities /834.185	Anne Dingwall/ #FS2037.27	Seek Amendment	<p>14.5.2.4 – Building Coverage</p> <p>Amend rule as follows:</p> <p>a. The maximum building coverage must not exceed 50% of the netsite area.</p> <p>b. ...</p> <p>c. Eaves and roof overhangs up to 300mm 600mm in width and guttering up to 200mm in width from the wall of a building shall not be included in the building coverage calculation.</p> <p>The rule implements MDRS as per Schedule 3A. Kāinga Ora support additional exemptions for eaves and guttering, although it is sought that this be extended to 600mm which is a standard eave depth and better provides for weathertightness design solutions. Eaves do not have a significant impact on visual dominance, and setbacks from neighbours are controlled through separate rules on internal setbacks and height-to-boundary.</p>	Support
Kāinga Ora – Homes and Communities /834.185	LMM Investments 2012 Limited/ #FS2049.103	Seek Amendment	<p>14.5.2.4 – Building Coverage</p> <p>Amend rule as follows:</p> <p>a. The maximum building coverage must not exceed 50% of the netsite area.</p> <p>b. ...</p> <p>c. Eaves and roof overhangs up to 300mm 600mm in width and guttering up to 200mm in width from the wall of a building shall not be included in the building coverage calculation.</p> <p>The rule implements MDRS as per Schedule 3A. Kāinga Ora support additional exemptions for eaves and guttering, although it is sought that this be extended to 600mm which is a standard eave depth and better provides for weathertightness design solutions. Eaves do not have a significant impact on visual dominance, and setbacks from neighbours are controlled through separate rules on internal setbacks and height-to-boundary.</p>	Support
Otautahi Community Housing Trust/ #877.28		Seek Amendment	<p>Regarding 14.5.2.4.c:</p> <p>Replace 300mm with 600mm.</p>	
Otautahi Community Housing Trust/877.28	Kāinga Ora/ #FS2082.1256	Seek Amendment	<p>Regarding 14.5.2.4.c:</p> <p>Replace 300mm with 600mm.</p> <p>The rule implements MDRS as per Schedule 3A.</p> <p>Support additional exemptions for eaves and guttering, although this should be extended to 600mm which is a standard eave depth and better provides for weathertightness design solutions. Eaves do not have a significant impact on visual dominance, and setbacks from neighbours are controlled through separate rules on internal setbacks and height-to-boundary.</p>	Seek Amendment

			[Please see attachment]	
Otautahi Community Housing Trust/877.28	Kāinga Ora/ #FS2082.1324	Seek Amendment	<p>Regarding 14.5.2.4.c:</p> <p>Replace 300mm with 600mm.</p> <p>The rule implements MDRS as per Schedule 3A.</p> <p>Support additional exemptions for eaves and guttering, although this should be extended to 600mm which is a standard eave depth and better provides for weathertightness design solutions. Eaves do not have a significant impact on visual dominance, and setbacks from neighbours are controlled through separate rules on internal setbacks and height-to-boundary.</p> <p>[Please see attachment]</p>	Seek Amendment
Danne Mora Limited/ #903.37		Seek Amendment	Amend the exclusion of eaves and roof overhangs to be: Eaves and roof overhangs up to 600 mm in width	
Davie Lovell-Smith Ltd / #914.13		Seek Amendment	Amend 14.5.2.4 the exclusion of eaves and roof overhangs to be: Eaves and roof overhangs up to 600 mm in width	
Ian Cumberpatch Architects Ltd/ #2076.14		Seek Amendment	Rewrite subclause (c) to, "Eaves, roof overhangs and / or guttering up to a total of 300mm (300mm or 500mm?) in width from the outside extent of a building shall not be included in the building coverage calculation."	
Ian Cumberpatch Architects Ltd/2076.14	Kainga Ora - Homes and Communities/ #FS2099.26	Seek Amendment	Rewrite subclause (c) to, "Eaves, roof overhangs and / or guttering up to a total of 300mm (300mm or 500mm?) in width from the outside extent of a building shall not be included in the building coverage calculation." Subclause (c) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mm gutter to be excluded from the site coverage calculation; we believe this is not the intent.	Oppose

Residential > Rules - Medium Density Residential Zone > Built form standards > Outdoor living space

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Cheryl Horrell/ #11.4		Oppose	Oppose outdoor space provisions. Provide larger area of private outdoor space for each dwelling	
Cheryl Horrell/11.4	Anne Dingwall/ #FS2037.42	Oppose	Oppose outdoor space provisions. Provide larger area of private outdoor space for each dwelling Walking around Addington in the Selwyn Street area offers an example of what Woolston is destined to become if current building practices continue. Over half of the homes there are multi storey connected units with little or no enclosed outside private space. People sit outside in the cemetery or wander the streets because they cannot enjoy the outdoors at home.	Support
Ali McGregor/ #65.3		Seek Amendment	Provide adequate outdoor space for families.	
Ali McGregor/65.3	Anne Dingwall/ #FS2037.132	Seek Amendment	Provide adequate outdoor space for families. The sections with multi-units are not suitable for children to play outside. In a society where there is already concern for the well-being of young people, reducing the opportunity for them to be outside and gaining the benefits of exercise, fresh air and socialisation is foolhardy and is the opposite of what we are trying to promote. Isolation in small units is the result.	Support
Andrew Evans/ #89.7		Seek Amendment	Amend Rule 14.5.2.5 Outdoor living space to require that ground floor [outdoor] living areas have a minimum area of 16sqm (retain current District Plan provision).	
Andrew Evans/89.7	Anne Dingwall/ #FS2037.162	Seek Amendment	Amend Rule 14.5.2.5 Outdoor living space to require that ground floor [outdoor] living areas have a minimum area of 16sqm (retain current District Plan provision).	Oppose

			<p>1 bedroom units are hard enough to stack up financially yet the most needed unit type*</p> <p>*One bedroom units are clearly needed- graphs from stats NZ information 2018- only round 5% of Christchurch units have 1 bedroom, yet about 25% of household in Christchurch only have 1 occupant!</p>	
Rohan A Collett/ #147.1		Seek Amendment	That all outdoor living spaces are required to be located on the east, north or west sides of dwellings not on the south side.	
Michael Tyuryutikov/ #334.1		Oppose	Retain existing minimal courtyard area rules for residential properties.	
Alison Dockery/ #445.3		Seek Amendment	Seeks that the standard requires significant outdoor space for each apartment/ flat or unit.	
David Fisher/ #468.3		Support	Oppose increasing building height and density... amend rule to increase outside garden space to attract more families back to these areas.	
Retirement Villages Association of New Zealand Inc/ #811.56		Seek Amendment	<p>Amend Standard 14.5.2.5 as notified with the exclusion of retirement villages, or amend to include the retirement unit specific carve out as follows:</p> <p>f) For retirement units, standard 14.5.2.5a and 14.5.2.5b apply with the following modifications:</p> <p>i. The outdoor living space may be in whole or in part grouped cumulatively in 1 or more communally accessible location(s) and/or located directly adjacent to each retirement unit; and</p> <p>ii. A retirement village may provide indoor living spaces in one or more communally accessible locations in lieu of up to 50% of the required outdoor living space.</p>	
Retirement Villages Association of New Zealand Inc/811.56	Summerset Group Holdings Limited/ #FS2097.51	Seek Amendment	<p>Amend Standard 14.5.2.5 as notified with the exclusion of retirement villages, or amend to include the retirement unit specific carve out as follows:</p> <p>f) For retirement units, standard 14.5.2.5a and 14.5.2.5b apply with the following modifications:</p> <p>i. The outdoor living space may be in whole or in part grouped cumulatively in 1 or more communally accessible location(s) and/or located directly adjacent to each retirement unit; and</p> <p>ii. A retirement village may provide indoor living spaces in one or more communally accessible locations in lieu of up to 50% of the required outdoor living space. The RVA supports Standard 14.5.2.5 as it aligns with the outdoor living space standard of the MDRS.</p> <p>Further, the RVA recognises and support that Council have identified that outdoor living space does not have the same level of relevance to retirement villages as to typical residential housing and have</p>	Support

			excluded residential units in a retirement village from this standard. That said, the RVA considers an alternative standard should be provided using the “retirement unit” definition to enable greater certainty when consenting villages and for general consistency with the MDRS.	
Kāinga Ora – Homes and Communities / #834.186		Support	Retain rule as notified.	
Kāinga Ora – Homes and Communities /834.186	LMM Investments 2012 Limited/ #FS2049.105	Support	Retain rule as notified. The rule implements MDRS asper Schedule 3A.	Support

Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Guy and Anna Parbury/ #12.1		Oppose	<i>[Remove sunlight access qualifying matter]</i>	
Guy and Anna Parbury/12.1	Anne Dingwall/ #FS2037.45	Oppose	<p><i>[Remove sunlight access qualifying matter]</i></p> <p>The sunlight access qualifying matter will delay new construction to the new standards within our city for such an extended long period, which impacts our economy and our desire for a vibrant new Christchurch city.</p> <p>The height restrictions would not majorly differ from the existing limits on residential building heights currently imposed on the city; particularly in our city fringe suburbs such as St Albans, Sydenham Edgware and Addington, where site widths are typically less than the 15m 'common dimension' assumed in the Section 32 Sunlight report. Therefore not achieving the outcomes intended by the government housing intensification legislation.</p>	Oppose
Guy and Anna Parbury/12.1	Kāinga Ora/ #FS2082.1	Oppose	<p><i>[Remove sunlight access qualifying matter]</i></p> <p>The sunlight access qualifying matter will delay new construction to the new standards within our city for such an extended long period, which impacts our economy and our desire for a vibrant new Christchurch city.</p> <p>The height restrictions would not majorly differ from the existing limits on residential building heights currently imposed on the city; particularly in our city fringe suburbs such as St Albans, Sydenham Edgware and Addington, where site widths are typically less than the 15m 'common dimension' assumed in the Section 32 Sunlight report. Therefore not achieving the outcomes intended by the government housing intensification legislation.</p>	Support
Kathryn Collie/ #14.1		Seek Amendment	Less restrictive recession plane rules to enable the increased density intended by the Government	
Kathryn Collie/14.1	Anne Dingwall/ #FS2037.50	Seek Amendment	<p>Less restrictive recession plane rules to enable the increased density intended by the Government</p> <p>As Christchurch’s population increases, housing intensification is essential for creating a sustainable and liveable city. Research shows that intensifying the housing supply in a city can create a stronger sense of community, encourage alternative transport modes (such as walking, cycling and public transport), and promotes sustainability through efficiency of resources. Increasing the number of people living close to existing commercial and community centres is essential to prevent urban sprawl and to ensure adequate housing is available and affordable.</p> <p>While I support the intent of the Plan Change 14, being to increase the density of housing, I disagree with the proposed sunlight access qualifying matter. The recession plane rules proposed will not have a material impact as they are only slightly less restrictive than the rules</p>	Oppose

			<p>under the current District Plan. The case study assumed in the Section 32 Sunlight report states that 15m is a common site width in the city. This is not the case in city fringe suburbs such as St Albans, Sydenham and Addington, where site widths are typically narrow and therefore the additional height required to increase density cannot be achieved. The propose recession plan rule will therefore not enable the outcomes intended by the government housing intensification legislation.</p> <p>The process to date has also been very unclear and lengthy, resulting in significant cost to those wanting to develop and protracting the programme of residential building the city by years. I request that the Independent Hearings Panel make an early determination on the recession plane qualifying matter given the Council's stance has removed the intent of the MDRS having immediate legal effect and to provide certainty to those that have been blindsided by the u-turn and have plans that are compliant with the MDRS ready (or already) lodged for building consent.</p>	
Kathryn Collie/ #14.6		Seek Amendment	Prioritise and make an early determination on the recession plane qualifying matter.	
Grant McGirr/ #21.3		Oppose	That no changes to rules lessen the amount of sunlight that any property (house and land) currently receives.	
Linda Barnes/ #23.7		Seek Amendment	Amend Sunlight Access Qualifying Matter so that sunlight can go lower in the winter months.	
Mike Currie/ #31.1		Seek Amendment	[Amend Rule 14.5.2.6 - Height in relation to boundary to 33 degrees from a height of 2.3m on the southern boundary of a site] [Alternative relief to Submission Point 31.4]	
Mike Currie/ #31.3		Seek Amendment	Amend Rule 14.5.2.6 - Height in relation to boundary to 29 degrees from a height of 2.3m on the southern boundary of a site (if the height limit is 12m) [alternative relief to Submission Point 31.3]	
Joanne Knudsen/ #33.2		Seek Amendment	Retain the sunlight access qualifying matter and modify so that all floor levels have sunlight access to allow for sun exposure on all floor levels.	
Rachel Best/ #46.3		Seek Amendment	Oppose built form standards that reduce sunlight access to neighbouring homes.	
Tobias Meyer/ #55.2		Support	Support provisions as notified.	
Tobias Meyer/55.2	Christchurch International Airport Limited/ #FS2052.165	Support	Support provisions as notified. I don't mind the adjusted limit for the south border, but leave the other sides. Otherwise development is severely affected. Allow north and east/west to be according to MDRS at least. Also perimeter blocks make more sense for good development so make the allowable envelope higher/remove for front of property: even if just for less of front 12m or 40% of property.	Oppose
Theo Sarris/ #59.1		Seek Amendment	Amend rule 14.5.2.6 Height in relation to boundary for the Sunlight Access Qualifying Matter so that the height is reduced to 2.5 metres and the boundary angles to 45 degrees.	
Victoria Neighbourhood Association (VNA) / #61.8		Seek Amendment	Amend 14.5.2.6 by requiring that Sunlight Access Qualifying Matter applies as an upper limit of shading for developments.	
Victoria Neighbourhood Association (VNA) /61.8	Anne Dingwall/ #FS2037.98	Seek Amendment	<p>Amend 14.5.2.6 by requiring that Sunlight Access Qualifying Matter applies as an upper limit of shading for developments.</p> <p>We strongly support the application of a Sunlight Access Qualifying Matter to the MRZ and HRZ zones of Christchurch, for the reasons CCC have identified in the S77 evaluation within the Section 32 Evaluation Report, particularly identifying changes that are beneficial to the environment, energy efficiency, health, and affordability.</p> <p>We note the high level of over-enabling of intensification under PC14. Therefore, we see this as a win-win-win scenario which both reduces the over-enablement, still provides much more intensification than is needed to meet demand projections, and improves the quality and affordability of the outcome.</p> <p>Where identified elsewhere, we challenge the writers of PC14 to consider the shading defined by the proposal in this QM as an upper limit, seeking opportunities to enable the advantages of even more sunlight access provided the capacity for intensification still remains sufficiently within the demand. This approach will maximise the positive impacts of PC14.</p> <p>Sunlight Access Qualifying Matter</p>	Support

			<p>Generation Zero has asked that I oppose the Sunlight Access Qualifying Matter. I do not oppose this QM, and do strongly support it. The reason for supporting it is nothing to do with supporting existing property values, and everything to do with keeping housing more affordable, and helping to protect the physical and mental health of all residents, and of our environment. Sunlight is essential to these matters.</p> <p>I am disappointed that Generation Zero have not engage with residents who submitted to CCC on this matter, and are making and publishing incorrect assumptions about the motivations of those residents.</p> <p>As I have been unable to correct the standard form, I have not ticked those sections I disagree with, and make my comments here</p>	
Victoria Neighbourhood Association (VNA) /61.8	Cambridge 137 Limited/ #FS2042.11	Seek Amendment	<p>Amend 14.5.2.6 by requiring that Sunlight Access Qualifying Matter applies as an upper limit of shading for developments.</p> <p>We strongly support the application of a Sunlight Access Qualifying Matter to the MRZ and HRZ zones of Christchurch, for the reasons CCC have identified in the S77 evaluation within the Section 32 Evaluation Report, particularly identifying changes that are beneficial to the environment, energy efficiency, health, and affordability.</p> <p>We note the high level of over-enabling of intensification under PC14. Therefore, we see this as a win-win-win scenario which both reduces the over-enablement, still provides much more intensification than is needed to meet demand projections, and improves the quality and affordability of the outcome.</p> <p>Where identified elsewhere, we challenge the writers of PC14 to consider the shading defined by the proposal in this QM as an upper limit, seeking opportunities to enable the advantages of even more sunlight access provided the capacity for intensification still remains sufficiently within the demand. This approach will maximise the positive impacts of PC14.</p> <p>Sunlight Access Qualifying Matter</p> <p>Generation Zero has asked that I oppose the Sunlight Access Qualifying Matter. I do not oppose this QM, and do strongly support it. The reason for supporting it is nothing to do with supporting existing property values, and everything to do with keeping housing more affordable, and helping to protect the physical and mental health of all residents, and of our environment. Sunlight is essential to these matters.</p> <p>I am disappointed that Generation Zero have not engage with residents who submitted to CCC on this matter, and are making and publishing incorrect assumptions about the motivations of those residents.</p> <p>As I have been unable to correct the standard form, I have not ticked those sections I disagree with, and make my comments here</p>	Support
Victoria Neighbourhood Association (VNA) / #61.54		Oppose	Retain recession planes as set out in operative District Plan.	
Kathleen Crisley/ #63.88		Support	Retain provisions in relation to recession planes in final plan decision.	
Rachel Davies/ #67.1		Support	Retain and increase the Sunlight Access qualifying matter.	
Rachel Davies/67.1	Anne Dingwall/ #FS2037.135	Support	<p>Retain and increase the Sunlight Access qualifying matter.</p> <p>I applaud the council in their attempt to try and temper this dramatic change and extend the enforcement timeframe by adding Qualifying Matters such as the 'Sunlight Access'. I however feel this is not enough. The people of Christchurch need to be listened to, especially those who will be directly affected by future development.</p> <p>Hoon Hay, Christchurch is my home, the place where we chose to buy and bring up our family in a home that was in a safe neighbourhood with a backyard, where our children can play, we can grow a garden and have space, peace and privacy. I feel this is typical of many residents who chose to live in the suburban areas that fringe the city center. I am now constantly shocked each time I travel down a local street to see so many properties demolished and replaced with two storey townhouses; many that are terraced, offering no space or privacy. They go nowhere to enhance the character of the neighbourhoods they now dominate. The original homes now seem squashed and overshadowed by these towering monstrosities. Gone is their light, privacy and peace; replaced by multiple dwellers, their cars, noise and pressure on existing infrastructure. It frightens me to say the least that this seems to be the future of Christchurch.</p>	Support

			Increased building heights in suburban areas will dramatically reduce sunlight foreexisting properties Multiple storey dwellings negatively impact on the privacy of existing single storeyresidences.	
Rachel Davies/ #67.8		Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land.	
Paul Wing/ #70.3		Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.	
Paul Wing/70.3	Anne Dingwall/ #FS2037.144	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds. Sunlight is a free source of heating. Recession planes should protect existing residential properties from negative impact of new multi-storey builds.	Support
Rosemary Neave/ #72.6		Oppose	Remove the Sunlight Access Qualifying Matter from the proposed District Plan.	
Rosemary Neave/72.6	Anne Dingwall/ #FS2037.151	Oppose	Remove the Sunlight Access Qualifying Matter from the proposed District Plan. There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required and would create a less efficient usage of land and limit future housing. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.	Oppose
Naretta Berry/ #82.4		Support	Retain all provisions in PC14 which enable sunlight access to be assessed as a qualifying matter in site development in the Medium Density Residential Zone.	
Naretta Berry/82.4	Brighton Observatory of Environment and Economics/ #FS2092.5	Support	Retain all provisions in PC14 which enable sunlight access to be assessed as a qualifying matter in site development in the Medium Density Residential Zone. I support all provisions in PC14 which enable sunlight access to be assessed as a qualifying matter in site development in the Medium Density Residential Zone.	Oppose
Andrew Evans/ #89.8		Support	Support provisions as notified.	
Mary Clay/ #100.3		Seek Amendment	Proposed recession planes have the potential to result in poor outcomes that affects access to sunlight and privacy.	
Damian Blogg/ #103.3		Seek Amendment	[Lower recession planes]	
Ann Clay/ #104.3		Seek Amendment	[Lower recession planes]	
Nikki Smetham/ #112.1		Support	[Retain Sunlight Access Qualifying Matter]	
Nikki Smetham/112.1	Anne Dingwall/ #FS2037.183	Support	[Retain Sunlight Access Qualifying Matter] In general we are in full support for the proposed Qualifying Standards to Chapter 14 Residential including sunlight recession planes.	Support
Tracey Strack/ #119.5		Seek Amendment	<ul style="list-style-type: none"> • That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and, • That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions. 	
Cameron Matthews/ #121.4		Oppose	Requests removal of the Sunlight Access Qualifying Matter.	
Cameron Matthews/121.4	Christchurch International Airport Limited/ #FS2052.194	Oppose	<p>Requests removal of the Sunlight Access Qualifying Matter.</p> <p>The proposed QM is designed to undermine the goals of NPS-UD and MDRS regarding housing density, availability, and affordability, it lacks site-specific identification or analysis, is likely to be ineffective at achieving its ostensible goal of achieving weather-parity between Christchurch and Auckland, is not strategic in the medium or long term, and has an unspecified but highly negative impact on housing density and capacity. The proposed Sunlight Access Qualifying Matter should therefore be removed from the plan.</p> <p>The proposal has a high impact, which is obfuscated by CCC's impact assessment only including the effect on RS zones transitioning to MRZ. They assert 3 that within that group, 96% of the floorspace that would be enabled by MDRS would be achieved with their proposed QM. However, this gives no consideration to the impact on plan-enabled or feasible housing capacity in the extensive areas of the city operatively zoned RMD which will change to MRZ, nor the areas zoned for HRZ around key activity centres. This limitation selectively excludes potentially smaller, more centrally located sites (existing RMD-zone) which are likely at higher demand than the more peripheral RS-zoned sites. Those smaller RMD sites are more negatively impacted by CCC's proposed recession planes than larger ones, as the increased setbacks and lowered recession planes intersect to cause the feasible building height limit to not necessarily reach the full 12m required by MDRS. If these much</p>	Oppose

			<p>more extensive zones (all of MRZ and HRZ) were included in the impact assessment, it would likely show a much greater reduction in the number of allowable and feasible homes. As the true impact of the proposed QM is not known to the public and is likely to be high (given the vast scale on which it's proposed to be applied), the Sunlight Access Qualifying Matter should be removed from the proposal.</p> <p>The arguments that CCC put forward in favour of the proposed QM are deficient. In broader context, the implication that national laws should be applied to Auckland, Hamilton, Tauranga, and Wellington as written, but Christchurch – the country's second largest city – with a post-hoc 'calibration' factor is absurd. The rules around NPS-UD and MDRS were clearly considered to apply nation-wide, with enabling legislation passed with supermajorities in parliament backed by all Canterbury and Christchurch MPs, and Christchurch even being mentioned explicitly in the third reading of the MDRS bill 4. The proposal – embarrassingly – treats Christchurch as though it were some forgettable, large-rural-town rather than the forward-looking, community focussed, youthful and diverse city that I think of it as, and seeks special status as such, which if implemented would – in my opinion – not be lawful, and therefore the Sunlight Access Qualifying Matter should be removed from the proposal.</p> <p>Additionally, CCC's premise that differences in outcomes between centres having implemented MDRS and NPS-UD can be calibrated-out by simply accounting for the differences in the angle of the sun's zenith on the winter solstice is simplistic and erroneous. Differences in outcomes in indoor and outdoor temperatures and irradiance between centres will be due to myriad of social, geographical, meteorological, and economic factors, not to mention site-specific factors like grade/slope, vegetation, nearby topographical features, to name a few, not just latitude. These site-specific analyses and evidence are required by the MDRS and NPS-UD rules for Qualifying Matters yet have not been assessed for this proposal. CCC's attempt to neutralise those intrinsic differences between centres – by only altering recession planes, such that they create an un-due restriction on density – will therefore be ineffective at 'managing the specific features' (as per NPS-UD), and therefore the Sunlight Access Qualifying Matter should be removed from the proposal.</p>	
Cameron Matthews/121.4	Andrew McCarthy/ #FS2081.2	Oppose	<p>Requests removal of the Sunlight Access Qualifying Matter.</p> <p>The proposed QM is designed to undermine the goals of NPS-UD and MDRS regarding housing density, availability, and affordability, it lacks site-specific identification or analysis, is likely to be ineffective at achieving its ostensible goal of achieving weather-parity between Christchurch and Auckland, is not strategic in the medium or long term, and has an unspecified but highly negative impact on housing density and capacity. The proposed Sunlight Access Qualifying Matter should therefore be removed from the plan.</p> <p>The proposal has a high impact, which is obfuscated by CCC's impact assessment only including the effect on RS zones transitioning to MRZ. They assert 3 that within that group, 96% of the floorspace that would be enabled by MDRS would be achieved with their proposed QM. However, this gives no consideration to the impact on plan-enabled or feasible housing capacity in the extensive areas of the city operatively zoned RMD which will change to MRZ, nor the areas zoned for HRZ around key activity centres. This limitation selectively excludes potentially smaller, more centrally located sites (existing RMD-zone) which are likely at higher demand than the more peripheral RS-zoned sites. Those smaller RMD sites are more negatively impacted by CCC's proposed recession planes than larger ones, as the increased setbacks and lowered recession planes intersect to cause the feasible building height limit to not necessarily reach the full 12m required by MDRS. If these much more extensive zones (all of MRZ and HRZ) were included in the impact assessment, it would likely show a much greater reduction in the number of allowable and feasible homes. As the true impact of the proposed QM is not known to the public and is likely to be high (given the vast scale on which it's proposed to be applied), the Sunlight Access Qualifying Matter should be removed from the proposal.</p> <p>The arguments that CCC put forward in favour of the proposed QM are deficient. In broader context, the implication that national laws should be applied to Auckland, Hamilton, Tauranga, and Wellington as written, but Christchurch – the country's second largest city – with a post-hoc 'calibration' factor is absurd. The rules around NPS-UD and MDRS were clearly considered to apply nation-wide, with enabling legislation passed with supermajorities in parliament backed by all Canterbury and Christchurch MPs, and Christchurch even being mentioned explicitly in the third reading of the MDRS bill 4. The proposal – embarrassingly – treats Christchurch as though it were some forgettable, large-rural-town rather than the forward-looking, community focussed, youthful and diverse city that I think of it as, and seeks special status as such, which if implemented would – in my opinion – not be lawful, and therefore the Sunlight Access Qualifying Matter should be removed from the proposal.</p> <p>Additionally, CCC's premise that differences in outcomes between centres having implemented MDRS and NPS-UD can be calibrated-out by simply accounting for the differences in the angle of the sun's zenith on the winter solstice is simplistic and erroneous. Differences in outcomes in indoor and outdoor temperatures and irradiance between centres will be due to myriad of social, geographical, meteorological, and economic factors, not to mention site-specific factors like grade/slope, vegetation, nearby topographical features, to name a few, not just latitude. These site-specific analyses and evidence are required by the MDRS and NPS-UD rules for Qualifying Matters yet have not been</p>	Support

			assessed for this proposal. CCC's attempt to neutralise those intrinsic differences between centres – by only altering recession planes, such that they create an un-due restriction on density – will therefore be ineffective at 'managing the specific features' (as per NPS-UD), and therefore the Sunlight Access Qualifying Matter should be removed from the proposal.	
Cameron Matthews/ #121.20		Seek Amendment	Waive HIRTB recession plane for parts of building in front 20m of a site (optionally for the rest of the site also) which are setback by more than around 3-5m from side/rear boundaries.	
Cameron Matthews/121.20	Christchurch International Airport Limited/ #FS2052.210	Seek Amendment	<p>Waive HIRTB recession plane for parts of building in front 20m of a site (optionally for the rest of the site also) which are setback by more than around 3-5m from side/rear boundaries.</p> <p>SEE IMAGES WITHIN SUBMISSION</p> <p>This ensures 6-10m separation between upper-level units in adjacent HRZ buildings is maintained, and that floor width of upper-storeys remain feasible (at 5-9m for site widths of 15-20m). This incentivises development at the front of those sites, and to boost viability of medium density on older, narrow sites. One simple alternative ruleset which might help to achieve this, and which aligns well with the alternative HRZ built form standards above is to:</p> <ul style="list-style-type: none"> • change side/rear height-in-relation-to-boundary rules such that they are MDRS-compliant, i.e., 4m+60°, and, • waive HIRTB recession plane for parts of building in front 20m of a site (optionally for the rest of the site also) which are setback by more than around 3-5m from side/rear boundaries, and, • retain current height limits for 11+1m nominal, or 14m if LCIP applies, and, • Increase number of permitted units to 4, potentially only if LCIP applies. <p>In High Density Residential (HRZ) zones, nominally 14m height, the building envelope is extremely constrained above 12m, via a combination of recession planes, deep boundary setbacks, and restrictive height limits and building separation rules. This will severely limit the feasibility of many developments within the HRZ zone to achieve the scale nominally permitted by the zone.</p> <p>One mitigating factor is that at the front of sites, below 12m, exemptions for the recession plane, boundary setbacks, and building separation rules are made. While this is good, it is likely to create built forms which could otherwise be enabled under MRZ, if the same front-of-site recession/setback exemptions were to apply. These exemptions to recession planes and setback rules at the front of sites for MRZ were present in earlier versions of the proposed plan and should be re-incorporated.</p> <p>Regarding HRZ, the current proposal requires parts of buildings exceeding 12m height (3-4 storeys) to have 6-8m setbacks from side boundaries, be no higher than 14m (still only ~4 storeys unless low stud heights are used), be no closer than 10m from an a nearby unit, and if built at the rear of sites be confined to only 12m height and aggressive recession planes. CCC's data (Figure 25) shows average road frontage for HRZ land parcels is only ~20m, roughly translating into the site width (though likely inflated by corner sites). Older sites (pre-1970, i.e. the ones located predominantly around historically relevant town centres, like the city centre, Riccarton, Papanui, etc) are noted as being predominantly only 15m wide.</p> <p>Illustrating what the building envelope might look like under these rules, in Figure 26 the top floor is only (maximally, with low floor-separations) the 5th, and it's only maximally 6m wide. Considering that building above 3 storeys requires large fixed-cost investments into additional infrastructure (e.g. elevators, high fire resistance and/or sprinklers, fire engineering, wind report, etc), the limited saleable/rentable floor area from the combined 4th and 5th floors is likely to reduce actual built volume to only 3 storeys; i.e. only the nominal built height of MRZ sites. The building envelope on the right-hand-side shows the more egregious example, using a typical site from pre-1970's suburbs with a width of only 15m. Such a construction envelope completely rules out a 5th floor, further compromising the viability of building anything above 3-storeys in the HRZ zones.</p> <p>Importantly the site widths used for these illustrations show that even the average HRZ site is compromised for development above 3-4storeys under the proposed rules. That could mean (depending on the statistical distribution of site widths) that around half of all sites zoned HRZ have</p>	Oppose

			<p>evenless feasible development prospects at heights exceeding 3 storeys. This is problematic in that in feasibly enabling only buildings of similar scale to MRZ– it provides very little incentive/allowances for development at increased scales/intensity in the areas most suited to it, i.e. those zoned for HRZ.</p> <p>In addition to the lack of development incentives exceeding 3 storeys, a low density-differential exists between the buildable envelope –even if built to their theoretical maximum limit – of both:</p> <ul style="list-style-type: none"> • An HRZ site built up at the road frontage vs built up along the side or rear boundary • An HRZ site vs an MRZ site. <p>The laudable goal of the proposed road-frontage recession-plane waiver for the front 20m / 60% is to encourage development at the front of sites, to help create a vibrant and active streetscape, to help manage overlooking between adjacent sites (without limiting density below legal minimum standards) and to improve privacy for residents, while boosting safety via ‘many-eyes’ on the street. However, as proposed it only provides a small bonus in habitable floorspace compared to developing the side or rear of the site. Considering that any provision of on-site car-parking or manoeuvring space provided will come at a cost to habitable area for a front-built site, but not for a side or rear-built site, the proposed waiver may not be sufficient to incentivise development at the road frontage.</p> <p>In addition – while I would argue that subjective aesthetic ideals should not be included in our strategy objectives (see section: INAPPROPRIATE AND SUBJECTIVE STRATEGY OBJECTIVES) – if CCC is aiming to have “legible urban form” with “contrasting building clusters”, “appropriate scale, form”, and to manage the “clustering, scale and massing” (Chapter 3 Strategic Directions 3.3.7 Objective – Well-functioning urban environment) of our more densely populated centres, then allowing built forms of such similar scale in MRZ and HRZ seems contradictory.</p>	
Terry Blogg/ #134.4		Oppose	To not implement changes that would see higher density housing in the areas proposed.	
Robin Parr/ #157.1		Oppose	Retain existing heights & angles of Recession planes at boundaries, currently 2.3m & 36°	
James and Adriana Baddeley/ #164.4		Seek Amendment	That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary	
Richard Moylan/ #169.1		Seek Amendment	Support the sunlight qualifying matter and enhancing it to provide for outdoor washing drying.	
Richard Moylan/169.1	Anne Dingwall/ #FS2037.228	Seek Amendment	<p>Support the sunlight qualifying matter and enhancing it to provide for outdoor washing drying.</p> <p>Strongly support the strategy of sunlight qualifying matter. Please add consideration for effectiveness of washing lines.</p> <p>The declaration of climate emergency should facilitate planning that enable outdoor washing drying so there needs to be sufficient sunlit space for that to occur on cloudless winter days. The MDRS risks increasing the use of inefficient indoor drying, or for those who can afford it: extra power use for clothes dryer. Generation build is no longer keeping up with the electrical growth due to decarbonisation of process heat and transport. There is elevated risk in the short term of insufficient generation during winter peaks.</p> <p>The current government is supportive of climate friendly planning so should see the benefit of this enhancement.</p>	Support
Stantec/ #184.7		Support	Retain rule as proposed.	
Riccarton Bush - Kilmarnock Residents' Association/ #188.4		Seek Amendment	[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.	
Riccarton Bush - Kilmarnock Residents' Association/188.4	Tony Dale/ #FS2036.4	Seek Amendment	<p>[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.</p> <p>RMDS were not formulated taking into account Christchurch conditions or the Christchurch context which makes them unfair and inequitable.</p> <p>The sunlight qualifying matter should not decrease the level of access to light that we currently enjoy, determined after proper consultation and examination during the 2015 Christchurch Replacement District Plan Review.</p> <p>We believe the impact, in terms of the level of densification this would limit, would be insignificant and would in no way jeopardise the overall aims or objectives of the NPS-UD.</p>	Support

			Notwithstanding the fact the proposed QM proposes a more conservative approach to treat Christchurch the same as Auckland to compensate for latitude difference, the shading (and therefore cooling) impacts are still different in Christchurch. RMDS take no proper account of geography, climate, temperatures or sunshine hours in Christchurch. Additionally, the social impacts of less sun, more shade, and cooler environments have not been properly assessed for Christchurch. Rules around setbacks and recession planes to preserve sunlight should be entirely designed for the Christchurch context.	
Riccarton Bush - Kilmarnock Residents' Association/188.4	Anne Dingwall/ #FS2037.241	Seek Amendment	<p>[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.</p> <p>RMDS were not formulated taking into account Christchurch conditions or the Christchurch context which makes them unfair and inequitable.</p> <p>The sunlight qualifying matter should not decrease the level of access to light that we currently enjoy, determined after proper consultation and examination during the 2015 Christchurch Replacement District Plan Review.</p> <p>We believe the impact, in terms of the level of densification this would limit, would be insignificant and would in no way jeopardise the overall aims or objectives of the NPS-UD.</p> <p>Notwithstanding the fact the proposed QM proposes a more conservative approach to treat Christchurch the same as Auckland to compensate for latitude difference, the shading (and therefore cooling) impacts are still different in Christchurch. RMDS take no proper account of geography, climate, temperatures or sunshine hours in Christchurch. Additionally, the social impacts of less sun, more shade, and cooler environments have not been properly assessed for Christchurch. Rules around setbacks and recession planes to preserve sunlight should be entirely designed for the Christchurch context.</p>	Support
Riccarton Bush - Kilmarnock Residents' Association/188.4	Christchurch International Airport Limited/ #FS2052.289	Seek Amendment	<p>[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.</p> <p>RMDS were not formulated taking into account Christchurch conditions or the Christchurch context which makes them unfair and inequitable.</p> <p>The sunlight qualifying matter should not decrease the level of access to light that we currently enjoy, determined after proper consultation and examination during the 2015 Christchurch Replacement District Plan Review.</p> <p>We believe the impact, in terms of the level of densification this would limit, would be insignificant and would in no way jeopardise the overall aims or objectives of the NPS-UD.</p> <p>Notwithstanding the fact the proposed QM proposes a more conservative approach to treat Christchurch the same as Auckland to compensate for latitude difference, the shading (and therefore cooling) impacts are still different in Christchurch. RMDS take no proper account of geography, climate, temperatures or sunshine hours in Christchurch. Additionally, the social impacts of less sun, more shade, and cooler environments have not been properly assessed for Christchurch. Rules around setbacks and recession planes to preserve sunlight should be entirely designed for the Christchurch context.</p>	Support
Riccarton Bush - Kilmarnock Residents' Association/188.4	Chapman Tripp/ #FS2063.25	Seek Amendment	<p>[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.</p> <p>RMDS were not formulated taking into account Christchurch conditions or the Christchurch context which makes them unfair and inequitable.</p> <p>The sunlight qualifying matter should not decrease the level of access to light that we currently enjoy, determined after proper consultation and examination during the 2015 Christchurch Replacement District Plan Review.</p> <p>We believe the impact, in terms of the level of densification this would limit, would be insignificant and would in no way jeopardise the overall aims or objectives of the NPS-UD.</p> <p>Notwithstanding the fact the proposed QM proposes a more conservative approach to treat Christchurch the same as Auckland to compensate for latitude difference, the shading (and therefore cooling) impacts are still different in Christchurch. RMDS take no proper account of geography, climate, temperatures or sunshine hours in Christchurch. Additionally, the social impacts of less sun, more shade, and cooler environments have not been properly assessed for Christchurch. Rules around setbacks and recession planes to preserve sunlight should be entirely designed for the Christchurch context.</p>	Oppose

Riccarton Bush - Kilmarnock Residents' Association/188.4	Chapman Tripp/ #FS2064.24	Seek Amendment	<p>[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.</p> <p>RMDS were not formulated taking into account Christchurch conditions or the Christchurch context which makes them unfair and inequitable.</p> <p>The sunlight qualifying matter should not decrease the level of access to light that we currently enjoy, determined after proper consultation and examination during the 2015 Christchurch Replacement District Plan Review.</p> <p>We believe the impact, in terms of the level of densification this would limit, would be insignificant and would in no way jeopardise the overall aims or objectives of the NPS-UD.</p> <p>Notwithstanding the fact the proposed QM proposes a more conservative approach to treat Christchurch the same as Auckland to compensate for latitude difference, the shading (and therefore cooling) impacts are still different in Christchurch. RMDS take no proper account of geography, climate, temperatures or sunshine hours in Christchurch. Additionally, the social impacts of less sun, more shade, and cooler environments have not been properly assessed for Christchurch. Rules around setbacks and recession planes to preserve sunlight should be entirely designed for the Christchurch context.</p>	Oppose
Riccarton Bush - Kilmarnock Residents' Association/188.4	Kāinga Ora/ #FS2082.95	Seek Amendment	<p>[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.</p> <p>RMDS were not formulated taking into account Christchurch conditions or the Christchurch context which makes them unfair and inequitable.</p> <p>The sunlight qualifying matter should not decrease the level of access to light that we currently enjoy, determined after proper consultation and examination during the 2015 Christchurch Replacement District Plan Review.</p> <p>We believe the impact, in terms of the level of densification this would limit, would be insignificant and would in no way jeopardise the overall aims or objectives of the NPS-UD.</p> <p>Notwithstanding the fact the proposed QM proposes a more conservative approach to treat Christchurch the same as Auckland to compensate for latitude difference, the shading (and therefore cooling) impacts are still different in Christchurch. RMDS take no proper account of geography, climate, temperatures or sunshine hours in Christchurch. Additionally, the social impacts of less sun, more shade, and cooler environments have not been properly assessed for Christchurch. Rules around setbacks and recession planes to preserve sunlight should be entirely designed for the Christchurch context.</p>	Oppose
Riccarton Bush - Kilmarnock Residents' Association/188.4	Robert Broughton/ #FS2083.35	Seek Amendment	<p>[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.</p> <p>RMDS were not formulated taking into account Christchurch conditions or the Christchurch context which makes them unfair and inequitable.</p> <p>The sunlight qualifying matter should not decrease the level of access to light that we currently enjoy, determined after proper consultation and examination during the 2015 Christchurch Replacement District Plan Review.</p> <p>We believe the impact, in terms of the level of densification this would limit, would be insignificant and would in no way jeopardise the overall aims or objectives of the NPS-UD.</p> <p>Notwithstanding the fact the proposed QM proposes a more conservative approach to treat Christchurch the same as Auckland to compensate for latitude difference, the shading (and therefore cooling) impacts are still different in Christchurch. RMDS take no proper account of geography, climate, temperatures or sunshine hours in Christchurch. Additionally, the social impacts of less sun, more shade, and cooler environments have not been properly assessed for Christchurch. Rules around setbacks and recession planes to preserve sunlight should be entirely designed for the Christchurch context.</p>	Support
Riccarton Bush - Kilmarnock Residents' Association/188.4	Robert Broughton/ #FS2083.36	Seek Amendment	<p>[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.</p>	Support

			<p>RMDS were not formulated taking into account Christchurch conditions or the Christchurch context which makes them unfair and inequitable.</p> <p>The sunlight qualifying matter should not decrease the level of access to light that we currently enjoy, determined after proper consultation and examination during the 2015 Christchurch Replacement District Plan Review.</p> <p>We believe the impact, in terms of the level of densification this would limit, would be insignificant and would in no way jeopardise the overall aims or objectives of the NPS-UD.</p> <p>Notwithstanding the fact the proposed QM proposes a more conservative approach to treat Christchurch the same as Auckland to compensate for latitude difference, the shading (and therefore cooling) impacts are still different in Christchurch. RMDS take no proper account of geography, climate, temperatures or sunshine hours in Christchurch. Additionally, the social impacts of less sun, more shade, and cooler environments have not been properly assessed for Christchurch. Rules around setbacks and recession planes to preserve sunlight should be entirely designed for the Christchurch context.</p>	
Matt Edwards/ #189.4		Oppose	Remove Sunlight Access QM.	
Logan Brunner/ #191.14		Oppose	[Remove proposed QM Sunlight Access]	
Logan Brunner/191.14	Anne Dingwall/ #FS2037.266	Oppose	<p>[Remove proposed QM Sunlight Access]</p> <p>The council's claim that 96% of housing capacity is retained under the Sunlight Access QM is misleading. CCC's Impact Assessment on the Sunlight Access QM only includes the effect on RS zones transitioning to MRZ. This ignores the impact on areas zoned as RMD that are transitioning to MRZ, or areas zoned HRZ. RMD and HRZ sites are more impacted by recession planes than RS, given they tend to be smaller. The example RS site, that is used to demonstrate the supposed loss in capacity, is 750 m². More than 50% of RMD sites and 2/3 of HRZ sites are less than 700 m². This means that the impact of applying recession planes is much more severe than for RS sites. Using an RS site as an example hides a much greater loss in housing capacity. We oppose the Sunlight Access QM on this basis, given it will result in a much greater loss in housing capacity than anticipated.</p> <p>We think that the broad application of the Sunlight Access QM across the city is disappointing and counterproductive. This broad application contradicts the intention of the MDRS, which was to allow 3-storey, 3-unit development across all urban areas in New Zealand. We also believe that amenities other than sunlight should have been considered. NPS-UD Policy 6(b)(ii) states that the significant changes to built form required "... may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and type". This perspective should have been considered by the council when implementing the Sunlight Access QM. If increased sunlight access results in decreased housing affordability, as well as decreased access to employment, services, and amenities, is it really worth it?</p>	Oppose
Brian Gillman/ #196.3		Support	[Retain the Sunlight Access Qualifying Matter as proposed]	
Megan Walsh/ #198.1		Oppose	Opposes 3 story buildings that will impact sunlight, privacy, safety and parking in most of the residential neighbourhoods.	
Amanda Parfitt/ #201.1		Seek Amendment	Please change the Qualifying Matter for Sunshine Access in all medium (and lower) density residential zones to ensure sunlight access to ground floor for all 12 months of the year. If Sunlight Access is going to be less than this, I request that this require a resource consent which requires permission from the owners and occupiers of the neighbouring properties.	
Steve Petty/ #203.3		Oppose	Opposes building heights of 3 storeys that impact privacy, noise, housing, animals, people, green spaces and parking.	
Addington Neighbourhood Association / #205.7		Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	
Addington Neighbourhood Association /205.7	Chapman Tripp/ #FS2063.30	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Oppose
Addington Neighbourhood Association /205.7	Chapman Tripp/ #FS2064.29	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Oppose
Addington Neighbourhood Association /205.7	Kāinga Ora/ #FS2082.127	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect	Oppose

			existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	
Addington Neighbourhood Association / #205.29		Support	Encourage intensification while considering the potential loss of amenity for existing house owners.	
Addington Neighbourhood Association /205.29	Kāinga Ora/ #FS2082.149	Support	Encourage intensification while considering the potential loss of amenity for existing house owners. Existing amenity should be protected at the same time as intensification is encouraged. Loss of sunlight and warmth from the sun on a property, through being overshadowed by a larger building being built next door, is akin to a seat being reclined by the passenger in front of you on a plane. There is a sense of loss of something you believed you were entitled to have. With a long term plan, people will know to consider the intensification potential of their neighbours' properties when they buy a property, they can vote with their feet, by buying in an area which has the right sunlight availability for them	Oppose
Martin Snelson/ #220.4		Seek Amendment	Amend the recession plane angles to maximise sunlight	
Cynthia Snelson/ #221.4		Seek Amendment	Amend the recession plane angles to maximise sunlight	
Deans Avenue Precinct Society Inc./ #222.6		Seek Amendment	Support the proposal to add a Qualifying Matter that would better allow sunlight to reach neighbouring properties, especially in the winter. This must apply to both Medium Density Residential Zone and High Density Residential Zone.	
Deans Avenue Precinct Society Inc./222.6	Anne Dingwall/ #FS2037.310	Seek Amendment	Support the proposal to add a Qualifying Matter that would better allow sunlight to reach neighbouring properties, especially in the winter. This must apply to both Medium Density Residential Zone and High Density Residential Zone. The recession plan rules provided by central government do not take account of the lower latitude and winter sun angles in Christchurch compared with other Tier 1 centres, and would not only diminish enjoyment, but also inhibit rooftop solar developments, contrary to national sustainability goals	Support
Deans Avenue Precinct Society Inc./ #222.9		Oppose	Oppose any reduction of sunlight because the recession plane rules, as proposed, allow less sunlight than the existing rules, and should therefore, not be further reduced.	
Deans Avenue Precinct Society Inc./222.9	Anne Dingwall/ #FS2037.309	Oppose	Oppose any reduction of sunlight because the recession plane rules, as proposed, allow less sunlight than the existing rules, and should therefore, not be further reduced. The QM rules better recognise the winter sun situation in Christchurch than the Government prescribed recession plane rules. At the original subdivision in the 1920s sections in our area were not 'quarter-acre' (1,000 m ²), but were typically 500-750 m ² and long and narrow (e.g. 20 x 35 m). Many are now redeveloped from a single house to 4-6 small units in a row, usually 2 storey, in the narrow section. The current District Plan rules for medium density zoning already cause loss of sunlight to neighbouring dwellings when one house in the centre of a section is replaced with a block of 2-3 storey units with minimum outdoor areas. This will be exacerbated with taller 4-6 storey buildings and reduced minimum setbacks amongst the existing housing. Privacy is already often compromised with blocks of 2 storey units on the typically small, narrow sections (range) looking into adjacent windows or outdoor areas.	Support
Paul Clark/ #233.7		Oppose	Oppose [Sunlight Access Qualifying Matter]	
Paul Clark/233.7	Anne Dingwall/ #FS2037.323	Oppose	Oppose [Sunlight Access Qualifying Matter] There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.	Oppose
William Bennett/ #255.7		Seek Amendment	<ul style="list-style-type: none"> That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and, That neighbours along the southern boundaries of any proposed developments that involve non-compliance with height or access to sunlight rules can be notified of the required resource consents and to make submissions. 	

Stephen Bryant/ #258.3		Seek Amendment	Amend recession planes for Christchurch to ensure they meet the Australian standard.	
Maia Gerard/ #261.7		Oppose	Opposes the SunlightAccess Qualifying Matter	
Maia Gerard/261.7	Anne Dingwall/ #FS2037.360	Oppose	Opposes the SunlightAccess Qualifying Matter There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such asVienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. Thisqualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required.This qualifying matter has been developed with the expressed purpose of protecting and increasing property values ratherthan increasing the amount of affordable housing for people.	Oppose
Alfred Lang/ #262.5		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Harley Peddie/ #263.5		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Aaron Tily/ #264.7		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Aaron Tily/264.7	Anne Dingwall/ #FS2037.363	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter. I oppose the SunlightAccess Qualifying Matter. There are many cities in the Northern Hemisphere thatare further away from the equator and have a higher level of housingintensification than Christchurch. With a mix of medium and high densityhousing, these cities are considered some of the most livable cities in theworld. This qualifying matter would restrict medium density housing height andsize in such a way that would create a less efficient usage of land and limitfuture housing. There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna,Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifyingmatter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifyingmatter has been developed with the expressed purpose of protecting and increasing property values rather than increasing theamount of affordable housing for people.	Oppose
John Bryant/ #265.7		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
John Bryant/265.7	Anne Dingwall/ #FS2037.366	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter. I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.	Oppose
Alex Hobson/ #266.7		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Alex Hobson/266.7	Anne Dingwall/ #FS2037.369	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter. I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.	Oppose
Justin Muirhead/ #267.7		Oppose	[Regarding the SunlightAccess Qualifying Matter] The council drop this qualifyingmatter.	
Justin Muirhead/267.7	Anne Dingwall/ #FS2037.372	Oppose	[Regarding the SunlightAccess Qualifying Matter] The council drop this qualifyingmatter.	Oppose

			<p>I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.</p> <p>There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.</p>	
Clare Marshall/ #268.7		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Clare Marshall/268.7	Anne Dingwall/ #FS2037.375	Oppose	<p>[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.</p> <p>I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.</p> <p>There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.</p>	Oppose
Yvonne Gilmore/ #269.7		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Yvonne Gilmore/269.7	Anne Dingwall/ #FS2037.378	Oppose	<p>[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.</p> <p>I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.</p> <p>There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.</p>	Oppose
Rob Harris/ #270.7		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Rob Harris/270.7	Anne Dingwall/ #FS2037.381	Oppose	<p>[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.</p> <p>I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.</p> <p>There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.</p>	Oppose
Pippa Marshall/ #271.7		Oppose	[S]eek[s] that the council drop this qualifying matter.	
Pippa Marshall/271.7	Anne Dingwall/ #FS2037.384	Oppose	<p>[S]eek[s] that the council drop this qualifying matter.</p> <p>[O]ppose[s] the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are</p>	Oppose

			<p>considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.</p> <p>There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.</p>	
Caitriona Cameron/ #272.4		Seek Amendment	<p>The proposal should increase protection of sunlight access to maximise liveability features in new developments.</p> <ul style="list-style-type: none"> - The recession plane angles should be reduced to provide more sunshine access than in Auckland, not the same, to take account of the cold temperatures in Christchurch. - Recession planes and setbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties. Recession plane angles should be reduced for those sites bordering sites narrower than the suggested standard of 15m. 	
Caitriona Cameron/272.4	Anne Dingwall/ #FS2037.388	Seek Amendment	<p>The proposal should increase protection of sunlight access to maximise liveability features in new developments.</p> <ul style="list-style-type: none"> - The recession plane angles should be reduced to provide more sunshine access than in Auckland, not the same, to take account of the cold temperatures in Christchurch. - Recession planes and setbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties. Recession plane angles should be reduced for those sites bordering sites narrower than the suggested standard of 15m. <p>Impact of sunlight reduction on liveability of homes:</p> <ul style="list-style-type: none"> • Impact on existing houses <p>The proposed plans would significantly reduce sunlight access for many existing properties, with the result that many currently warm, healthy homes would no longer be so.</p> <ul style="list-style-type: none"> • Reduction in sunshine hours <p>The proposed variation to recession planes does not compensate sufficiently for reduced sunshine hours and solar strength in Christchurch.</p> <p>The proposal states: <i>"The sun's angle in Christchurch is different to its angle in Auckland, and the colder climate here means each hour of sunlight has greater benefit. The Sunlight Access Qualifying Matter aims to give Christchurch developments under the MDRS the same amount of sunlight access as Auckland developments."</i> (Housing and Business Choice, p. 20)</p> <p>However, the proposed new recession planes address only one of these concerns. The altered recession allows for a similar number of days/hours with no sun in Christchurch as in Auckland, but does not address the second point about the greater need for sunlight. A true equivalent with Auckland would require even more generous recession angles to account for this difference.</p> <ul style="list-style-type: none"> • Impact of site width <p>The proposed recession planes (and setbacks) do not provide equitable outcomes for sites that are smaller than the model assumptions.</p> <p>The proposal states: <i>"15m is a common site width in Christchurch and was a standard site used in subdivision until around 1970 ... It is the dominant site in the inner suburbs and around older centres such as Papanui, Riccarton and Spreydon. It is regarded as being important that the rules allow for 3 storey developments on these sites and if they do, it can be assumed that development will be possible elsewhere on the generally wider sites. Whilst there are some narrow sites around, these are a minority. Ensuring 15m wide sites can be developed will ensure that most sites in the city are suitable for 3 storey units."</i> (Technical Report – Residential Recession Planes in Christchurch, p.10)</p>	Support

			<p>Also, the models for the Sunlight Access (Technical Report – Residential Recession Planes in Christchurch) assume the site on the southern boundary of a new development has a 4m setback from its north boundary.</p> <p>The reality is that there are sites narrower than 15m, often with a setback from the north boundary of less than 4m. (There are many such sites in Rattray St.) The proposed recession planes will mean new developments on their northern boundaries will have a greater impact than the norm. Recession planes and setbacks need to provide an equitable outcome for sites regardless of dimensions.</p>	
Ian Chesterman/ #273.7		Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.	
Ian Chesterman/273.7	Anne Dingwall/ #FS2037.394	Oppose	<p>[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.</p> <p>[O]ppose[s] the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.</p> <p>There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.</p>	Oppose
Robert Fleming/ #274.7		Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.	
Robert Fleming/274.7	Anne Dingwall/ #FS2037.397	Oppose	<p>[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.</p> <p>[O]ppose[s] the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.</p> <p>There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.</p>	Oppose
Steve Burns/ #276.3		Support	[Retain sunlight access provisions]	
Chessa Crow/ #294.11		Seek Amendment	Seeks to have recession planes made LOWER than currently proposed (way, way lower)...for any builds happening next to any single-story residences.	
Barry Newman / #295.2		Oppose	I would like the existing process of council and neighbour consent remain.	
Shayne Andreasend/ #301.1		Seek Amendment	Restore the 35 degree southern boundary recession plane in the Medium Density Residential Standards rules, as even 50 degrees is too harsh for the Christchurch winter.	
Shayne Andreasend/301.1	Anne Dingwall/ #FS2037.410	Seek Amendment	Restore the 35 degree southern boundary recession plane in the Medium Density Residential Standards rules, as even 50 degrees is too harsh for the Christchurch winter. Access to sunlight is good with the 35 degree recession plane, even though that was designed for Auckland	Support
Bron Durdin / #303.4		Seek Amendment	Amend height in relation to boundary rule in Medium Density Residential Zone so that adjacent sites receive year-round access to sunlight.	
Michael Tyuryutikov/ #334.3		Oppose	Retain existing sunlight requirements for residential properties.	
Anna Melling/ #337.2		Seek Amendment	That maximum heights be lowered to account for lower sun height further south.	
Adrien Taylor/ #342.6		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Adrien Taylor/342.6	Anne Dingwall/ #FS2037.427	Oppose	<p>[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered</p>	Oppose

			some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.	
Luke Baker-Garters/ #344.2		Oppose	Removal of the city-wide sunlight access qualifying matter in its entirety	
Monique Knaggs/ #345.7		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek that the council dropthis qualifying matter.	
Monique Knaggs/345.7	Anne Dingwall/ #FS2037.431	Oppose	<p>[Regarding the SunlightAccess Qualifying Matter] seek that the council dropthis qualifying matter.</p> <p>I oppose the SunlightAccess Qualifying Matter. There are many cities in the Northern Hemisphere thatare further away from the equator and have a higher level of housingintensification than Christchurch. With a mix of medium and high densityhousing, these cities are considered some of the most livable cities in theworld. This qualifying matter would restrict medium density housing height andsize in such a way that would create a less efficient usage of land and limitfuture housing.</p> <p>There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna,Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifyingmatter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifyingmatter has been developed with the expressed purpose of protecting and increasing property values rather than increasing theamount of affordable housing for people.</p>	Oppose
George Laxton/ #346.7		Oppose	[Regarding the SunlightAccess Qualifying Matter] I seek that the council dropthis qualifying matter.	
George Laxton/346.7	Anne Dingwall/ #FS2037.435	Oppose	<p>[Regarding the SunlightAccess Qualifying Matter] I seek that the council dropthis qualifying matter.</p> <p>I oppose the SunlightAccess Qualifying Matter. There are many cities in the Northern Hemisphere thatare further away from the equator and have a higher level of housingintensification than Christchurch. With a mix of medium and high densityhousing, these cities are considered some of the most livable cities in theworld. This qualifying matter would restrict medium density housing height andsize in such a way that would create a less efficient usage of land and limitfuture housing.</p> <p>There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna,Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifyingmatter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifyingmatter has been developed with the expressed purpose of protecting and increasing property values rather than increasing theamount of affordable housing for people.</p>	Oppose
Elena Sharkova/ #347.7		Oppose	[Regardingthe Sunlight Access Qualifying Matter] I seek that the council dropthis qualifying matter.	
Elena Sharkova/347.7	Anne Dingwall/ #FS2037.438	Oppose	<p>[Regardingthe Sunlight Access Qualifying Matter] I seek that the council dropthis qualifying matter.</p> <p>I oppose the SunlightAccess Qualifying Matter. There are many cities in the Northern Hemisphere thatare further away from the equator and have a higher level of housingintensification than Christchurch. With a mix of medium and high densityhousing, these cities are considered some of the most livable cities in theworld. This qualifying matter would restrict medium density housing height andsize in such a way that would create a less efficient usage of land and limitfuture housing.</p> <p>There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna,Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifyingmatter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifyingmatter has been developed with the expressed purpose of protecting and increasing property values rather than increasing theamount of affordable housing for people.</p>	Oppose
Felix Harper/ #350.5		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Felix Harper/350.5	Anne Dingwall/ #FS2037.440	Oppose	<p>[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.</p>	Oppose
Roger Conroy/ #353.1		Oppose	[Seeks to oppose the proposed residential height in relation to boundary standard]	

Waimāero Fendalton-Waimairi-Harewood Community Board/ #354.1		Support	[S]trongly supports the proposed recession planes.	
Waimāero Fendalton-Waimairi-Harewood Community Board/354.1	Anne Dingwall/ #FS2037.442	Support	[S]trongly supports the proposed recession planes. The Board strongly supports the updated recession planes. The Board believes these are essential elements of the Plan Change.	Support
James Gardner/ #361.4		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
James Gardner/361.4	Kāinga Ora/ #FS2082.295	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.	Support
Cynthia Roberts/ #362.5		Oppose	Opposes the Sunlight Access Qualifying Matter.	
Cynthia Roberts/362.5	Anne Dingwall/ #FS2037.449	Oppose	Opposes the Sunlight Access Qualifying Matter. There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.	Oppose
Peter Galbraith/ #363.6		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
John Reily/ #364.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Andrew Douglas-Clifford/ #365.6		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Olivia Doyle/ #366.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Olivia Doyle/366.7	Anne Dingwall/ #FS2037.462	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.	Oppose
John Bennett/ #367.18		Seek Amendment	That the recession plane angles be lowered to allow adequate sunlight into ground floor housing units on adjacent sites during mid winter.	
Simon Fitchett/ #370.7		Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Simon Fitchett/370.7	Anne Dingwall/ #FS2037.471	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter. I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter. There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.	Oppose
Julia Tokumarū/ #372.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Julia Tokumarū/372.7	Anne Dingwall/ #FS2037.477	Oppose		Oppose

			<p>[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.</p>	
Mark Stringer/ #373.7		Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Mark Stringer/373.7	Anne Dingwall/ #FS2037.480	Oppose	<p>[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.</p> <p>There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.</p>	Oppose
Michael Redepenning/ #374.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Aidan Ponsonby/ #375.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Indiana De Boo/ #379.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Kate Gregg/ #381.6		Seek Amendment	If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential: and, that sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and that neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions.	
Christopher Seay/ #384.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Claire Williams/ #385.2		Seek Amendment	[Seeks that] the recession planes for Christchurch should meet the Australian Standard.	
Christopher Henderson/ #387.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Emma Coumbe/ #389.6		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ezra Holder/ #391.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ella McFarlane/ #392.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Sarah Laxton/ #393.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Lesley Kettle/ #394.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Emily Lane/ #395.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
David Krauth / #403.1		Oppose	The submitter seeks that the existing building height restriction not be increased to 12 meters and that resource consents be required for all developments.	
David Krauth /403.1	Chapman Tripp/ #FS2063.51	Oppose	<p>The submitter seeks that the existing building height restriction not be increased to 12 meters and that resource consents be required for all developments.</p> <p>These changes will result in a lack of privacy, reduced sunlight, increased traffic and a general reduction to our existing quality of life.</p>	Oppose
David Krauth /403.1	Chapman Tripp/ #FS2064.50	Oppose	The submitter seeks that the existing building height restriction not be increased to 12 meters and that resource consents be required for all developments.	Oppose

			These changes will result in a lack of privacy, reduced sunlight, increased traffic and a general reduction to our existing quality of life.	
Michael Andrews/ #406.2		Support	Seek amendment to the height in relation to boundary rules to ensure ground floors get sunlight all year round.	
Brett Morell/ #409.2		Seek Amendment	Retain access to sunlight in Belfast area (Planning Map 11), through restricting height of residential to single storey housing.	
Teresa Parker/ #410.2		Oppose	[O]pposes allowing three storey buildings to be built in residential areas that will block sun for such significant parts of the year.	
Caroline May/ #413.4		Oppose	Increased density / building height be located in the inner city and outer suburbs, not existing suburbs.	
Jenene Parker/ #414.3		Seek Amendment	Maximum height limits for residential homes not interfere with sunlight access for neighbours.	
Blake Thomas/ #415.11		Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Anake Goodall/ #416.8		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.	
Viso NZ Limited/ #417.2		Oppose	Seek amendment to 4m 60° recession plane.	
Tom King/ #425.4		Seek Amendment	Consideration needs to be given and requirements increased for developers, as to the impact that high densityhousing and increased height will have on existing houses/ neighbours to minimise loss of privacy, sunlight and road congestion.	
Sarah Wylie/ #428.1		Support	Support the changes to this standard	
Madeleine Thompson/ #435.3		Oppose	[Oppose Medium Density Residential height in relation to boundary provisions]	
Sandi Singh/ #440.2		Seek Amendment	Seek amendment to standard so that new recession planes apply for new builds, but existing recession planes apply to existing housing.	
Robin Watson/ #441.3		Seek Amendment	Oppose changes to the Medium Density Residential Zone, concerned regarding loss of access to sunlight.	
Joseph Corbett-Davies/ #444.5		Oppose	Delete the sunlight access qualifying matter	
Steve Hanson/ #454.5		Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.	
Beverley Nelson/ #469.3		Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.	
Rachel Sanders/ #475.4		Support	We are also in support of the Council's revision to the recession plane due to sunlight differences from Auckland arising from the different latitude.	
Di Noble/ #477.5		Oppose	Oppose changes to height [and height in relation to boundary] limits in the residential zones.	
John Buckler/ #485.3		Oppose	Oppose height in relation to boundary rules, seeks to preserve current sunlight.	
John Buckler/485.3	Brighton Observatory of Environment and Economics/ #FS2092.18	Oppose	Oppose height in relation to boundary rules, seeks to preserve current sunlight. Reduced sunlight will result in increased psychological problems and increased heating costs. Increased noise pollution will increase psychological distress. Our house is our main asset and we are relying on the sale to provide retirement income. House prices will be reduced as people opt to buy in less dense areas.	Support
Juliet Kim/ #491.1		Oppose	[S]upport[s] the application of Christchurch-specific sunlight access rules, but wants Christchurch to also have a maximum of 3 months/year of no sunlight to ground floor.	
Kyri Kotzikas/ #502.3		Seek Amendment	Amend the height in relation to boundary recession plane to 45 degrees from 3m at the southern boundary. Allow non-compliances with this standard to be notified to adjacent properties.	
Jamie Lang/ #503.2		Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.	
Diane Gray/ #504.6		Seek Amendment	Seek amendment to the proposed residential setbacks to keep the existing setbacks as they are.	
Jarred Bowden/ #505.8		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Paul Young/ #507.2		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Paul Young/ #507.6		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ewan McLennan/ #510.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Harrison McEvoy/ #512.11		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ann Vanschevensteen/ #514.6		Oppose	The council drop the Sunlight Access Qualifying Matter.	
Zachary Freiberg/ #515.7		Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.	
Jessica Nimmo/ #516.9		Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.	
Alex McNeill/ #517.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Sarah Meikle/ #518.7		Seek Amendment	[That the Sunlight Access Qualifying Matter only applies to developments within the 4 Avenues]	

James Carr/ #519.11		Seek Amendment	The new height limits and recession planes are still a considerable improvement over the current rules, it is still a watering-down of the MDRS.	
James Carr/ #519.18		Oppose	[O]ppose the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.	
James Carr/ #519.22		Seek Amendment	A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in these areas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.	
Amelie Harris/ #520.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.	
Thomas Garner/ #521.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.	
Lisa Smailes/ #522.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.	
Adam Currie/ #523.8		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.	
Daniel Tredinnick/ #524.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Gideon Hodge/ #525.7		Oppose	That Council drops [the Sunlight Access] qualifying matter.	
Kaden Adlington/ #527.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Lesley Clouston/ #528.6		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Daniel Carter/ #529.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Claire Cox/ #531.8		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Albert Nisbet/ #532.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Frederick Markwell/ #533.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Donna Barber/ #534.3		Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]seek[s] that the council drop this qualifying matter.	
Matt Johnston/ #537.5		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Barnaba Auia/ #538.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Lucy Hayes/ #539.3		Oppose	Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ben Close/ #540.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.	
Amelia Hamlin/ #541.3		Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]seek[s] that the council drop this qualifying matter.	
Ben Helliwell/ #542.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]seek[s] that the council drop this qualifying matter.	
David Davidson/ #544.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]seek[s] that the council drop this qualifying matter.	
James Hoare/ #545.2		Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]seek[s] that the council drop this qualifying matter.	
Amanda Ng/ #547.3		Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]seek that the council drop this qualifying matter.	
Ethan Gullery/ #548.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]seek that the council drop this qualifying matter.	
Tineek Corin/ #549.3		Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]seek that the council drop this qualifying matter.	
Sam Mills/ #550.3		Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]seek that the council drop this qualifying matter.	
Henry Seed/ #551.3		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
David Moore/ #552.3		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Josh Flores/ #553.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Fraser Beckwith/ #554.3		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
James Cunniffe/ #555.3		Oppose	Seek that the Council remove the Sunlight Access Qualifying Matter	
Peter Beswick/ #557.3		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Mitchell Tobin/ #559.3		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Reece Pomeroy/ #560.3		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Rob McNeur/ #562.3		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Peter Cross/ #563.8		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	

Angela Nathan/ #565.9		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
Bruce Chen/ #566.8		Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.
Mark Mayo/ #567.9		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
Hazel Shanks/ #568.9		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
Christine Albertson/ #570.9		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
James Harwood/ #571.9		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
Yu Kai Lim/ #572.9		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
Jeff Louttit/ #573.9		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
Henry Bersani/ #574.9		Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter.
Jeremy Ditzel/ #575.9		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
Juliette Sargeant/ #576.11		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
James Robinson/ #577.10		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
Jamie Dawson/ #578.9		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter
Darin Cusack/ #580.3		Seek Amendment	That the Sunlight Qualifying Matter be more conservative than proposed.
Claudia M Staudt/ #584.6		Seek Amendment	That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions.
Ciaran Mee/ #587.9		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
David Lee/ #588.9		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
Krystal Boland/ #589.9		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
Todd Hartshorn/ #590.9		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter
Helen Jacka/ #591.9		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
Hao Ning Tan/ #594.5		Oppose	Seeks that the Council drops the Sunlight Access Qualifying Matter
Logan Sanko/ #595.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
Hayley Woods/ #596.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
Karl Moffatt-Vallance/ #597.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
Caleb Sixtus/ #598.3		Oppose	[Regarding the Sunlight Access Qualifying Matter.] [S]eek that the council drop this qualifying matter.
David Townshend/ #599.1		Oppose	[Delete Sunlight Access Qualifying Matter]
Jack Hobern/ #601.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
Devanh Patel/ #602.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
Evan Ross/ #603.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
Daniel Morris/ #604.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
Alanna Reid/ #606.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
Mathew Cairns/ #607.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
Denisa Dumitrescu/ #608.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
Alexia Katisipis/ #610.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

Ailbhe Redmile/ #611.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ailbhe Redmile/ #611.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Hamish McLeod/ #612.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Noah Simmonds/ #613.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Matthew Coulthurst/ #614.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Analiija Thomas/ #615.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Elizabeth Oquist/ #616.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Tegan Mays/ #617.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Lance Woods/ #618.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Oscar Templeton/ #619.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Izak Dobbs/ #620.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Peter Dobbs/ #623.3		Oppose	Oppose the Sunlight Access Qualifying Matter. Seek that the council drop this qualifying matter.	
Daniel Scott/ #624.3		Oppose	[Opposes] the Sunlight Access Qualifying Matter. Seek that the council drop this qualifying matter.	
Tom Crawford/ #628.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Aimee Harper/ #632.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
James Dunne/ #633.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Georgia Palmer/ #634.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Suzi Chisholm/ #635.3		Oppose	Oppose Sunlight Access Qualifying Matter	
Suzi Chisholm/ #635.6		Oppose	Oppose Sunlight Access Qualifying Matter	
Rory Evans Fee/ #639.8		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Steven Watson/ #640.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Andrew Treadwell/ #641.3		Oppose	Seek[s] that the council drop the Sunlight Gain qualifying matter.	
Sophie Harre/ #642.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Keegan Phipps/ #643.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Fay Brorens/ #644.6		Seek Amendment	The submitter supports higher density with no specific residential zone identified.	
Laura McGill/ #645.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Archie Manur/ #646.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Brennan Hawkins/ #648.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Peter Stanger/ #649.2		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.	
Charlie Lane/ #650.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Jess Green/ #651.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Declan Cruickshank/ #652.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.	
David McLauchlan/ #653.4		Seek Amendment	Review the recession plane angle to preserve the morning sun.	
Daymian Johnson/ #655.7		Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter	
Francesca Teague-Wytenburg/ #656.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council [remove] this qualifying matter.	
Ben Thorpe/ #658.8		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Ben Thorpe/658.8	Anne Dingwall/ #FS2037.1193	Oppose	<p>[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.</p> <p>There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.</p>	Support

Bray Cooke/ #660.7		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Edward Parkes/ #661.8		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Bryce Harwood/ #662.8		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.	
Anne Ott/ #673.9		Seek Amendment	Amend the recession planes to ensure that they meetthe Australian standard and ensure at least 2 hours of sunlight a day.	
David Ott/ #674.2		Seek Amendment	Amend the recession planes to ensure that they meetthe Australian standard and ensure at least 2 hours of sunlight a day.	
Jack Gibbons/ #676.6		Seek Amendment	[amend b.iv, provisions applying to Local Centre Intensification Precincts] - Raise the height before setbacks kick in to 15m, and reduce those setbacks by 2m on each side.	
Jack Gibbons/ #676.7		Seek Amendment	Add an option that reduces recession planes in the front 20m of the plot, in return for meeting larger shared yard and tree planting requirements.	
Tony Dale/ #679.3		Seek Amendment	Support changes to building heights, recession planes and set-backs to preserve access to sunlight in medium density zones. However, the Qualifying Matter should be more conservative to preserve sunlight to the same degree as is enjoyed under our current density rules.	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.35		Seek Amendment	[M]ore restrictive recession planes should applyalong the shared boundary [between MRZ and Residential Suburban, Residential Suburban Density Transition orResidential Hills zoned sites]	
Canterbury / Westland Branch of Architectural Designers NZ/685.35	Anne Dingwall/ #FS2037.1139	Seek Amendment	[M]ore restrictive recession planes should applyalong the shared boundary [between MRZ and Residential Suburban, Residential Suburban Density Transition orResidential Hills zoned sites] In many parts of the city the MRZ abuts a Residential Suburban, Residential SuburbanDensity Transition or Residential Hills zone, both of which have morerestrictive Height in Relation to Boundary standards. More restrictiverecession planes at the shared boundary will ensure the amenity of thoseResidential Suburban, Residential Suburban Density Transition or ResidentialHills sites that abut MRZ zones .	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.35	Kāinga Ora/ #FS2082.379	Seek Amendment	[M]ore restrictive recession planes should applyalong the shared boundary [between MRZ and Residential Suburban, Residential Suburban Density Transition orResidential Hills zoned sites] In many parts of the city the MRZ abuts a Residential Suburban, Residential SuburbanDensity Transition or Residential Hills zone, both of which have morerestrictive Height in Relation to Boundary standards. More restrictiverecession planes at the shared boundary will ensure the amenity of thoseResidential Suburban, Residential Suburban Density Transition or ResidentialHills sites that abut MRZ zones .	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.37		Seek Amendment	. Add a subclause to (b) reading, “the upper 50% of a gable roof, measured vertically”, with an appropriate illustration	
Canterbury / Westland Branch of Architectural Designers NZ/685.37	Anne Dingwall/ #FS2037.1141	Seek Amendment	. Add a subclause to (b) reading, “the upper 50% of a gable roof, measured vertically”, with an appropriate illustration this rule is flawed in its wording. It will result in a predominance of hip roof forms on new developments, further eroding the Christchurch Style architectural language. The proposed amendment will remove ambiguity.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.37	Kāinga Ora/ #FS2082.381	Seek Amendment	. Add a subclause to (b) reading, “the upper 50% of a gable roof, measured vertically”, with an appropriate illustration this rule is flawed in its wording. It will result in a predominance of hip roof forms on new developments, further eroding the Christchurch Style architectural language. The proposed amendment will remove ambiguity.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.38		Seek Amendment	Amend subclause (b)(i) to: “A boundary with a road where the property boundary across the road is further than .	
Canterbury / Westland Branch of Architectural Designers NZ/685.38	Anne Dingwall/ #FS2037.1142	Seek Amendment	Amend subclause (b)(i) to: “A boundary with a road where the property boundary across the road is further than . Removing the requirement to apply height in relation to boundary rules on the boundary with a road can have perverse outcomes in some instances. On narrow streets where a building across the street can impact on access to sunlight, this rule should be removed.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.38	Kāinga Ora/ #FS2082.382	Seek Amendment	Amend subclause (b)(i) to: “A boundary with a road where the property boundary across the road is further than . Removing the requirement to apply height in relation to boundary rules on the boundary with a road can have perverse outcomes in some instances. On narrow streets where a building across the street can impact on access to sunlight, this rule should be removed.	Oppose

Robyn Thomson/ #686.3		Support	The sunlight access qualifying matter is retained	
Robyn Thomson/ #686.4		Oppose	The exemptions for buildings greater than 12m in height are deleted	
Terence Sissons/ #696.6		Support	Delete the waiver of QM re sunlight access for buildings over 12m.	
Ann-Mary & Andrew Benton/ #698.3		Seek Amendment	<ul style="list-style-type: none"> • That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Plan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or • If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential: and, • That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and, • That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules <i>can</i> be notified of the required resource consents and to make submissions. • Any further or other decisions that achieve the outcomes sought by this submission, or are required as a consequence of the relief [sought]. 	
Michelle Trusttum/ #710.4		Seek Amendment	[Seeks that] CCC widen its application of the sunlight qualifying matters to include the orientation of neighbouring heritage properties in established character areas and increase the set-back provisions from neighbouring northern boundaries in [Medium Density Residential Standards] areas	
Girish Ramlugun/ #713.9		Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Sara Campbell/ #715.9		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council remove this qualifying matter.	
Jonty Coulson/ #717.9		Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Gareth Holler/ #718.7		Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Gareth Holler/718.7	Anne Dingwall/ #FS2037.578	Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.	Oppose
Andrew Cockburn/ #719.7		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Andrew Cockburn/719.7	Anne Dingwall/ #FS2037.582	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.	Oppose
Mitchell Coll/ #720.11		Seek Amendment	Seeks that the more restrictive recession plane be applied where a site abuts a lower density zone site boundary.	
Mitchell Coll/ #720.12		Seek Amendment	Add a subclause to (b) reading, " <i>the upper 50% of a gable roof, measured vertically</i> ", with an appropriate illustration to remove ambiguity.	
Mitchell Coll/ #720.13		Seek Amendment	Seeks to amend b(i) so that the recession plane applies to road boundaries where streets are narrow and a building close to the road can impact on the adjoining property's sunlight.	
Ethan Pasco/ #721.6		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Nick Leslie/ #722.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Alan Murphy/ #724.4		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.	
Michael Hall/ #733.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Marie Byrne/ #734.5		Seek Amendment	Increase the height threshold for sunlight recession minimums.	
Paula Rowell/ #735.1		Oppose	Seeks that apartment blocks are not allowed in Merivale	
Pim Van Duin/ #738.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Matthew Gibbons/ #743.5		Seek Amendment	Removal of recessional planes and setbacks is good... Setbacks are not desirable. Hence 14.6.2.2.b should be removed. So should 14.6.2.2.c. iv A and B.	
Amanda Smithies/ #752.7		Oppose	oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Piripi Baker/ #753.9		Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Alex Shaw/ #754.9		Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
New Zealand Institute of Architects Canterbury Branch/ #762.10		Support	[Supports] [s]unlight access qualifying matters	

New Zealand Institute of Architects Canterbury Branch/762.10	Anne Dingwall/ #FS2037.775	Support	[Supports] [s]unlight access qualifying matters We support adjusting the MDRS rules and sunlight angles to be better suited to Christchurch's sunlight hours and climate, this is a much-needed adjustment to ensure the health and wellbeing of our people. Whilst the council have achieved maintaining an equal amount of sunlight hours as to Auckland (by adjusting the angles), further consideration must be given to the colder climatic conditions and the impact that sun access has on the habitability of space over the winter months in Christchurch. Due to the colder climate solar gain makes a larger difference than our Auckland counterparts and this should be taken into consideration.	Support
New Zealand Institute of Architects Canterbury Branch/762.10	Kāinga Ora/ #FS2082.551	Support	[Supports] [s]unlight access qualifying matters We support adjusting the MDRS rules and sunlight angles to be better suited to Christchurch's sunlight hours and climate, this is a much-needed adjustment to ensure the health and wellbeing of our people. Whilst the council have achieved maintaining an equal amount of sunlight hours as to Auckland (by adjusting the angles), further consideration must be given to the colder climatic conditions and the impact that sun access has on the habitability of space over the winter months in Christchurch. Due to the colder climate solar gain makes a larger difference than our Auckland counterparts and this should be taken into consideration.	Oppose
Mary O'Connor/ #778.5		Support	[Supports] the [retention of the] sunlight Qualifying Matter.	
Roman Shmakov/ #783.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek[s] that the Christchurch City Council removes the details in sub-chapter 14.5.2.6 that enable this qualifying matter.	
Marie Dysart/ #791.3		Support	Supports that the current proposal of the CCC sets lower recession planes on the south side of sites throughout the whole city, in order to reduce shading on properties to the south	
Josh Garmonsway/ #808.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Retirement Villages Association of New Zealand Inc/ #811.58		Seek Amendment	[S]eeks to amend the standard as follows: 14.5.2.6 Height in relation to boundary a. No part of any building shall project beyond a 60 degree recession plane measured from a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from a points 3 4 m above ground level along all boundaries, as shown in Appendix 14.16.12 diagram D. w Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.	
Retirement Villages Association of New Zealand Inc/811.58	Summerset Group Holdings Limited/ #FS2097.53	Seek Amendment	[S]eeks to amend the standard as follows: 14.5.2.6 Height in relation to boundary a. No part of any building shall project beyond a 60 degree recession plane measured from a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from a points 3 4 m above ground level along all boundaries, as shown in Appendix 14.16.12 diagram D. w Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. The RVA supports Standard 14.5.2.6 and the height in relation to boundary provisions to the extent it is consistent with	Support

			the MDRS. However, the RVA considers that the wording proposed must be amended to accurately reflect the wording of the MDRS. The RVA submits that the MDRS are mandatory requirements of the Enabling Housing Act.	
Finn Jackson/ #832.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Kāinga Ora – Homes and Communities / #834.76		Oppose	14.5.2.6 – Height in relation to boundary, Delete the Sunlight Access qualifying matter and all associated provisions.	
Kāinga Ora – Homes and Communities /834.76	Catholic Diocese of Christchurch/ #FS2044.48	Oppose	14.5.2.6 – Height in relation to boundary, Delete the Sunlight Access qualifying matter and all associated provisions. Kāinga Ora oppose 'Sunlight Access' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L.	Support
Kāinga Ora – Homes and Communities /834.76	Carter Group Limited/ #FS2045.50	Oppose	14.5.2.6 – Height in relation to boundary, Delete the Sunlight Access qualifying matter and all associated provisions. Kāinga Ora oppose 'Sunlight Access' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L.	Support
Kāinga Ora – Homes and Communities /834.76	Carter Group Limited/ #FS2045.51	Oppose	14.5.2.6 – Height in relation to boundary, Delete the Sunlight Access qualifying matter and all associated provisions. Kāinga Ora oppose 'Sunlight Access' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L.	Support
Kāinga Ora – Homes and Communities /834.76	LMM Investments 2012 Limited/ #FS2049.24	Oppose	14.5.2.6 – Height in relation to boundary, Delete the Sunlight Access qualifying matter and all associated provisions. Kāinga Ora oppose 'Sunlight Access' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L.	Support
Kāinga Ora – Homes and Communities /834.76	Christchurch International Airport Limited/ #FS2052.17	Oppose	14.5.2.6 – Height in relation to boundary, Delete the Sunlight Access qualifying matter and all associated provisions. Kāinga Ora oppose 'Sunlight Access' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L.	Oppose
Kāinga Ora – Homes and Communities /834.76	Andrew McCarthy/ #FS2081.14	Oppose	14.5.2.6 – Height in relation to boundary, Delete the Sunlight Access qualifying matter and all associated provisions. Kāinga Ora oppose 'Sunlight Access' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L.	Support
Kāinga Ora – Homes and Communities /834.77	Andrew McCarthy/ #FS2081.15	Oppose	14.6.2.2 – Height in relation to Boundary. Delete the Sunlight Access qualifying matter and all associated provisions. Kāinga Ora oppose 'Sunlight Access' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L.	Support
Kāinga Ora – Homes and Communities / #834.187		Oppose	Delete and replace with MDRS provision.	
Kāinga Ora – Homes and Communities /834.187	LMM Investments 2012 Limited/ #FS2049.106	Oppose	Delete and replace with MDRS provision. The provision as proposed is inconsistent with the MDRS	Support
Historic Places Canterbury/ #835.17		Support	The submitter supports sunlight access being a qualifying matter in the medium density zone.	
Historic Places Canterbury/835.17	Anne Dingwall/ #FS2037.604	Support	The submitter supports sunlight access being a qualifying matter in the medium density zone. The submitter supports making sunlight access a qualifying matter so that recession planes can be adjusted to allow Christchurch developments under the MDRS to have the same amount of sunlight access as Auckland developments. Furthermore, we would argue that a similar amount of sunlight access to Auckland represents a bare minimum of what is acceptable because, with the lower temperatures experienced in Christchurch over winter, maximising sun access is a desirable objective not only to mitigate the need for greater energy use associated with heating but also to enhance health and well-being.	Support
Historic Places Canterbury/835.17	Anne Dingwall/ #FS2037.702	Support	The submitter supports sunlight access being a qualifying matter in the medium density zone. The submitter supports making sunlight access a qualifying matter so that recession planes can be adjusted to allow Christchurch developments under the MDRS to have the same amount of sunlight access as Auckland developments. Furthermore, we would argue that a similar amount of sunlight access to Auckland represents a bare minimum of what is acceptable because, with the lower temperatures experienced in Christchurch over winter, maximising sun access is a desirable objective not only to mitigate the need for greater energy use associated with heating but also to enhance health and well-being.	Support
Sylvia Maclaren/ #837.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Jacinta O'Reilly/ #839.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Rosa Shaw/ #840.6		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Jess Gaisford/ #841.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Allan Taunt/ #843.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Hayden Smythe/ #844.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Lauren Bonner/ #846.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	

Will Struthers/ #847.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Robert Leonard Broughton/ #851.4		Seek Amendment	Seek amendment to the qualifying matter [make them more restrictive].	
Ministry of Housing and Urban Development/ #859.2		Oppose	That the Sunlight Access Qualifying Matter is deleted	
Ministry of Housing and Urban Development/859.2	Anne Dingwall/ #FS2037.1219	Oppose	That the Sunlight Access Qualifying Matter is deleted HUD questions whether this qualifying matter only modifies the MDRS as little as possible to accommodate the matter the council is attempting to address. HUD notes that the height in relation to boundary rules in Auckland Council's Mixed Housing Urban zone which enabled 3storeys buildings were considered by Ministers as a possible base for the MDRS, but not followed as they specifically did not enable a full width third storey on many sites. A larger envelope provides for a more diverse range of typologies and bulk and location design to be considered in development.	Oppose
Ministry of Housing and Urban Development/859.2	Andrew McCarthy/ #FS2081.25	Oppose	That the Sunlight Access Qualifying Matter is deleted HUD questions whether this qualifying matter only modifies the MDRS as little as possible to accommodate the matter the council is attempting to address. HUD notes that the height in relation to boundary rules in Auckland Council's Mixed Housing Urban zone which enabled 3storeys buildings were considered by Ministers as a possible base for the MDRS, but not followed as they specifically did not enable a full width third storey on many sites. A larger envelope provides for a more diverse range of typologies and bulk and location design to be considered in development.	Support
Douglas Corbett/ #864.3		Oppose	Opposes [buildings greater than] two storeys	
Susanne Antill/ #870.15		Oppose	We totally oppose denser housing which will actually cut sunlight from residences	
Alan and Robyn Ogle/ #876.4		Seek Amendment	Seek amendment to the Sunlight Qualifying Matter to be more conservative than proposed.	
Alan and Robyn Ogle/876.4	Robert Broughton/ #FS2083.12	Seek Amendment	Seek amendment to the Sunlight Qualifying Matter to be more conservative than proposed. SUNLIGHT PRESERVATION: SEEKING AMENDMENT TO THE QUALIFYING MATTER	Support
Alan and Robyn Ogle/ #876.23		Oppose	Oppose the recession plane rules for [MDRS].	
Alan and Robyn Ogle/ #876.26		Seek Amendment	Seek inclusion of provisions that consider the safety effects of increased shade and frost upon the cycleways and footpaths within the zone.	
Susanne and Janice Antill/ #893.16		Oppose	Oppose denser housing which will actually cut sunlight from residences.	
Evelyn Lalahi/ #897.3		Seek Amendment	[Modify recession planes to ensure sufficient sunlight and passive heating for neighbouring properties when 2-3 storeys developed next door]	
John Hudson/ #901.2		Oppose		
Danne Mora Limited/ #903.38		Seek Amendment	Amend 14.5.2.6(a) to state: No part of any building shall project beyond a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3m above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. Make it clearer what boundaries the recession planes are to apply to.	
Davie Lovell-Smith Ltd / #914.14		Seek Amendment	Amend 14.5.2.6(a) to state: No part of any building shall project beyond a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3m above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. Make it clearer what boundaries the recession planes are to apply to	
Geoff Banks/ #918.7		Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council maintain this qualifying matter.	
Dylan Lange/ #1049.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ian Cumberpatch Architects Ltd/ #2076.15		Seek Amendment	To ensure the amenity of Residential Suburban, Residential Suburban Density Transition or Residential Hills sites that abut MRZ zones, the more restrictive recession planes should apply along the shared boundary of the MRZ site.	
Ian Cumberpatch Architects Ltd/2076.15	Kainga Ora - Homes and Communities/ #FS2099.27	Seek Amendment	To ensure the amenity of Residential Suburban, Residential Suburban Density Transition or Residential Hills sites that abut MRZ zones, the more restrictive recession planes should apply along the shared boundary of the MRZ site. In many parts of the city the MRZ abuts a Residential Suburban, Residential Suburban Density Transition or Residential Hills zone, both of which have more restrictive Height in Relation to Boundary standards.	Oppose
Ian Cumberpatch Architects Ltd/ #2076.16		Seek Amendment	Amend subclause (c)(i) to, "A boundary with a road where the property boundary across the road is further than .	
Ian Cumberpatch Architects Ltd/2076.16	Kainga Ora - Homes and Communities/ #FS2099.28	Seek Amendment	Amend subclause (c)(i) to, "A boundary with a road where the property boundary across the road is further than . Removing the requirement	Oppose

			to apply height in relation to boundary rules on the boundary with a road can have perverse outcomes in some instances. On narrow streets where a building across the street can impact on access to sunlight, this rule should be removed.	
Ian Cumberpatch Architects Ltd/ #2076.59		Seek Amendment	Add a subclause to (b) reading, “the upper 50% of a gable roof, measured vertically”, with an appropriate illustration to remove ambiguity. Add a subclause to (b) reading, “the upper 50% of a gable roof, measured vertically”, with an appropriate illustration to remove ambiguity.	
Ian Cumberpatch Architects Ltd/2076.59	Kainga Ora - Homes and Communities/ #FS2099.71	Seek Amendment	Add a subclause to (b) reading, “the upper 50% of a gable roof, measured vertically”, with an appropriate illustration to remove ambiguity. Further to our commentary on Urban Context, this rule is flawed in its wording. It will result in a predominance of hip roof forms on new developments, further eroding the Christchurch Style architectural language. Add a subclause to (b) reading, “the upper 50% of a gable roof, measured vertically”, with an appropriate illustration to remove ambiguity. Further to our commentary on Urban Context, this rule is flawed in its wording. It will result in a predominance of hip roof forms on new developments, further eroding the Christchurch Style architectural language.	Oppose

Residential > Rules - Medium Density Residential Zone > Built form standards > Minimum building setbacks

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Linda Barnes/ #23.1		Seek Amendment	[Increase minimum building setbacks]	
Richard Bigsby/ #38.3		Seek Amendment	[Amend Rule 14.5.2.7.a.i to clarify how the exemption from the requirement to have a setback from rear boundaries applies to corner sites.]	
Andrew Evans/ #89.9		Support	Retain Rule 14.5.2.7 Minimum building setbacks, in particular sub-clauses iii and iv.	
Terry Blogg/ #134.5		Oppose	Oppose setbacks as proposed.	
Martin Snelson/ #220.7		Seek Amendment	Increase setbacks	
Cynthia Snelson/ #221.7		Seek Amendment	Increase setbacks	
Deans Avenue Precinct Society Inc./ #222.11		Oppose	Oppose any further reduction in setbacks	
Deans Avenue Precinct Society Inc./222.11	Anne Dingwall/ #FS2037.311	Oppose	<p>Oppose any further reduction in setbacks</p> <p>The current District Plan rules for medium density zoning already cause loss of sunlight to neighbouring dwellings when one house in the centre of a section is replaced with a block of 2-3 storey units with minimum outdoor areas. This will be exacerbated with taller 4-6 storey buildings and reduced minimum setbacks amongst the existing housing.</p> <p>Privacy is already often compromised with blocks of 2 storey units on the typically small, narrow sections range) looking into adjacent windows or outdoor areas</p>	Support
Caitriona Cameron/ #272.5		Seek Amendment	<p>The proposal should increase protection of sunlight access to maximise liveability features in new developments.</p> <ul style="list-style-type: none"> - The recession plane angles should be reduced to provide more sunshine access than in Auckland, not the same, to take account of the colder temperatures in Christchurch. - Recession planes and setbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties. Recession plane angles should be reduced for those sites bordering sites narrower than the suggested standard of 15m. 	
Exsto Architecture/ #293.2		Seek Amendment	That the strike out of the NIL text be removed in table clause iv of provision 14.5.2.7.	
Kate Gregg/ #381.18		Seek Amendment	That Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including:	

			<ul style="list-style-type: none"> - the width of building frontages - landscaping - setbacks (larger than typical) - building coverage - outdoor living space requirements - minimum glazing facing the street - fencing - garaging and car ports - building separation <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow. If these rules are not met, resource consent is needed (restricted discretionary activity status).</p>	
Colin Dunn/ #383.1		Seek Amendment	[That] 2 and 3 level buildings [are required] to be more than 1 meter from the boundary	
Sonia Bell/ #431.3		Seek Amendment	1m in from side and rear boundary is too small.	
Beverley Nelson/ #469.4		Seek Amendment	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.	
Diane Gray/ #504.7		Seek Amendment	Seek amendment to the proposed residential setbacks to keep the existing setbacks as they are.	
James Carr/ #519.24		Seek Amendment	A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in these areas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.	
David McLauchlan/ #653.1		Seek Amendment	Have a building setback of 11.5m from the road centre line.	
Anne Ott/ #673.10		Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.	
David Ott/ #674.1		Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.	
Tony Dale/ #679.4		Support	I support changes to building heights, recession planes and set-backs to preserve access to sunlight in medium density zones. However, the Qualifying Matter should be more conservative to preserve sunlight to the same degree as is enjoyed under our current density rules.	
Wayne Bond/ #684.5		Seek Amendment	[That] the wording of [a.iii] be amended by replacing "300mm" with "600mm". Alternately the following could be added: "Where the eaves are between 300mm and 600mm wide fifty percent (50%) of the total eave area will be included in the building coverage calculation. Where eaves and roof overhangs exceed 600mm the 100% of those eaves or roof overhangs will be included in the building coverage calculation."	
Wayne Bond/684.5	Kāinga Ora/ #FS2082.344	Seek Amendment	[That] the wording of [a.iii] be amended by replacing "300mm" with "600mm". Alternately the following could be added: "Where the eaves are between 300mm and 600mm wide fifty percent (50%) of the total eave area will be included in the building coverage calculation. Where eaves and roof overhangs exceed 600mm the 100% of those eaves or roof overhangs will be included in the building coverage calculation." A standard building has historically had eaves of approximately 600mm in width. This lends to the generally accepted aesthetics of a building. Obviously, a covered deck needs the roof area to be included in the site coverage calculation.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.39		Seek Amendment	Add a further subclause to restrict garage doors to those that do not extend past the property boundary.	
Canterbury / Westland Branch of Architectural Designers NZ/685.39	Anne Dingwall/ #FS2037.1143	Seek Amendment	Add a further subclause to restrict garage doors to those that do not extend past the property boundary. When this rule is applied to a garage with a door facing the street, there is potential for some garagedoors to impact on the passage of pedestrians on the footpath. Should a garage door be 1.5m off the boundary and a tilting garage door is installed, this door may impede pedestrians.	Support

Canterbury / Westland Branch of Architectural Designers NZ/685.39	Kāinga Ora/ #FS2082.383	Seek Amendment	Add a further subclause to restrict garage doors to those that do not extend past the property boundary. When this rule is applied to a garage with a door facing the street, there is potential for some garagedoors to impact on the passage of pedestrians on the footpath. Should a garage door be 1.5m off the boundary and a tilting garage door is installed, this door may impede pedestrians.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.40		Seek Amendment	Rewrite subclause (a)(iii) to, "Only road boundary: Eaves, roof overhangs and / or guttering to a total maximum of 300mm in width measured from the outside extent of a building."	
Canterbury / Westland Branch of Architectural Designers NZ/685.40	Anne Dingwall/ #FS2037.1144	Seek Amendment	Rewrite subclause (a)(iii) to, "Only road boundary: Eaves, roof overhangs and / or guttering to a total maximum of 300mm in width measured from the outside extent of a building." Subclause (a)(iii) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mm gutter to be excluded from the setback requirement; we believe this is not the intent.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.40	Kāinga Ora/ #FS2082.384	Seek Amendment	Rewrite subclause (a)(iii) to, "Only road boundary: Eaves, roof overhangs and / or guttering to a total maximum of 300mm in width measured from the outside extent of a building." Subclause (a)(iii) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mm gutter to be excluded from the setback requirement; we believe this is not the intent.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.41		Seek Amendment	Rewrite the rule [a.(iv)] to, "Only for side and rear boundaries where the building/s shall be no greater than 3 metres in height above ground level, and have a total length that does not exceed 6.2m."	
Canterbury / Westland Branch of Architectural Designers NZ/685.41	Anne Dingwall/ #FS2037.1145	Seek Amendment	Rewrite the rule [a.(iv)] to, "Only for side and rear boundaries where the building/s shall be no greater than 3 metres in height above ground level, and have a total length that does not exceed 6.2m." Rule 14.5.2.7 (a)(iv) allows a 3m high garage that is 10.1m long to be erected hard against a neighbour's boundary, significantly impacting on a neighbour's amenity.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.41	Kāinga Ora/ #FS2082.385	Seek Amendment	Rewrite the rule [a.(iv)] to, "Only for side and rear boundaries where the building/s shall be no greater than 3 metres in height above ground level, and have a total length that does not exceed 6.2m." Rule 14.5.2.7 (a)(iv) allows a 3m high garage that is 10.1m long to be erected hard against a neighbour's boundary, significantly impacting on a neighbour's amenity.	Oppose
Ian McChesney/ #701.8		Seek Amendment	[S]etbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties.	
Ian McChesney/701.8	Anne Dingwall/ #FS2037.560	Seek Amendment	[S]etbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties. The proposed recession planes (and setbacks) do not provide equitable outcomes for sites that are smaller than the model assumptions. The proposal assumes 15m as a common site width, with the models for the sunlight access assuming the building on the southern boundary of a new development has a 4m setback from its north boundary (Technical Report – Residential Recession Planes in Christchurch, p.10). This report largely discounts narrower sites by stating "these are a minority". But the reality is that sites narrower than 15m are not uncommon in the proposed HDRZ in Riccarton, where setbacks of the existing residences from the north boundary can be less than 4m. Thus the proposed recession planes will impact even more on these properties. Recession planes and setbacks need to provide liveable and equitable outcomes for sites regardless of dimensions.	Support
Ian McChesney/701.8	Anne Dingwall/ #FS2037.981	Seek Amendment	[S]etbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties. The proposed recession planes (and setbacks) do not provide equitable outcomes for sites that are smaller than the model assumptions. The proposal assumes 15m as a common site width, with the models for the sunlight access assuming the building on the southern boundary of a new development has a 4m setback from its north boundary (Technical Report – Residential Recession Planes in Christchurch, p.10). This report largely discounts narrower sites by stating "these are a minority". But the reality is that sites narrower than 15m are not uncommon in the proposed HDRZ in Riccarton, where setbacks of the existing residences from the north boundary can be less than 4m. Thus the proposed recession planes will impact even more on these properties. Recession planes and setbacks need to provide liveable and equitable outcomes for sites regardless of dimensions.	Support
Ian McChesney/701.8	Christchurch International Airport Limited/ #FS2052.262	Seek Amendment	[S]etbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties. The proposed recession planes (and setbacks) do not provide equitable outcomes for sites that are smaller than the model assumptions. The proposal assumes 15m as a common site width, with the models for the sunlight access assuming the building on the southern boundary of a new development has a 4m setback from its north boundary (Technical Report – Residential Recession Planes in Christchurch, p.10). This report largely discounts narrower sites by stating "these are a minority".	Support

			But the reality is that sites narrower than 15m are not uncommon in the proposed HDRZ in Riccarton, where setbacks of the existing residences from the north boundary can be less than 4m. Thus the proposed recession planes will impact even more on these properties. Recession planes and setbacks need to provide liveable and equitable outcomes for sites regardless of dimensions.			
Michelle Trusttum/ #710.1		Seek Amendment	Amend setback standard from north boundaries.			
Michelle Trusttum/ #710.2		Seek Amendment	Increase yard setbacks to boundaries adjacent to historic and character area sites.			
Mitchell Coll/ #720.14		Seek Amendment	Add a further subclause to 14.5.2.7 to restrict garage doors opening beyond a site boundary.			
Mitchell Coll/ #720.15		Seek Amendment	Rewrite (a)(iv) to, <i>"Only for side and rear boundaries where the building/s shall be no greater than 3 metres in height above ground level, and have a total length that does not exceed 6.2m."</i> [Amendment sought is for the 10 length to be changed to 6.2m]			
Marie Byrne/ #734.3		Seek Amendment	[Seek] adding an interface between heritage properties and residential areas			
Matthew Gibbons/ #743.6		Seek Amendment	Removal of recessional planes and setbacks is good... Setbacks are not desirable. Hence 14.6.2.2.b should be removed. So should 14.6.2.2.c. iv A and B.			
Retirement Villages Association of New Zealand Inc/ #811.60		Seek Amendment	[S]eeks to amend the standard to delete clause iv) entirely and to amend clause (iii) to be clear this is intended as an exclusion to the setback standard where the dimensions are met.			
Retirement Villages Association of New Zealand Inc/811.60	Summerset Group Holdings Limited/ #FS2097.55	Seek Amendment	[S]eeks to amend the standard to delete clause iv) entirely and to amend clause (iii) to be clear this is intended as an exclusion to the setback standard where the dimensions are met. While the RVA does support Standard 14.5.2.7 and the minimum building setbacks which reflect the MDRS, it is considered that Clause iv) is inconsistent with the MDRS and should be deleted. Furthermore, the RVA understands the intent of clause (iii) is to exclude eaves, roof overhangs and guttering from the setback standard where the noted dimensions are met, however the current drafting is unclear and needs to be amended.	Support		
Kiwi Rail/ #829.5		Support	Retain the identification of the NZ Rail Network as a qualifying matter.			
Kiwi Rail/ #829.9		Seek Amendment	Amend Rule 14.5.2.7 as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <p>14.5 Rules – Residential Medium Density Residential Zone</p> </td> <td style="width: 50%; padding: 5px;"> <p>14.5.2.7 Minimum building setbacks from internal boundaries and railway lines</p> <p>a. The minimum building setback from internal boundaries shall be:</p> <p>...</p> <p>vi. v. Buildings, balconies and decks on sites adjacent to or abutting a designated rail corridor</p> <p>4-5 metres from the rail corridor boundary</p> </td> </tr> </table>	<p>14.5 Rules – Residential Medium Density Residential Zone</p>	<p>14.5.2.7 Minimum building setbacks from internal boundaries and railway lines</p> <p>a. The minimum building setback from internal boundaries shall be:</p> <p>...</p> <p>vi. v. Buildings, balconies and decks on sites adjacent to or abutting a designated rail corridor</p> <p>4-5 metres from the rail corridor boundary</p>	
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Kiwi Rail/829.9	Kāinga Ora/ #FS2082.744	Seek Amendment		Oppose		

			<p>Amend Rule 14.5.2.7 as follows:</p> <hr/> <table border="1"> <tr> <td> <p>14.5 Rules – Residential Medium Density Residential Zone</p> </td> <td> <p>14.5.2.7 Minimum building setbacks from internal boundaries and railway lines</p> <p>a. The minimum building setback from internal boundaries shall be:</p> <p>...</p> <p>vi. v. Buildings, balconies and decks on sites adjacent to or abutting a designated rail corridor</p> <p>4-5 metres from the rail corridor boundary</p> </td> </tr> </table> <p>Seeks amendment to increase the rail corridor setback from 4 to 5m.</p>	<p>14.5 Rules – Residential Medium Density Residential Zone</p>	<p>14.5.2.7 Minimum building setbacks from internal boundaries and railway lines</p> <p>a. The minimum building setback from internal boundaries shall be:</p> <p>...</p> <p>vi. v. Buildings, balconies and decks on sites adjacent to or abutting a designated rail corridor</p> <p>4-5 metres from the rail corridor boundary</p>	
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Kāinga Ora – Homes and Communities / #834.66		Oppose	<p>14.5.2.7Setback from rail corridor</p> <p>Delete NZ Rail Network Interface Sites qualifying matter.</p>			
Kāinga Ora – Homes and Communities /834.66	KiwiRail/ #FS2055.14	Oppose	<p>14.5.2.7Setback from rail corridor</p> <p>Delete NZ Rail Network Interface Sites qualifying matter.</p> <p>Kāinga Ora considers that the standard internal boundary setback for zones is appropriate.</p>	Oppose		
Kāinga Ora – Homes and Communities / #834.188		Seek Amendment	<p>14.5.2.7 – Building setbacks</p> <p>1. Retain clause (a)(i) and (ii) as notified.</p> <p>2. Amend clause(a)(iii) as follows:</p> <p>Only road boundary: Eaves, and roofoverhangs, and porches to a maximum of 300mm 600mm in width measured from the wall of a building and guttering up to 200mm in width.</p> <p>3. Amend clause (a)(iv) as follows:All other accessory buildings or garages,including garages [sic] that internally access a residential unit.</p>			
Kāinga Ora – Homes and Communities /834.188	LMM Investments 2012 Limited/ #FS2049.107	Seek Amendment	<p>14.5.2.7 – Building setbacks</p> <p>1. Retain clause (a)(i) and (ii) as notified.</p> <p>2. Amend clause(a)(iii) as follows:</p> <p>Only road boundary: Eaves, and roofoverhangs, and porches to a maximum of 300mm 600mm in width measured from the wall of a building and guttering up to 200mm in width.</p> <p>3. Amend clause (a)(iv) as follows:All other accessory buildings or garages,including garages [sic] that internally access a residential unit.</p> <p>Support clauses (a)(i) and (ii) as implements MDRS as per Schedule 3A. Support clause (iii) enabling eaves and gutters to project into the road boundary setback. Extend the eave exemption to 600mm to align with standard building practice, along with enabling deeper porches which have a strong functional benefit. Such projections have a minimal impact on streetscape amenity and can have benefits through providing greater articulation in the street-facing facade. Clause (iv) – support reduction in setbacks for accessory buildings, subject to the limitations to height and length in the rule. A grammatical amendment would be helpful to clarify that accessory buildings do not need to have internal access to the dwelling</p>	Support		

Fire and Emergency/ #842.32		Oppose	Amend as follows: <i>Advice note:</i> <i>Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.</i>	
Fire and Emergency/842.32	Orion New Zealand Limited/ #FS2056.29	Oppose	Amend as follows: <i>Advice note:</i> <i>Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.</i> As set out in section 1.3.4 of this submission, Fire and Emergency have concerns around the increased risk of fire spreading as a result of reduced boundary setbacks. Reduced setbacks can inhibit Fire and Emergency personnel from getting to the fire source or other emergency. The difficulty of access may also increase the time for fire to burn, thereby increasing the heat radiation in a confined area. Fire and Emergency acknowledge that firefighting access requirements and building setback controls are managed through the New Zealand Building Code (NZBC) however consider it important that these controls are brought to the attention of plan users (i.e. developers) early on in the resource consent process so that they can incorporate the NZBC requirements early on in their building design. Fire and Emergency therefore request that, as a minimum, an advice note is included with built form standard 14.5.2.7 directing plan users to the requirements of the NZBC.	Support
Alan and Robyn Ogle/ #876.27		Seek Amendment	Seek inclusion of provisions that consider the safety effects of increased shade and frost upon the cycleways and footpaths within the zone.	
Otautahi Community Housing Trust/ #877.29		Seek Amendment	[Regarding 14.5.2.7] Retain clause (a)(i) and (ii) as notified. Amend clause (a)(iii) as follows: Only road boundary: Eaves, and roof overhangs, and porches to a maximum of 300mm 600mm in width measured from the wall of a building and guttering up to 200mm in width. Amend clause (a)(iv) as follows: All other accessory buildings or garages, including garages that internally access a residential unit.	
Otautahi Community Housing Trust/877.29	Kāinga Ora/ #FS2082.1257	Seek Amendment	[Regarding 14.5.2.7]	Seek Amendment

			<p>Retain clause (a)(i) and (ii) as notified.</p> <p>Amend clause(a)(iii) as follows:</p> <p>Only road boundary: Eaves, and roof overhangs, and porches to a maximum of 300mm 600mm in width measured from the wall of a building and guttering up to 200mm in width.</p> <p>Amend clause (a)(iv) as follows:</p> <p>All other accessory buildings or garages, including garages that internally access a residential unit.</p> <p>Support clauses (a)(i) and (ii) as implementsMDRS as per Schedule 3A.</p> <p>Support clause (iii) enabling eaves andgutters to project into the road boundary setback. Extend the eave exemption to600mm to align with standard building practice, along with enabling deeperporches which have a strong functional benefit. Such projections have a minimalimpact on streetscape amenity and can have benefits through providing greaterarticulation in the street-facing facade.</p> <p>Clause(iv) – support reduction in setbacks for accessory buildings, subject to thelimitations to height and length in the rule. A grammatical amendment would behelpful to clarify that accessory buildings do not need to have internal accessto the dwelling</p> <p>[Please see attachment]</p>	
Otautahi Community Housing Trust/877.29	Kāinga Ora/ #FS2082.1325	Seek Amendment	<p>[Regarding 14.5.2.7]</p> <p>Retain clause (a)(i) and (ii) as notified.</p> <p>Amend clause(a)(iii) as follows:</p> <p>Only road boundary: Eaves, and roof overhangs, and porches to a maximum of 300mm 600mm in width measured from the wall of a building and guttering up to 200mm in width.</p> <p>Amend clause (a)(iv) as follows:</p> <p>All other accessory buildings or garages, including garages that internally access a residential unit.</p> <p>Support clauses (a)(i) and (ii) as implementsMDRS as per Schedule 3A.</p>	Seek Amendment

			<p>Support clause (iii) enabling eaves and gutters to project into the road boundary setback. Extend the eave exemption to 600mm to align with standard building practice, along with enabling deeper porches which have a strong functional benefit. Such projections have a minimal impact on streetscape amenity and can have benefits through providing greater articulation in the street-facing facade.</p> <p>Clause (iv) – support reduction in setbacks for accessory buildings, subject to the limitations to height and length in the rule. A grammatical amendment would be helpful to clarify that accessory buildings do not need to have internal access to the dwelling</p> <p>[Please see attachment]</p>	
John Hudson/ #901.3		Oppose		
Danne Mora Limited/ #903.39		Seek Amendment	Amend 14.5.2.7(iv) to state that there is no setback.	
Davie Lovell-Smith Ltd / #914.15		Seek Amendment	Amend 14.5.2.7(iv) to state that there is no setback.	
Anna McKenzie/ #1047.3		Oppose	Opposes 1m building setback from boundaries in the suburbs.	
Ian Cumberpatch Architects Ltd/ #2076.17		Seek Amendment	<p>[referin to 14.5.2.7(a)(i)]</p> <p>[Seeks to] add a further subclause to restrict garage doors to those that do not extend past the property boundary.</p>	
Ian Cumberpatch Architects Ltd/2076.17	Kainga Ora - Homes and Communities/ #FS2099.29	Seek Amendment	<p>[referin to 14.5.2.7(a)(i)]</p> <p>[Seeks to] add a further subclause to restrict garage doors to those that do not extend past the property boundary.</p> <p>When this rule is applied to a garage with a door facing the street, there is potential for some garage doors to impact on the passage of pedestrians on the footpath. Should a garage door be 1.5m off the boundary and a tilting garage door is installed, this door may impede pedestrians.</p>	Oppose
Ian Cumberpatch Architects Ltd/ #2076.18		Seek Amendment	<p>[Referring to 14.5.2.7(a)(iii)]</p> <p>Rewrite subclause (a)(iii) to, “Only road boundary: Eaves, roof overhangs and / or guttering to a total maximum of 300mm in width measured from the outside extent of a building.”</p>	
Ian Cumberpatch Architects Ltd/2076.18	Kainga Ora - Homes and Communities/ #FS2099.30	Seek Amendment	<p>[Referring to 14.5.2.7(a)(iii)]</p> <p>Rewrite subclause (a)(iii) to, “Only road boundary: Eaves, roof overhangs and / or guttering to a total maximum of 300mm in width measured from the outside extent of a building.”</p> <p>Subclause (a)(iii) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mm gutter to be excluded from the setback requirement; we believe this is not the intent.</p>	Oppose
Ian Cumberpatch Architects Ltd/ #2076.19		Seek Amendment	<p>[Referring to 14.5.2.7(a)(iv)]</p> <p>Rewrite the rule to, “Only for side and rear boundaries where the building/s shall be no greater than 3 metres in height above ground level, and have a total length that does not exceed 6.2m.” Clarify if this is limited to 1 garage only per boundary and if more than 1 what separation is required.</p>	
Ian Cumberpatch Architects Ltd/2076.19	Kainga Ora - Homes and Communities/ #FS2099.31	Seek Amendment	<p>[Referring to 14.5.2.7(a)(iv)]</p> <p>Rewrite the rule to, “Only for side and rear boundaries where the building/s shall be no greater than 3 metres in height above ground level, and have a total length that does not exceed 6.2m.” Clarify if this is limited to 1 garage only per boundary and if more than 1 what separation is required.</p> <p>This rule allows a 3m high garage that is 10.1m long to be erected hard against a neighbour's boundary, significantly impacting on a neighbour's amenity.</p>	Oppose
Jim and Janeen Nolan/ #2079.5		Oppose	Opposes notified setback rules.	

Residential > Rules - Medium Density Residential Zone > Built form standards > Outlook space per unit

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Anne Ott/ #673.11		Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.42		Seek Amendment	Add a further subclause to subclause (i) reading, "be contained within the property boundaries."	
Canterbury / Westland Branch of Architectural Designers NZ/685.42	Anne Dingwall/ #FS2037.1146	Seek Amendment	Add a further subclause to subclause (i) reading, "be contained within the property boundaries." This rule is ambiguous. It is easy to interpret this rule as allowing the 4m depth of the outlook space to extend to the neighbouring property's building.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.42	Kāinga Ora/ #FS2082.386	Seek Amendment	Add a further subclause to subclause (i) reading, "be contained within the property boundaries." This rule is ambiguous. It is easy to interpret this rule as allowing the 4m depth of the outlook space to extend to the neighbouring property's building.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.43		Seek Amendment	Rewrite the subclause [(i)(i)] to, "be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room); and	
Canterbury / Westland Branch of Architectural Designers NZ/685.43	Anne Dingwall/ #FS2037.1147	Seek Amendment	Rewrite the subclause [(i)(i)] to, "be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room); and This rule allows for the outlook space to be impeded by fences within the property, and also excludes windows on the desired exclusion	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.43	Kāinga Ora/ #FS2082.387	Seek Amendment	Rewrite the subclause [(i)(i)] to, "be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room); and This rule allows for the outlook space to be impeded by fences within the property, and also excludes windows on the desired exclusion	Oppose
Mitchell Coll/ #720.16		Seek Amendment	1. Add a further subclause to clause (i) reading, "be contained within the property boundaries."	
Mitchell Coll/ #720.17		Seek Amendment	Rule 14.5.2.8 (i)(i) Outlook Space per Unit 1. Rewrite the subclause to, "be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room); and"	
Retirement Villages Association of New Zealand Inc/ #811.61		Seek Amendment	[S]eeks to amend Standard 14.5.2.8 as follows to provide for outlook space requirements that are appropriate for retirement villages: 14.5.2.8 Outlook space per unit ... j. For retirement units, clause a applies with the following modification: The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal living room and all other habitable rooms.	
Retirement Villages Association of New Zealand Inc/811.61	Summerset Group Holdings Limited/ #FS2097.56	Seek Amendment	[S]eeks to amend Standard 14.5.2.8 as follows to provide for outlook space requirements that are appropriate for retirement villages: 14.5.2.8 Outlook space per unit ... j. For retirement units, clause a applies	Support

			with the following modification: The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal living room and all other habitable rooms.	
Kāinga Ora – Homes and Communities / #834.189		Support	14.5.2.8 – Outlook space Retain the rule as notified.	
Kāinga Ora – Homes and Communities / #834.189	LMM Investments 2012 Limited/ #FS2049.108	Support	14.5.2.8 – Outlook space Retain the rule as notified. The rule implements MDRS as per Schedule 3A. The minor amendment to clause (i)(i) is supported.	Support
Ian Cumberpatch Architects Ltd/ #2076.20		Seek Amendment	Add a further subclause to subclause (i) reading, “be contained within the property boundaries.”	
Ian Cumberpatch Architects Ltd/2076.20	Kainga Ora - Homes and Communities/ #FS2099.32	Seek Amendment	Add a further subclause to subclause (i) reading, “be contained within the property boundaries.” This rule is ambiguous. It is easy to interpret this rule as allowing the 4m depth of the outlook space to extend to the neighbouring property’s building.	Oppose
Ian Cumberpatch Architects Ltd/ #2076.21		Seek Amendment	Rewrite the subclause to, “be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room); and”	
Ian Cumberpatch Architects Ltd/2076.21	Kainga Ora - Homes and Communities/ #FS2099.33	Seek Amendment	Rewrite the subclause to, “be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room); and” This rule allows for the outlook space to be impeded by fences within the property, and also excludes windows on the desired exclusion.	Oppose

Residential > Rules - Medium Density Residential Zone > Built form standards > Street scene amenity and safety - fences

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Doug Latham/ #30.7		Seek Amendment	Amend Rule 14.5.2.9 'Street scene amenity and safety - fences' to revert to current provisions.	
Richard Bigsby/ #38.2		Seek Amendment	[Amend 14.5.2.9-Street scene amenity and safety - fences] to allow for a fence of a greater height as a permitted activity, provided that visual transparency/interaction/engagement with the street is still achieved [, provide] concession for corner allotments, where sites have greater lengths of frontage [and] allow for a solid section of 1.8m tall fencing to be established to provide visual and acoustic privacy to living areas. [Seeks] that the existing fencing provisions are retained.	
Andrew Evans/ #89.10		Seek Amendment	Seek amendment to 14.5.2.9 a. i. to require fence heights to be 1.8m (not 1.5m), or; Provide for 1.5m fencing height and amend to have 0.3m above this to be partially transparent.	
Kate Gregg/ #381.19		Seek Amendment	That Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including: - the width of building frontages - landscaping - setbacks (larger than typical) - building coverage	

			<ul style="list-style-type: none"> - outdoor living space requirements - minimum glazing facing the street - fencing - garaging and car ports - building separation <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow. If these rules are not met, resource consent is needed (restricted discretionary activity status).</p>	
Wayne Bond/ #684.6		Seek Amendment	[That] "i" be removed, with "ii" [new i] amended as follows: Location will read "Road boundary"; Fence height standard will read "Access visibility spay area 1.0m. Balance boundary width 1.8m."	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.44		Seek Amendment	Rewrite to "Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level."	
Canterbury / Westland Branch of Architectural Designers NZ/685.44	Anne Dingwall/ #FS2037.1148	Seek Amendment	<p>Rewrite to "Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level."</p> <p>This rule is irrelevant when used in Flood Management Areas where the minimum floor level is increased. In some cases, the top of a 2m high fence will be at or below the floor level of a dwelling.</p> <p>This [amendment] would have a large impact on the existing sections which could be surrounded by 2.8m high fencing if new development all around.</p>	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.44	Kāinga Ora/ #FS2082.388	Seek Amendment	<p>Rewrite to "Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level."</p> <p>This rule is irrelevant when used in Flood Management Areas where the minimum floor level is increased. In some cases, the top of a 2m high fence will be at or below the floor level of a dwelling.</p> <p>This [amendment] would have a large impact on the existing sections which could be surrounded by 2.8m high fencing if new development all around.</p>	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.45		Seek Amendment	Rewrite the heading to "Fencing and Screening"	
Canterbury / Westland Branch of Architectural Designers NZ/685.45	Anne Dingwall/ #FS2037.1149	Seek Amendment	Rewrite the heading to "Fencing and Screening" The heading of the rule is ambiguous; it appears to be a rule about street fencing but the rule is for fencing on all boundaries	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.45	Kāinga Ora/ #FS2082.389	Seek Amendment	Rewrite the heading to "Fencing and Screening" The heading of the rule is ambiguous; it appears to be a rule about street fencing but the rule is for fencing on all boundaries	Oppose
Mitchell Coll/ #720.18		Seek Amendment	<p>Rule 14.5.2.9 (a) - Street Scene Amenity and Safety - Fences</p> <p>Rewrite the rule to, "Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level."</p> <p>Rewrite the rule heading to, "Fencing and Screening".</p>	
Carter Group Limited/ #814.156		Oppose	Oppose Rule 14.5.2.9. Seek that this be deleted.	
Carter Group Limited/814.156	Kāinga Ora/ #FS2082.986	Oppose	Oppose Rule 14.5.2.9. Seek that this be deleted. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Seek Amendment

The Catholic Diocese of Christchurch / #823.125		Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.													
The Catholic Diocese of Christchurch /823.125	Anne Dingwall/ #FS2037.1357	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Oppose												
The Catholic Diocese of Christchurch /823.125	Carter Group Limited/ #FS2045.298	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Support												
The Catholic Diocese of Christchurch /823.125	Kāinga Ora/ #FS2082.1081	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Seek Amendment												
Kāinga Ora – Homes and Communities / #834.190		Seek Amendment	<p>14.5.2.9 - fencing [sic]</p> <p>Retain clause (iii) as notified. Delete clauses (i) and (ii) and replace with the following (Operative Plan rule and associated diagrams reinstated):</p> <table border="1" data-bbox="994 1444 1665 1619"> <thead> <tr> <th></th> <th><u>Fence type</u></th> <th><u>standard</u></th> </tr> </thead> <tbody> <tr> <td><u>i</u></td> <td><u>Where at least 50% of the fence structure is</u></td> <td><u>1.8m</u></td> </tr> </tbody> </table> <table border="1" data-bbox="994 1675 1665 1978"> <tbody> <tr> <td></td> <td><u>visually transparent</u></td> <td></td> </tr> <tr> <td><u>ii</u></td> <td><u>Where less than 50% of the fence structure is visually transparent</u></td> <td><u>1.2m</u></td> </tr> </tbody> </table>		<u>Fence type</u>	<u>standard</u>	<u>i</u>	<u>Where at least 50% of the fence structure is</u>	<u>1.8m</u>		<u>visually transparent</u>		<u>ii</u>	<u>Where less than 50% of the fence structure is visually transparent</u>	<u>1.2m</u>	
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Kāinga Ora – Homes and Communities /834.190	LMM Investments 2012 Limited/ #FS2049.109	Seek Amendment	<p>14.5.2.9 - fencing [sic]</p> <p>Retain clause (iii) as notified. Delete clauses (i) and (ii) and replace with the following (Operative Plan rule and associated diagrams reinstated):</p> <table border="1" data-bbox="997 394 1665 573"> <tr> <td></td> <td><u>Fence type</u></td> <td><u>standard</u></td> </tr> <tr> <td><u>i</u></td> <td><u>Where at least 50% of the fence structure is</u></td> <td><u>1.8m</u></td> </tr> </table> <table border="1" data-bbox="997 625 1665 930"> <tr> <td></td> <td><u>visually transparent</u></td> <td></td> </tr> <tr> <td><u>ii</u></td> <td><u>Where less than 50% of the fence structure is visually transparent</u></td> <td><u>1.2m</u></td> </tr> </table> <p>Support 2m height limit on internal boundary fencing. The proposed rules will result in a significant loss of occupant amenity where outdoor living is located between the unit and the street. Whilst such a layout is not generally preferred, for east-west streets, the units on the southern side of the street will face north where it can often result in good design outcomes for the outdoor living to be located between the unit and the street to take advantage of the northern orientation. Retain the Operative Plan rules on road frontage fencing which are well understood by the design community and achieve an appropriate balance in occupant amenity and streetscape outcomes.</p>		<u>Fence type</u>	<u>standard</u>	<u>i</u>	<u>Where at least 50% of the fence structure is</u>	<u>1.8m</u>		<u>visually transparent</u>		<u>ii</u>	<u>Where less than 50% of the fence structure is visually transparent</u>	<u>1.2m</u>	Support
	<u>Fence type</u>	<u>standard</u>														
<u>i</u>	<u>Where at least 50% of the fence structure is</u>	<u>1.8m</u>														
	<u>visually transparent</u>															
<u>ii</u>	<u>Where less than 50% of the fence structure is visually transparent</u>	<u>1.2m</u>														
Ian Cumberpatch Architects Ltd/ #2076.22		Seek Amendment	<p>[Rule 14.5.2.9 (a)]</p> <p>Rewrite the rule to, “Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level.” This one would have a large impact on the existing sections which could be surrounded by 2.8m high fencing if new development all around. Would council have some recommendations on some middle ground here.</p>													
Ian Cumberpatch Architects Ltd/2076.22	Kainga Ora - Homes and Communities/ #FS2099.34	Seek Amendment	<p>[Rule 14.5.2.9 (a)]</p> <p>Rewrite the rule to, “Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level.” This one would have a large impact on the existing sections which could be surrounded by 2.8m high fencing if new development all around. Would council have some recommendations on some middle ground here.</p> <p>This rule is irrelevant when used in Flood Management Areas where the minimum floor level is increased. In some cases, the top of a 2m high fence will be at or below the floor level of a dwelling. The heading of the rule is also ambiguous; it appears to be a rule about street fencing but the rule is for fencing on all boundaries.</p>	Oppose												
Ian Cumberpatch Architects Ltd/ #2076.23		Seek Amendment	<p>[Rule 14.5.2.9 (a)]</p> <p>Rewrite the rule heading to, “Fencing and Screening”.</p>													
Ian Cumberpatch Architects Ltd/2076.23	Kainga Ora - Homes and Communities/ #FS2099.35	Seek Amendment	<p>[Rule 14.5.2.9 (a)]</p>	Oppose												

			Rewrite the rule heading to, "Fencing and Screening".	
			The heading of the rule is ambiguous; it appears to be a rule about street fencing but the rule is for fencing on all boundaries.	

Residential > Rules - Medium Density Residential Zone > Built form standards > Windows to street

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Tobias Meyer/ #55.4		Support	Retain Rule 14.5.2.10 - Windows to street	
Tobias Meyer/55.4	Christchurch International Airport Limited/ #FS2052.167	Support	Retain Rule 14.5.2.10 - Windows to street Current glazing requirement for street fronts is good. Enclosed streets make better spaces where people want to be. Wider streets feel nicer with taller buildings.	Oppose
Andrew Evans/ #89.11		Seek Amendment	Amend 14.5.2.10 b. to remove all mention of a single gable exclusion and replace to exclude all roof spaces.	
Andrew Evans/ #89.26		Seek Amendment	Amend 14.5.2.10 a. to be 15% of street facing facade to be in glazing (proposed is 20%). or alternatively amend 14.5.2.10e to have concession to being 15% (proposed is 17.5%)	
Andrew Evans/89.26	Kāinga Ora/ #FS2082.47	Seek Amendment	Amend 14.5.2.10 a. to be 15% of street facing facade to be in glazing (proposed is 20%). or alternatively amend 14.5.2.10e to have concession to being 15% (proposed is 17.5%) 14.5.2.10a :20% is a big percentage if the building faces south- that's a lot of heat loss, loss of privacy: I would suggest reducing to 15% and retaining the exclusion for roof space Should item 1) not be acceptable then revise 14.5.2.10e to reduce the concession from 17.5% down to 15%	Support
Bob Burnett/ #186.1		Oppose	Oppose requirement for 20% glazed area to street frontage in particular on southern facing housing.	
Geordie Shaw/ #235.1		Seek Amendment	[That the standard allows more flexibility in achieving the intent of the policies]	
Kate Gregg/ #381.20		Seek Amendment	That Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including: <ul style="list-style-type: none"> - the width of building frontages - landscaping - setbacks (larger than typical) - building coverage - outdoor living space requirements - minimum glazing facing the street - fencing - garaging and car ports - building separation <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow. If these rules are not met, resource consent is needed (restricted discretionary activity status).</p>	

James Carr/ #519.13		Seek Amendment	Seeks a visual connection rule be added to the zone.	
James Carr/519.13	Anne Dingwall/ #FS2037.521	Seek Amendment	Seeks a visual connection rule be added to the zone. 20% glazing on the street front of a building is rather more than you might think, and on a south or west facing wall (especially in a well-insulated dwelling) is likely to be too much, making compliance with E2 of the NZBC or Passive House standards difficult or impossible. 10% might be a better minimum, but a better (if more vague) rule might be a requirement for a visual connection to the street, including not less than say two human-scaled windows (that at least look like someone might look out of them) per fifty square metres of wall, and a degree of articulation or texture scaled to be appreciated by people passing by on foot. Of course, it should be noted that smaller windows can have a lot more presence if they have some detail within or surrounding and drawing attention to them.	Support
Anne Ott/ #673.12		Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.46		Seek Amendment	Amend subclause (c) from 12m to 6m	
Canterbury / Westland Branch of Architectural Designers NZ/685.46	Anne Dingwall/ #FS2037.1150	Seek Amendment	Amend subclause (c) from 12m to 6m While moving the requirement to only the first 12m of a site probably excludes buildings towardsthe rear of a site, it still encompasses many potential alteration and addition projects where the 20%glazing rule becomes significantly onerous. Moreover, a 20% glazing rule applied, for example,11.5m off the boundary does not achieve the desired engagement with the street that the rule isintended to provide.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.46	Kāinga Ora/ #FS2082.390	Seek Amendment	Amend subclause (c) from 12m to 6m While moving the requirement to only the first 12m of a site probably excludes buildings towardsthe rear of a site, it still encompasses many potential alteration and addition projects where the 20%glazing rule becomes significantly onerous. Moreover, a 20% glazing rule applied, for example,11.5m off the boundary does not achieve the desired engagement with the street that the rule isintended to provide.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.47		Seek Amendment	[Specify that t]he area is measured on the visible interior faces of walls.	
Canterbury / Westland Branch of Architectural Designers NZ/685.47	Anne Dingwall/ #FS2037.1151	Seek Amendment	[Specify that t]he area is measured on the visible interior faces of walls. This is the area of wall that occupantsexperience so it is a more realistic measure.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.47	Kāinga Ora/ #FS2082.391	Seek Amendment	[Specify that t]he area is measured on the visible interior faces of walls. This is the area of wall that occupantsexperience so it is a more realistic measure.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.48		Seek Amendment	[That t]The area of measurement is more clearly defined, is it from finished floor level to finished ceilinglevel, or from ground level?	
Canterbury / Westland Branch of Architectural Designers NZ/685.48	Anne Dingwall/ #FS2037.1152	Seek Amendment	[That t]The area of measurement is more clearly defined, is it from finished floor level to finished ceilinglevel, or from ground level?	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.48	Kāinga Ora/ #FS2082.392	Seek Amendment	[That t]The area of measurement is more clearly defined, is it from finished floor level to finished ceilinglevel, or from ground level?	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.49		Seek Amendment	That the area calculation excludes any garage walls.	
Canterbury / Westland Branch of Architectural Designers NZ/685.49	Anne Dingwall/ #FS2037.1153	Seek Amendment	That the area calculation excludes any garage walls. This is the approach taken by, for example,the Selwyn District Council.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.49	Kāinga Ora/ #FS2082.393	Seek Amendment	That the area calculation excludes any garage walls. This is the approach taken by, for example,the Selwyn District Council.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.50		Seek Amendment	Amend subclause (e) from 17.5% to 15%.	

Canterbury / Westland Branch of Architectural Designers NZ/685.50	Anne Dingwall/ #FS2037.1154	Seek Amendment	Amend subclause (e) from 17.5% to 15%.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.50	Kāinga Ora/ #FS2082.394	Seek Amendment	Amend subclause (e) from 17.5% to 15%.	Oppose
Mitchell Coll/ #720.19		Seek Amendment	<ol style="list-style-type: none"> 1. Amend subclause (c) from 12m to 6m 2. The area is measured on the visible interior faces of walls. This is the area of wall that occupants experience so it is a more realistic measure. 3. The area of measurement is more clearly defined, is it from finished floor level to finished ceiling level, or from ground level? 4. That the area calculation excludes any garage walls. This is the approach taken by, for example, the Selwyn District Council. 5. Amend subclause (e) from 17.5% to 15%. 	
New Zealand Institute of Architects Canterbury Branch/ #762.17		Seek Amendment	[Introduce Clause or amend proposed rule] to address thermal performance of windows, including overheating or loss of heat depending on the orientation.	
New Zealand Institute of Architects Canterbury Branch/762.17	Anne Dingwall/ #FS2037.782	Seek Amendment	[Introduce Clause or amend proposed rule] to address thermal performance of windows, including overheating or loss of heat depending on the orientation. We note that this clause may inhibit thermal performance, including overheating or loss of heat depending on the orientation. We ask that a Clause is introduced or that this rule is modified to address this foreseeable issue.	Support
New Zealand Institute of Architects Canterbury Branch/762.17	Kāinga Ora/ #FS2082.556	Seek Amendment	[Introduce Clause or amend proposed rule] to address thermal performance of windows, including overheating or loss of heat depending on the orientation. We note that this clause may inhibit thermal performance, including overheating or loss of heat depending on the orientation. We ask that a Clause is introduced or that this rule is modified to address this foreseeable issue.	Oppose
New Zealand Institute of Architects Canterbury Branch/ #762.19		Seek Amendment	[Amend text to address spelling mistake on 14.5.2.10 e. i. "highter"]	
New Zealand Institute of Architects Canterbury Branch/762.19	Anne Dingwall/ #FS2037.784	Seek Amendment	[Amend text to address spelling mistake on 14.5.2.10 e. i. "highter"] [Amend text to address spelling mistake on 14.5.2.10 e. i. "highter"]	Support
New Zealand Institute of Architects Canterbury Branch/ #762.22		Seek Amendment	[A]dd clarification to the rule that the 'single gable' can apply to each street facing unit on the site. Consideration should also be given to allow mono pitch roofs of a reasonable slope 25+° (half gable roofs) to also be accommodated for in this rule.	
New Zealand Institute of Architects Canterbury Branch/762.22	Anne Dingwall/ #FS2037.787	Seek Amendment	<p>[A]dd clarification to the rule that the 'single gable' can apply to each street facing unit on the site. Consideration should also be given to allow mono pitch roofs of a reasonable slope 25+° (half gable roofs) to also be accommodated for in this rule.</p> <p>[A]dd clarification to the rule that the 'single gable' can apply to each street facing unit on the site. Consideration should also be given to allow mono pitch roofs of a reasonable slope 25+° (half gable roofs) to also be accommodated for in this rule.</p>	Support
Retirement Villages Association of New Zealand Inc/ #811.62		Seek Amendment	<p>amend Standard 14.5.2.10 as follows to provide for retirement units:</p> <p>14.5.2.10 Windows to street</p> <p>a. Any residential unit or retirement unit, facing the a public street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</p>	
Retirement Villages Association of New Zealand Inc/811.62	Summerset Group Holdings Limited/ #FS2097.57	Seek Amendment	<p>amend Standard 14.5.2.10 as follows to provide for retirement units:</p> <p>14.5.2.10 Windows to street</p> <p>a. Any residential unit or retirement unit, facing the a public street must have a minimum of 20% of the street-facing</p>	Support

			façade in glazing. This can be in the form of windows or doors. The RVA support Standard 14.5.2.10 in principle, to the extent it is consistent with the MDRS, with some additional amendments to provide for retirement units.	
Kāinga Ora – Homes and Communities / #834.191		Seek Amendment	14.5.2.10 – Windows to the street 1. Retain clauses (a)-(d) as notified. 2. Delete clause (e).	
Kāinga Ora – Homes and Communities / #834.191	LMM Investments 2012 Limited / #FS2049.110	Seek Amendment	14.5.2.10 – Windows to the street 1. Retain clauses (a)-(d) as notified. 2. Delete clause (e). Clause (a) of the rule implements MDRS as per Schedule 3A. Clause (b) re excluding gables is supported. Clause (c) relating to units with large street scene setbacks is also supported as the large setbacks mean that the street scene outcomes sought by the rule are less relevant. Clause (d) to incentivise front doors and their contribution towards an attractive street façade is supported. Clause (e), whilst trying to be enabling, adds considerable (and unnecessary) complexity to the rule for little gain.	Support
Danne Mora Limited / #903.40		Seek Amendment	Amend 14.5.2.11 to ensure the term 'road' is identified as a definition.	
Ian Cumberpatch Architects Ltd / #2076.8		Seek Amendment	Add a rule requiring that at least every 'X' m width of a street facing façade there is a minimum 400mm step in the building line.	
Ian Cumberpatch Architects Ltd / #2076.8	Ryman Healthcare Limited / #FS2095.8	Seek Amendment	Add a rule requiring that at least every 'X' m width of a street facing façade there is a minimum 400mm step in the building line. Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Oppose
Ian Cumberpatch Architects Ltd / #2076.8	Retirement Village Association of New Zealand Incorporated / #FS2096.8	Seek Amendment	Add a rule requiring that at least every 'X' m width of a street facing façade there is a minimum 400mm step in the building line. Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Oppose
Ian Cumberpatch Architects Ltd / #2076.8	Kainga Ora - Homes and Communities / #FS2099.20	Seek Amendment	Add a rule requiring that at least every 'X' m width of a street facing façade there is a minimum 400mm step in the building line. Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Oppose
Ian Cumberpatch Architects Ltd / #2076.9		Seek Amendment	Within each street facing frontage, a minimum area of the façade is to protrude or intrude by a at least 200mm for 'Y' % of the façade.	
Ian Cumberpatch Architects Ltd / #2076.9	Ryman Healthcare Limited / #FS2095.10	Seek Amendment	Within each street facing frontage, a minimum area of the façade is to protrude or intrude by a at least 200mm for 'Y' % of the façade. Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Oppose
Ian Cumberpatch Architects Ltd / #2076.9	Retirement Village Association of New Zealand Incorporated / #FS2096.10	Seek Amendment	Within each street facing frontage, a minimum area of the façade is to protrude or intrude by a at least 200mm for 'Y' % of the façade. Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Oppose
Ian Cumberpatch Architects Ltd / #2076.9	Kainga Ora - Homes and Communities / #FS2099.21	Seek Amendment	Within each street facing frontage, a minimum area of the façade is to protrude or intrude by a at least 200mm for 'Y' % of the façade. Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Oppose
Ian Cumberpatch Architects Ltd / #2076.24		Seek Amendment	Amend subclause (c) from 12m to 6m	
Ian Cumberpatch Architects Ltd / #2076.24	Kainga Ora - Homes and Communities / #FS2099.36	Seek Amendment	Amend subclause (c) from 12m to 6m Despite this rule being amended to be more restrictive, there is still potential for this rule to be restricted further without impacting the desired outcomes of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. While moving the requirement to only the first 12m of a site probably excludes buildings towards the rear of a site, it still encompasses	Oppose

			many potential alteration and addition projects where the 20% glazing rule becomes significantly onerous. Moreover, a 20% glazing rule applied, for example, 11.5m off the boundary does not achieve the desired engagement with the street that the rule is intended to provide.	
Ian Cumberpatch Architects Ltd/ #2076.25		Seek Amendment	The area is measured on the visible interior faces of walls. This is the area of wall that occupants experience so it is a more realistic measure.	
Ian Cumberpatch Architects Ltd/2076.25	Kainga Ora - Homes and Communities/ #FS2099.37	Seek Amendment	The area is measured on the visible interior faces of walls. This is the area of wall that occupants experience so it is a more realistic measure. Despite this rule being amended to be more restrictive, there is still potential for this rule to be restricted further without impacting the desired outcomes of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. While moving the requirement to only the first 12m of a site probably excludes buildings towards the rear of a site, it still encompasses many potential alteration and addition projects where the 20% glazing rule becomes significantly onerous. Moreover, a 20% glazing rule applied, for example, 11.5m off the boundary does not achieve the desired engagement with the street that the rule is intended to provide.	Oppose
Ian Cumberpatch Architects Ltd/ #2076.26		Seek Amendment	The area of measurement is more clearly defined, is it from finished floor level to finished ceiling level, or from ground level?	
Ian Cumberpatch Architects Ltd/2076.26	Kainga Ora - Homes and Communities/ #FS2099.38	Seek Amendment	The area of measurement is more clearly defined, is it from finished floor level to finished ceiling level, or from ground level? Despite this rule being amended to be more restrictive, there is still potential for this rule to be restricted further without impacting the desired outcomes of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. While moving the requirement to only the first 12m of a site probably excludes buildings towards the rear of a site, it still encompasses many potential alteration and addition projects where the 20% glazing rule becomes significantly onerous. Moreover, a 20% glazing rule applied, for example, 11.5m off the boundary does not achieve the desired engagement with the street that the rule is intended to provide.	Oppose
Ian Cumberpatch Architects Ltd/ #2076.27		Seek Amendment	Amend subclause (e) from 17.5% to 15%.	
Ian Cumberpatch Architects Ltd/2076.27	Kainga Ora - Homes and Communities/ #FS2099.39	Seek Amendment	Amend subclause (e) from 17.5% to 15%. Despite this rule being amended to be more restrictive, there is still potential for this rule to be restricted further without impacting the desired outcomes of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. While moving the requirement to only the first 12m of a site probably excludes buildings towards the rear of a site, it still encompasses many potential alteration and addition projects where the 20% glazing rule becomes significantly onerous. Moreover, a 20% glazing rule applied, for example, 11.5m off the boundary does not achieve the desired engagement with the street that the rule is intended to provide.	Oppose
Ian Cumberpatch Architects Ltd/ #2076.28		Seek Amendment	That the area calculation excludes any garage walls. This is the approach taken by, for example, the Selwyn District Council.	
Ian Cumberpatch Architects Ltd/2076.28	Kainga Ora - Homes and Communities/ #FS2099.40	Seek Amendment	That the area calculation excludes any garage walls. This is the approach taken by, for example, the Selwyn District Council. Despite this rule being amended to be more restrictive, there is still potential for this rule to be restricted further without impacting the desired outcomes of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. While moving the requirement to only the first 12m of a site probably excludes buildings towards the rear of a site, it still encompasses many potential alteration and addition projects where the 20% glazing rule becomes significantly onerous. Moreover, a 20% glazing rule applied, for example, 11.5m off the boundary does not achieve the desired engagement with the street that the rule is intended to provide.	Oppose

Residential > Rules - Medium Density Residential Zone > Built form standards > Minimum unit size

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.192		Support	Retain rule as notified.	
Kāinga Ora – Homes and Communities /834.192	LMM Investments 2012 Limited/ #FS2049.111	Support	Retain rule as notified. No amendments are proposed to the Operative Plan rule on minimum unit sizes. This rule is well-established and appears to be working well.	Support
Davie Lovell-Smith Ltd / #914.16		Seek Amendment	Amend 14.5.2.11 to ensure the term 'road' is identified as a definition.	

Residential > Rules - Medium Density Residential Zone > Built form standards > Ground floor habitable room

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Exsto Architecture/ #293.3		Seek Amendment	Amend the wording of clause (ii), provision 14.5.2.12 to 'shall have at least 50% of any ground floorarea as habitable rooms'.	
Anne Ott/ #673.13		Seek Amendment	Seek amendment to require assessment of privacy issuesand outlook, particularly with respect to acceptable window sizes overlookingneighbouring living areas, as part of the assessment process for alldevelopments.	
Carter Group Limited/ #814.157		Oppose	Oppose Rule 14.5.2.12. Seek that this be deleted.	
Carter Group Limited/814.157	Kāinga Ora/ #FS2082.987	Oppose	Oppose Rule 14.5.2.12. Seek that this be deleted. Proposed new built form standards or amendments to existing standards areopposed to the extent that they conflict withor are less enabling than the mandatoryMDRS and/or impose additional constraintsrelative to the status quo.	Seek Amendment
The Catholic Diocese of Christchurch / #823.126		Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	
The Catholic Diocese of Christchurch /823.126	Anne Dingwall/ #FS2037.1358	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Oppose
The Catholic Diocese of Christchurch /823.126	Carter Group Limited/ #FS2045.299	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Support
The Catholic Diocese of Christchurch /823.126	Kāinga Ora/ #FS2082.1082	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.193		Seek Amendment	<p>14.5.2.12 – Ground floorhabitable room</p> <p>Amend the rule as follows:</p> <p>a. Any building that includes aresidential unit shall:</p> <p>i. Where the residential unit fronts aroad or public open space, unlessbuilt over a separate ground floorresidential unit, have a habitableroom located at ground floor levelwith a minimum internaldimension of 3 metres; and</p> <p>ii. Any residential unit shall have atleast 50% of any ground floor areaas habitable rooms.</p> <p>a. Where a residential unit fronts aroad or public open space, it shallhave a habitable room with aminimum internal dimension of 3metres located at the ground floorlevel facing the frontage. This ruledoes not apply to upper-level unitsthat are built over a separateground floor residential unit; and</p> <p>b. Where the permitted height limit isover 11m (refer to Rule 14.5.2.3), a minimum of 50% of the ground floor area across the site shall beoccupied by habitable spaces and/orindoor communal living space. Thisarea may include pedestrian access tolifts, stairs, and foyers.</p> <p>c. This rule does not apply to residentialunits in a retirement village.</p>	
Kāinga Ora – Homes and Communities /834.193	LMM Investments 2012 Limited/ #FS2049.112	Seek Amendment	<p>14.5.2.12 – Ground floorhabitable room</p> <p>Amend the rule as follows:</p> <p>a. Any building that includes aresidential unit shall:</p>	Support

		<p>i. Where the residential unit fronts a road or public open space, unless built over a separate ground floor residential unit, have a habitable room located at ground floor level with a minimum internal dimension of 3 metres; and</p> <p>ii. Any residential unit shall have at least 50% of any ground floor area as habitable rooms.</p> <p>a. Where a residential unit fronts a road or public open space, it shall have a habitable room with a minimum internal dimension of 3 metres located at the ground floor level facing the frontage. This rule does not apply to upper-level units that are built over a separate ground floor residential unit; and</p> <p>b. Where the permitted height limit is over 11m (refer to Rule 14.5.2.3), a minimum of 50% of the ground floor area across the site shall be occupied by habitable spaces and/or indoor communal living space. This area may include pedestrian access to lifts, stairs, and foyers.</p> <p>c. This rule does not apply to residential units in a retirement village.</p> <p>The Operative Plan includes a rule controlling ground floor habitable rooms which is well established and appears to be working well. There are two key design outcomes sought, namely 1) the ground floor on the road frontage is habitable space rather than garaging in order to deliver positive streetscape outcomes; and 2) that at least 50% of the ground floor across the site is habitable space, to avoid the ground floor of complexes being overly dominated by garaging and undercroft parking areas. The proposed rule is sought to be amended to better articulate these two outcomes and to avoid developments arranged as horizontally stacked low-rise apartments being unnecessarily penalised through a requirement for every unit to individually have ground floor space. As all MRZ now has a height limit of 11m or more, clause (b) requires amendment, noting that the outcomes of 50% habitable remains as a valid outcome for the small areas of MRZ that have a height of less than 11m through QMs.</p>	
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Residential > Rules - Medium Density Residential Zone > Built form standards > Service, storage, and waste management spaces

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Doug Latham/ #30.9		Seek Amendment	Amend Rule 14.5.2.13 'Service, storage, and waste management spaces' to reduce storage volumes required and/or allow bedroom & garage storage to be included.	
Andrew Evans/ #89.12		Oppose	Seek to remove requirement for storage space.	
Andrew Evans/89.12	Kāinga Ora/ #FS2082.45	Oppose	<p>Seek to remove requirement for storage space.</p> <p>1) Having required storage in each unit is a nightmare – this is worse than the current rules, the MDRS/ new rules are supposed to make it easier to do multi-unit dwellings, it might sound drab but please let the market decide & stop micromanaging; if future occupants want to add a garden shed they can, if they don't they won't make developers add them, it's more cost for both design and construction & red tape.</p> <p>2) should the panel not accept deleting this clause then at least excludes garages- garages are basically storage areas and should be allowed to be included in the storage requirements, it is non-sensical to not allow this (in fact if you have a garage it should be deemed to comply)</p>	Support
Nikki Smetham/ #112.4		Support	[Retain minimum storage standard]	
Nikki Smetham/112.4	Anne Dingwall/ #FS2037.186	Support	[Retain minimum storage standard] In general we are in full support for the proposed Qualifying Standards to Chapter 14 Residential including a minimum storage allowance that provides for secure storage for bikes, lawnmowers and other recreational equipment.	Support
Stantec/ #184.9		Support	<p>Support in part.</p> <p>Concerned about the prescriptiveness of this rule and the potential for perverse, albeit unintentional, design outcomes for a development</p> <p>This is a similar concern with Rule 14.6.2.11(a)(ii) in the High Density Residential Zone</p>	
New Zealand Institute of Architects Canterbury Branch/ #762.23		Seek Amendment	[Amend rule to] clearly establish or define a minimum size for the 'garage' i.e. 5.5 x 3.1 for single car (as per current council guidelines) to allow for storage to be co-located in the garage by increasing its size to suit i.e. storage at the end of a garage.	

New Zealand Institute of Architects Canterbury Branch/762.23	Anne Dingwall/ #FS2037.788	Seek Amendment	[Amend rule to] clearly establish or define a minimum size for the 'garage' i.e. 5.5 x 3.1 for single car (as per current council guidelines) to allow for storage to be co-located in the garage by increasing its size to suit i.e. storage at the end of a garage. [Amend rule to] clearly establish or define a minimum size for the 'garage' i.e. 5.5 x 3.1 for single car (as per current council guidelines) to allow for storage to be co-located in the garage by increasing its size to suit i.e. storage at the end of a garage.	Support
New Zealand Institute of Architects Canterbury Branch/762.23	Kāinga Ora/ #FS2082.560	Seek Amendment	[Amend rule to] clearly establish or define a minimum size for the 'garage' i.e. 5.5 x 3.1 for single car (as per current council guidelines) to allow for storage to be co-located in the garage by increasing its size to suit i.e. storage at the end of a garage. [Amend rule to] clearly establish or define a minimum size for the 'garage' i.e. 5.5 x 3.1 for single car (as per current council guidelines) to allow for storage to be co-located in the garage by increasing its size to suit i.e. storage at the end of a garage.	Oppose
Fred Coughlan/ #798.11		Seek Amendment	Washing line space should not be a dedicated area if a fold down system is proposed.	
Fred Coughlan/798.11	Francine Bills/ #FS2028.1	Seek Amendment	Washing line space should not be a dedicated area if a fold down system is proposed. This will allow integrating washing lines with outdoor living area to maximise efficient use of space for compact housing typologies.	Oppose
Fred Coughlan/798.11	Stantec/ #FS2032.41	Seek Amendment	Washing line space should not be a dedicated area if a fold down system is proposed. This will allow integrating washing lines with outdoor living area to maximise efficient use of space for compact housing typologies.	Support
Fred Coughlan/798.11	Stantec/ #FS2032.45	Seek Amendment	Washing line space should not be a dedicated area if a fold down system is proposed. This will allow integrating washing lines with outdoor living area to maximise efficient use of space for compact housing typologies.	Support
Fred Coughlan/798.11	Kāinga Ora/ #FS2082.582	Seek Amendment	Washing line space should not be a dedicated area if a fold down system is proposed. This will allow integrating washing lines with outdoor living area to maximise efficient use of space for compact housing typologies.	Support
Fred Coughlan/ #798.12		Seek Amendment	Clarify Storage requirement	
Fred Coughlan/798.12	Kāinga Ora/ #FS2082.583	Seek Amendment	Clarify Storage requirement The storage requirement drafting is confusing (e.g. it could be interpreted as needing 6m ³ of internal storage + 6m ³ covered and secured storage = 12m ² for a 1-bed unit). All units will effectively need sheds or lock ups, which may not be desirable for middle terrace units. It is accepted that PC14 requires bike parking on-site, but this can be achieved in common spaces where necessary. If outdoor storage is required, then outdoor living should be more enabling to discount the shed area from the calculation.	Support
Fred Coughlan/ #798.13		Seek Amendment	Amend waste management space requirement to be more flexible for communal bin areas and waste management plans.	
Fred Coughlan/798.13	Kāinga Ora/ #FS2082.584	Seek Amendment	Amend waste management space requirement to be more flexible for communal bin areas and waste management plans. Having communal bin areas which are a sum of the individual bin requirements is inefficient and does not provide flexibility for communal bin areas. There should be an exception for a waste management plan that reflects the estimated waste demand for a residential development that may also provide for greater frequency of collection and therefore less bin space (and the resulting land use efficiency).	Support
Retirement Villages Association of New Zealand Inc/ #811.63		Seek Amendment	Either delete Built Form Standard 14.5.2.13. or amend Standard 14.5.2.13 as follows to provide for retirement units: 14.5.2.13 Service, storage and waste management spaces [Standard as notified] This standard does not apply to retirement villages or their associated units within.	
Retirement Villages Association of New Zealand Inc/811.63	Summerset Group Holdings Limited/ #FS2097.58	Seek Amendment	Either delete Built Form Standard 14.5.2.13. or amend Standard 14.5.2.13 as follows to provide for retirement units: 14.5.2.13 Service, storage and waste management spaces	Support

			[Standard as notified] This standard does not apply to retirement villages or their associated units within. The RVA oppose 14.5.2.13, which is inconsistent with the Enabling Housing Act. The MDRS does not address service, storage and waste management spaces. Further, this standard does not account for the functional and operational needs of retirement villages and therefore, the RVA seeks for retirement villages to be excluded.	
Carter Group Limited/ #814.158		Oppose	Oppose 14.5.2.13. Seek that this be deleted.	
Carter Group Limited/814.158	Stantec/ #FS2032.42	Oppose	Oppose 14.5.2.13. Seek that this be deleted. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Support
Carter Group Limited/814.158	Kāinga Ora/ #FS2082.988	Oppose	Oppose 14.5.2.13. Seek that this be deleted. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.194		Seek Amendment	14.5.2.13 - storage 1. Retain clause (a). 2. Delete clause (b). 3. Alternatively storage could be addressed as an assessment matter for developments of 4 or more units.	
Kāinga Ora – Homes and Communities /834.194	Stantec/ #FS2032.43	Seek Amendment	14.5.2.13 - storage 1. Retain clause (a). 2. Delete clause (b). 3. Alternatively storage could be addressed as an assessment matter for developments of 4 or more units. The requirement for outdoor storage for bins and washing lines is an Operative Plan rule that appears to be working well. Clause (a) relating to outdoor storage is supported, although may be an unnecessary level of regulation if this matter is adequately covered by urban design assessment matters. Clause (b) is a new rule in PC14. It requires a minimum amount of internal storage to be provided. Whilst internal storage spaces are useful, this rule is considered to be an unnecessary level of regulation. It is noted that clause (a) only applies to 4 or more units, while clause (b) applies to all units. i.e. it is unclear what the rationale is behind the different number of units that trigger the clauses.	Oppose
Kāinga Ora – Homes and Communities /834.194	LMM Investments 2012 Limited/ #FS2049.113	Seek Amendment	14.5.2.13 - storage 1. Retain clause (a). 2. Delete clause (b). 3. Alternatively storage could be addressed as an assessment matter for developments of 4 or more units. The requirement for outdoor storage for bins and washing lines is an Operative Plan rule that appears to be working well. Clause (a) relating to outdoor storage is supported, although may be an unnecessary level of regulation if this matter is adequately covered by urban design assessment matters. Clause (b) is a new rule in PC14. It requires a minimum amount of internal storage to be provided. Whilst internal storage spaces are useful,	Support

			this rule is considered to be an unnecessary level of regulation. It is noted that clause (a) only applies to 4 or more units, while clause (b) applies to all units. i.e. it is unclear what the rationale is behind the different number of units that trigger the clauses.	
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Residential > Rules - Medium Density Residential Zone > Built form standards > Water supply for fire fighting

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.195		Not Stated	Neutral - no decision given	
Kāinga Ora – Homes and Communities / #834.195	LMM Investments 2012 Limited / #FS2049.114	Not Stated	Neutral - no decision given none given	Support
Fire and Emergency / #842.33		Support	Retain Rule 14.5.2.14 - Water supply for firefighting as notified.	

Residential > Rules - Medium Density Residential Zone > Built form standards > Garaging and carport building location

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kate Gregg / #381.21		Seek Amendment	<p>That Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including:</p> <ul style="list-style-type: none"> - the width of building frontages - landscaping - setbacks (larger than typical) - building coverage - outdoor living space requirements - minimum glazing facing the street - fencing - garaging and car ports - building separation <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow. If these rules are not met, resource consent is needed (restricted discretionary activity status).</p>	
Fred Coughlan / #798.18		Seek Amendment	Amend to control garaging on the street facing boundary only as that is the primary view.	
Fred Coughlan / 798.18	Kāinga Ora / #FS2082.589	Seek Amendment	Amend to control garaging on the street facing boundary only as that is the primary view. This efficacy of this standard is questionable as 3 residential units may all face the street with garaging (provided glazing and transportation requirements are met). That presents a compelling permitted baseline. Limiting garaging to the rear façade also does not allow for side elevation garaging, which is common, efficient, usually screened from the street by front dwellings. This should be amended to control garaging on the street facing boundary only as that is the primary view.	Support
Retirement Villages Association of New Zealand Inc / #811.64		Seek Amendment	[S]eek[s] to amend Standard 14.5.2.15 to exclude retirement units.	
Retirement Villages Association of New Zealand Inc / 811.64	Summerset Group Holdings Limited / #FS2097.59	Seek Amendment	[S]eek[s] to amend Standard 14.5.2.15 to exclude retirement units. While the RVA does not take a view on garage and carport building locations for typical residential units, retirement village	Support

			units are designed differently to residential units and should therefore be excluded from this standard. The provision is also substantially more stringent than for permitted developments, which have no controls on garaging and carport building locations and as such is disproportionate	
Carter Group Limited/ #814.159		Oppose	Oppose Rule 14.5.2.15. Seek that this be deleted.	
Carter Group Limited/814.159	Kāinga Ora/ #FS2082.989	Oppose	Oppose Rule 14.5.2.15. Seek that this be deleted. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Seek Amendment
The Catholic Diocese of Christchurch / #823.127		Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	
The Catholic Diocese of Christchurch /823.127	Anne Dingwall/ #FS2037.1359	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Oppose
The Catholic Diocese of Christchurch /823.127	Carter Group Limited/ #FS2045.300	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Support
The Catholic Diocese of Christchurch /823.127	Kāinga Ora/ #FS2082.1083	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.196		Seek Amendment	14.5.2.15 – Garage location Amend the rule as follows: 14.5.2.15 garaging and carport building and parking area location When developing four or more residential units on a single site, where a residential unit fronts towards a road , any garage, or carport shall be located at least 1.2 metres behind the front façade of a residential unit.	
Kāinga Ora – Homes and Communities /834.196	LMM Investments 2012 Limited/ #FS2049.115	Seek Amendment	14.5.2.15 – Garage location Amend the rule as follows: 14.5.2.15 garaging and carport building and parking area location When developing four or more residential units on a single site, where a residential unit fronts towards a road , any garage, or carport shall be located at least 1.2 metres behind the front façade of a residential unit. The location of car parking can have a significant impact on streetscape quality. A requirement to recess garaging or carports behind the front building line is supported. It is noted that this rule is only triggered where there are 4 or more units. It also does not apply to surface car parking areas which can also have a significant adverse effect on streetscape. Recessing is only required along the street frontage i.e. the rule must not apply to the front face of units located internally within a site.	Support

Residential > Rules - Medium Density Residential Zone > Built form standards > Building reflectivity

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Canterbury / Westland Branch of Architectural Designers NZ/ #685.51		Seek Amendment	Amend subclause (a) from 30% to 45% LRV.	
Canterbury / Westland Branch of Architectural Designers NZ/685.51	Anne Dingwall/ #FS2037.1155	Seek Amendment	Amend subclause (a) from 30% to 45% LRV. A simple method of reducing overheating in residential dwellings is to apply a lighter roof colour. Moreover, this rule is nonsensical when it is not also applied to walls. Allowing some lighter colours will provide a greater diversity of architectural variation in the hills suburbs without creating a nuisance.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.51	Kāinga Ora/ #FS2082.395	Seek Amendment	Amend subclause (a) from 30% to 45% LRV. A simple method of reducing overheating in residential dwellings is to apply a lighter roof colour. Moreover, this rule is nonsensical when it is not also applied to walls. Allowing some lighter colours will provide a greater diversity of architectural variation in the hills suburbs without creating a nuisance.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.51	Kāinga Ora/ #FS2082.396	Seek Amendment	Amend subclause (a) from 30% to 45% LRV. A simple method of reducing overheating in residential dwellings is to apply a lighter roof colour. Moreover, this rule is nonsensical when it is not also applied to walls. Allowing some lighter colours will provide a greater diversity of architectural variation in the hills suburbs without creating a nuisance.	Support
Mitchell Coll/ #720.20		Seek Amendment	1. Amend subclause (a) from 30% to 45% LRV.	
Kāinga Ora – Homes and Communities / #834.197		Oppose	14.5.2.16 – Building reflectivity; and RD29 Delete rule.	
Kāinga Ora – Homes and Communities /834.197	LMM Investments 2012 Limited/ #FS2049.116	Oppose	14.5.2.16 – Building reflectivity; and RD29 Delete rule. New rule that applies to the Residential Hills Precinct – Christchurch as had residential hill suburbs for over 100 years and these areas have not given rise to excessive glare issues from dwellings. Whilst rules controlling reflectivity can be appropriate in rural ONLs where the key outcome is to minimise the visibility of structures, such an outcome is not appropriate in residential suburbs where housing is an inherent part of the landscape. Requiring low light reflectance values means that buildings have to be finished in dark colours which can exacerbate urban heat island effects and require increased use of air conditioning to reduce unit heating in summer.	Support
Ian Cumberpatch Architects Ltd/ #2076.29		Seek Amendment	Amend subclause (a) from 30% to 45% LRV.	
Ian Cumberpatch Architects Ltd/2076.29	Kainga Ora - Homes and Communities/ #FS2099.41	Seek Amendment	Amend subclause (a) from 30% to 45% LRV. A simple method of reducing overheating in residential dwellings is to apply a lighter roof colour. Moreover, this rule is nonsensical when it is not also applied to walls. Allowing some lighter colours will provide a greater diversity of architectural variation in the hill suburbs without creating a nuisance.	Oppose

Residential > Rules - Medium Density Residential Zone > Built form standards > Location of outdoor mechanical ventilation

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Gavin Keats/ #52.3		Seek Amendment	Amend 14.5.2.17 to require that noisy plants, such as heat pumps, hot water heat pumps, inverters be installed in an acoustically isolated plant room.	
Gavin Keats/52.3	Anne Dingwall/ #FS2037.83	Seek Amendment	Amend 14.5.2.17 to require that noisy plants, such as heat pumps, hot water heat pumps, inverters be installed in an acoustically isolated plant room. Amend 14.5.2.17 to require that noisy plants, such as heat pumps, hot water heat pumps, inverters be installed in an acoustically isolated plant room.	Support
Andrew Evans/ #89.21		Oppose	Retain the current provisions.	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.52		Seek Amendment	Amend subclause (a) to require outdoor units visible from the street to be screened.	

Canterbury / Westland Branch of Architectural Designers NZ/685.52	Anne Dingwall/ #FS2037.1156	Seek Amendment	Amend subclause (a) to require outdoor units visible from the street to be screened. While this rule pushes the location of external units back from the street, they are still visible.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.52	Kāinga Ora/ #FS2082.397	Seek Amendment	Amend subclause (a) to require outdoor units visible from the street to be screened. While this rule pushes the location of external units back from the street, they are still visible.	Oppose
Mitchell Coll/ #720.21		Seek Amendment	1. Amend subclause (a) to require outdoor units visible from the street to be screened.	
New Zealand Institute of Architects Canterbury Branch/ #762.24		Seek Amendment	[Remove or re-write rule to clarify the intention with regard to aesthetics, acoustics or comfort]	
New Zealand Institute of Architects Canterbury Branch/762.24	Anne Dingwall/ #FS2037.789	Seek Amendment	[Remove or re-write rule to clarify the intention with regard to aesthetics, acoustics or comfort] It is not clear what this rule is trying to achieve, aesthetics or acoustics or comfort (i.e. unpleasant air disturbance)?. Outdoor units can be noisy and disruptive if positioned poorly on site. The best position for them may well be within this restriction. We ask that this rule is either removed or re-written to clarify the intention. i.e. the unit can't blast air onto the shared path or can't be visible i.e. must be screened or acoustically screened in certain areas.	Support
Carter Group Limited/ #814.160		Oppose	Oppose Rule 14.5.2.17. Seek that this be deleted.	
Carter Group Limited/814.160	Kāinga Ora/ #FS2082.990	Oppose	Oppose Rule 14.5.2.17. Seek that this be deleted. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Seek Amendment
The Catholic Diocese of Christchurch / #823.128		Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	
The Catholic Diocese of Christchurch /823.128	Anne Dingwall/ #FS2037.1360	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Oppose
The Catholic Diocese of Christchurch /823.128	Carter Group Limited/ #FS2045.301	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Support
The Catholic Diocese of Christchurch /823.128	Kāinga Ora/ #FS2082.1084	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.97		Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.	
Kāinga Ora – Homes and Communities /834.97	Catholic Diocese of Christchurch/ #FS2044.66	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions. Kāinga Ora oppose the 'CitySpine' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. The associated rules require buildings and outdoor living spaces to be set back from spine road corridors in both residential and commercial zones. In commercial zones there is a direct conflict in urban design outcomes (and rules) where the Key Pedestrian Frontage rules require buildings to be built up to the road boundary in order to deliver good urban design outcomes and facilitates a continuous street edge (often with veranda cover for pedestrians). It is understood that the intention of the rule is to enable road widening in the future to accommodate public rapid transit. If Council's intention is to acquire land in the future to facilitate public works then it should use the designation powers available to it. Given the highly developed nature of these existing corridors with lengthy sections of commercial property built to the road boundary, it is unclear how any corridor-long road widening will occur without major land acquisition and demolition.	Support
Kāinga Ora – Homes and Communities /834.97	Carter Group Limited/ #FS2045.70	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions. Kāinga Ora oppose the 'CitySpine' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. The associated rules require buildings and outdoor living spaces to be set back from spine road corridors in both residential and commercial zones. In commercial zones there is a direct conflict in urban design outcomes (and rules) where the Key Pedestrian Frontage rules require buildings to be built up to the road boundary in order to deliver good urban design outcomes and facilitates a continuous street edge (often with veranda cover for pedestrians). It is understood that the intention of the rule is to enable road widening in the future to accommodate public rapid transit. If Council's intention is to acquire land in the future to facilitate public works then it should use the designation powers available to it. Given the highly developed nature of these existing corridors with lengthy sections of commercial property built to the road boundary, it is unclear how any corridor-long road widening will occur without major land acquisition and demolition.	Support

Kāinga Ora – Homes and Communities / #834.198		Oppose	14.5.2.17 – Location of outdoor mechanical ventilation; And RD30 Delete the rule.	
Kāinga Ora – Homes and Communities /834.198	LMM Investments 2012 Limited/ #FS2049.117	Oppose	14.5.2.17 – Location of outdoor mechanical ventilation; And RD30 Delete the rule. New rule that requires a 3m setback if at ground level between a residential unit and the road or a shared accessway. Presumably it is visual effects that are the concern. The rule constitutes a level of design detail that is unnecessary to regulate. If mounted at ground level then even a short 1.2m high fence is sufficient to visually screen in a similar manner to the proposed rule on bin storage. As drafted the rule applies to mechanical units on the ground, whereas they would be permitted if wall-mounted despite having a worse visual outcome. It also applies to mechanical units located adjacent to internal boundaries where the property next door (over the fence) has an accessway.	Support
Ian Cumberpatch Architects Ltd/ #2076.30		Seek Amendment	Amend subclause (a) to require outdoor units visible from the street to be screened.	
Ian Cumberpatch Architects Ltd/2076.30	Kainga Ora - Homes and Communities/ #FS2099.42	Seek Amendment	Amend subclause (a) to require outdoor units visible from the street to be screened. While this rule pushes the location of external units back from the street, they are still visible.	Oppose

Residential > Rules - Medium Density Residential Zone > Built form standards > Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Diane Gray/ #504.5		Seek Amendment	Seek amendment to the proposed residential setbacks to keep the existing setbacks as they are.	
Waka Kotahi (NZ Transport Agency) / #805.7		Oppose	Delete the City Spine Transport Corridor Qualifying Matter.	
Waka Kotahi (NZ Transport Agency) /805.7	Anne Dingwall/ #FS2037.1468	Oppose	Delete the City Spine Transport Corridor Qualifying Matter. Waka Kotahi opposes the use of the City Spine Transport Corridor Qualifying Matter to protect the corridors of Riccarton and Papanui Roads for uncertain future uses of the corridor. Many sections of these roading corridors are areas identified as high density zoning to allow for the greatest level of intensification and if developed as such may provide for improved active and public transport services. Waka Kotahi does not agree with there being barriers or restrictions to enabling landowners from developing their site to its maximum capacity where there is uncertainty on the future use of these corridors. As proposed, if a landowner wishes to build within the 4m setback (where the road reserve is less than 24m wide) then a resource consent is required with consideration of the matters of discretion. These matters of discretion require consideration of potential future use of the transport corridor, which is not primarily related to protecting amenity values. It is recommended that Council delete the qualifying matter in its entirety.	Oppose
Carter Group Limited/ #814.161		Oppose	Oppose Rule 14.5.2.18. Seek that this be deleted.	
Carter Group Limited/814.161	Kāinga Ora/ #FS2082.991	Oppose	Oppose Rule 14.5.2.18. Seek that this be deleted. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Seek Amendment
The Catholic Diocese of Christchurch / #823.129		Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	
The Catholic Diocese of Christchurch /823.129	Anne Dingwall/ #FS2037.1361	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Oppose

The Catholic Diocese of Christchurch /823.129	Carter Group Limited/ #FS2045.302	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Support
The Catholic Diocese of Christchurch /823.129	Kāinga Ora/ #FS2082.1085	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. Proposed new built form standards or amendments to existing standards are opposed to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.96		Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.	
Kāinga Ora – Homes and Communities /834.96	Catholic Diocese of Christchurch/ #FS2044.65	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions. Kāinga Ora oppose the ‘CitySpine’ being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. The associated rules require buildings and outdoor living spaces to be set back from spine road corridors in both residential and commercial zones. In commercial zones there is a direct conflict in urban design outcomes (and rules) where the Key Pedestrian Frontage rules require buildings to be built up to the road boundary in order to deliver good urban design outcomes and facilitate a continuous street edge (often with veranda cover for pedestrians). It is understood that the intention of the rule is to enable road widening in the future to accommodate public rapid transit. If Council’s intention is to acquire land in the future to facilitate public works then it should use the designation powers available to it. Given the highly developed nature of these existing corridors with lengthy sections of commercial property built to the road boundary, it is unclear how any corridor-long road widening will occur without major land acquisition and demolition.	Support
Kāinga Ora – Homes and Communities /834.96	Carter Group Limited/ #FS2045.69	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions. Kāinga Ora oppose the ‘CitySpine’ being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. The associated rules require buildings and outdoor living spaces to be set back from spine road corridors in both residential and commercial zones. In commercial zones there is a direct conflict in urban design outcomes (and rules) where the Key Pedestrian Frontage rules require buildings to be built up to the road boundary in order to deliver good urban design outcomes and facilitate a continuous street edge (often with veranda cover for pedestrians). It is understood that the intention of the rule is to enable road widening in the future to accommodate public rapid transit. If Council’s intention is to acquire land in the future to facilitate public works then it should use the designation powers available to it. Given the highly developed nature of these existing corridors with lengthy sections of commercial property built to the road boundary, it is unclear how any corridor-long road widening will occur without major land acquisition and demolition.	Support
Kāinga Ora – Homes and Communities / #834.199		Oppose	1. Delete the rule. 2. If land acquisition for public works is the intent, then Council should initiate a Notice of Requirement to designate the corridor.	
Kāinga Ora – Homes and Communities /834.199	LMM Investments 2012 Limited/ #FS2049.118	Oppose	1. Delete the rule. 2. If land acquisition for public works is the intent, then Council should initiate a Notice of Requirement to designate the corridor. The new rule requires buildings and outdoor living spaces to be set back 4m from spine road corridors (where the corridor is less than 24m in width, which is the majority of the corridor given 20m road reserves are typical). It is understood that the intention of the rule is to enable road widening in the future to accommodate public rapid transit. If Council’s intention is to acquire land in the future to facilitate public works then it should use the designation powers available to it. Given the highly developed nature of these existing corridors with lengthy sections of commercial property built to the road boundary, it is unclear how any corridor-long road widening will occur without major land acquisition and demolition.	Support

Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Polly Grainger/ #1.1		Support	Seek that Bewdley Street and Evesham Crescent (Barrington) be added to the Residential Character Areas list.	
Martin Jones/ #15.1		Seek Amendment	Introduce either Residential Heritage Area or Residential Character Area over Cashmere View Street. Resource consent should be required for any residential development.	
Martin Jones/15.1	Anne Dingwall/ #FS2037.51	Seek Amendment	Introduce either Residential Heritage Area or Residential Character Area over Cashmere View Street. Resource consent should be required for any residential development. I support my street becoming a heritage value residential character zone. Also I would like resource consent be a requirement before any development can take place.	Support

Martin Jones/15.1	Anne Dingwall/ #FS2037.52	Seek Amendment	Introduce either Residential Heritage Area or Residential Character Area over Cashmere View Street. Resource consent should be required for any residential development. I support my street becoming a heritage value residential character zone. Also I would like resource consent be a requirement before any development can take place.	Support
Rex Drummond/ #18.1		Seek Amendment	Resource consent should be required for any development within a Residential Character Area.	
Rex Drummond/18.1	Anne Dingwall/ #FS2037.53	Seek Amendment	Resource consent should be required for any development within a Residential Character Area. Faiview Street (Cashmere) should be within a Residential Character Area, with resource consent required for any development.	Support
Christine Parkes/ #25.1		Seek Amendment	That the area of Cashmere View St, Fairview St and nearby Ashgrove Tce be made a suburban character area. That resource consent be required before ANY development can proceed.	
Sharina Van Landuyt/ #41.1		Support	Support[s] the proposal to include Ryan Street within a Residential Character Area.	
Sharina Van Landuyt/41.1	Anne Dingwall/ #FS2037.64	Support	Support[s] the proposal to include Ryan Street within a Residential Character Area. We have a beautiful street with nearly every house being a character bungalow and feel it is incredibly special to Christchurch.	Support
Sharina Van Landuyt/ #41.2		Oppose	Oppose[s] Ryan Street being designated as a medium density residential zone.	
Sharina Van Landuyt/41.2	Anne Dingwall/ #FS2037.65	Oppose	Oppose[s] Ryan Street being designated as a medium density residential zone. We have a beautiful street filled with character bungalows and want to keep it that way.	Support
Andrew Laurie/ #92.3		Seek Amendment	The area near and including Ashgrove Tce, Fairview St and Cashmere View St should be a Heritage Value Residential Character zone, and a resource consent should be required before any development can proceed.	
Andrew Laurie/92.3	Anne Dingwall/ #FS2037.167	Seek Amendment	The area near and including Ashgrove Tce, Fairview St and Cashmere View St should be a Heritage Value Residential Character zone, and a resource consent should be required before any development can proceed. On Plan Change 13/14: The area near and including Ashgrove Tce, Fairview St and Cashmere View St should be designated a Heritage Value Residential Character zone, because the character and style of houses in this area are of value and enhance the aesthetic of the neighbourhood, which would be compromised by the type of buildings permissible under the MRZ rules.	Support
Ian Tinkler/ #117.1		Support	It is important that Christchurch be developed in a sustainable way.	
Ian Tinkler/117.1	Anne Dingwall/ #FS2037.197	Support	It is important that Christchurch be developed in a sustainable way. It does appear that the population of greater Christchurch will continue to increase for the foreseeable future. The area covered by the plan is large. While the population will continue, there will not be a time when the residential property will be converted to having the full entitlement multistorey units as permitted in the plan. If that were the case, the population of Christchurch would be far larger than expected. It is far better that land currently used for housing provides more places to live, rather than increasing Christchurch into productive food-producing areas within the city and neighbouring district councils.	Support
Cameron Matthews/ #121.7		Oppose	Request removal of the Cashmere [Character Areas]: (Hackthorn Road), Beckenham Loop, Roker and Penrith [streets].	
Cameron Matthews/121.7	Christchurch International Airport Limited/ #FS2052.197	Oppose	Request removal of the Cashmere [Character Areas]: (Hackthorn Road), Beckenham Loop, Roker and Penrith [streets]. or Cashmere CA (Hackthorn Road): By not allowing increased density here, where public transport service provision is good (see FIGURE 17 in section: LOW PUBLIC TRANSPORT ACCESSIBILITY AREA for more detail [below]):	Oppose

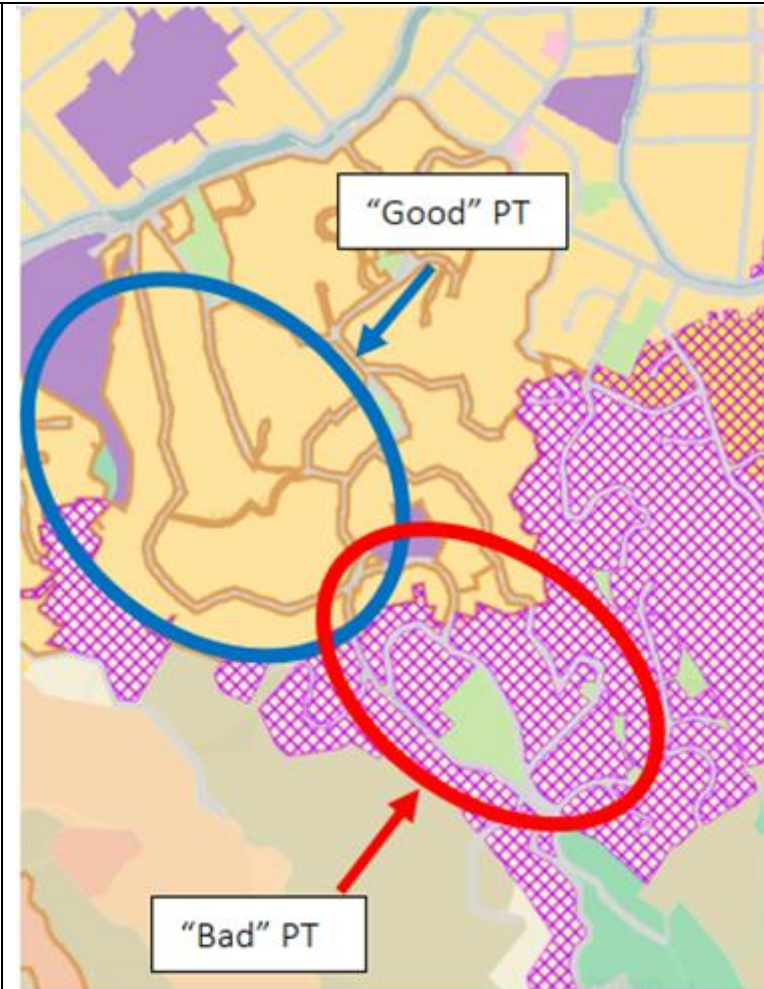


Figure 17 Low Public Transport Accessibility areas (purple hatching) highlighted in red, vs. identical PT provision in blue area. Special/Residential Character Area Qualifying Matter (SCA QM) also proposed within blue zone, preventing densification here too.

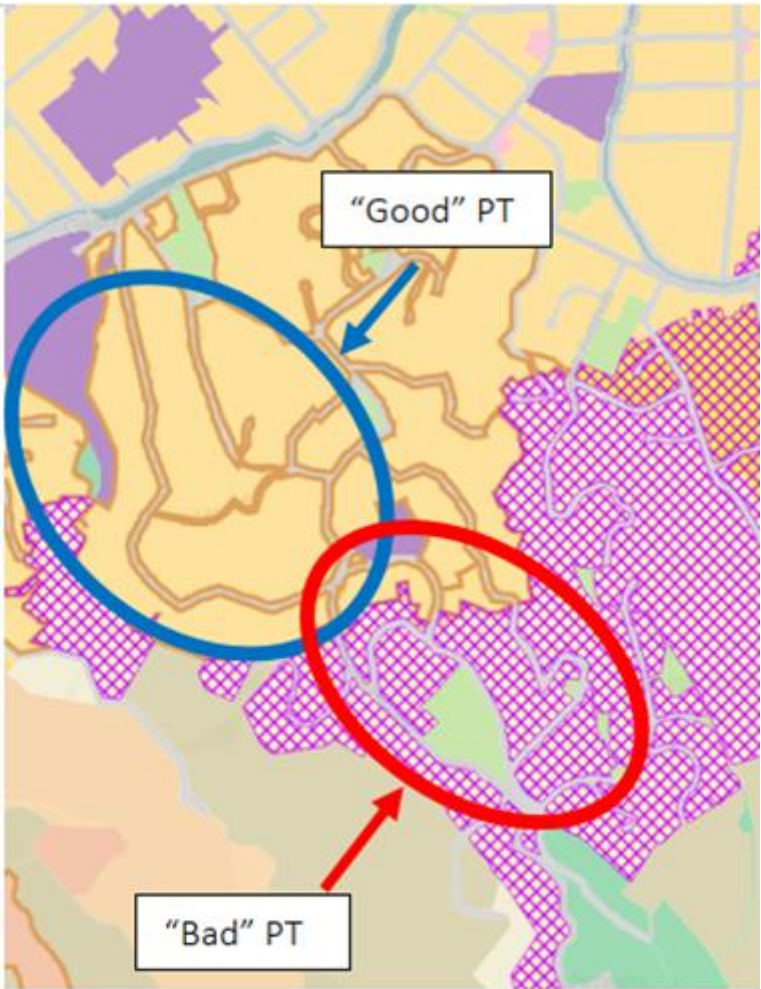
we would be encouraging growth at potentially low densities elsewhere, with worse local business and employment, and worse public and active transport access, and other negative externalities. That impact runs counter to NPS-UD, specifically: Objective 8(a); Policy 1(3); Policy 1(c). As evident, none of the characteristics identified are adversely affected by residential density, excluding “Large, two-storey dwellings on typical sites”. Nothing about being allowed to build to 11m height implies you must remove a front garden, or the basalt retaining wall at the street, or not build with timber cladding, or dormers, or any other specific features that were identified as defining the character of the area. Indeed, many identified characteristics, even if they were considered somehow consistent across the spatial extent of the proposed QM, are not managed any differently via application of the proposed QM. To imply, therefore, that a small change in permitted built form (3 units, 3 storeys) is, of itself, some adverse effect – thus requiring restriction via a QM – solely because it is different to the previously permitted built form (1 unit, 2 storeys) is, in my view, not consistent with NPS-UD.

Regarding Beckenham Loop:

There is nothing special about the housing in this area that’s not also found in nearby Somerfield, or any of the rest of the city built circa 1930. These suburbs all have a mix of older and newer houses in a normal inner-suburban setting. The “character” is not “special”. It’s certainly not special enough to warrant the forced retention of low-density housing in an area proximal to the city centre, both the Orbiter and the #1 bus (both high-frequency core routes), and decent cycleway provision along Tennyson through to the city via Strickland/Antigua Street cycleway.

Regarding Roker/Penrith:

The SCA covering Roker and Penrith Streets is at least fairly limited in terms of spatial extent but identifies nothing “special” about the “character” of area that would be negatively affected by increased housing density. These streets are both aesthetically nice, but the aspect that makes them this way is not the ageing and incohesive mix of older and newer low-density houses hidden behind trees and parked cars. What gives these areas particularly valuable character is, only, the regular lining of mature street trees. Increased housing density does not reduce this local amenity, it shares it. The SCA proposed meanwhile, does nothing to protect these trees, it only enforces retention of low-density housing behind them.

			<p>Roker is also part of the Quarryman’s trail, one of the most-used cycleways in the city, which also serves riders travelling to or from nearby Penrith. Sitting between Sydenham South and Barrington local/town centres and being proximal to the city centre via cycling or other modes, it’s an area perfectly suited for increased density.</p>	
<p>Cameron Matthews/121.7</p>	<p>Kāinga Ora/ #FS2082.53</p>	<p>Oppose</p>	<p>Request removal of the Cashmere [Character Areas]: (Hackthorn Road), Beckenham Loop, Roker and Penrith [streets].</p> <p>or Cashmere CA (Hackthorn Road): By not allowing increased density here, where public transport service provision is good (see FIGURE 17 in section: LOW PUBLIC TRANSPORT ACCESSIBILITY AREA for more detail [below]):</p>  <p><i>Figure 17 Low Public Transport Accessibility areas (purple hatching) highlighted in red, vs. identical PT provision in blue area. Special/Residential Character Area Qualifying Matter (SCA QM) also proposed within blue zone, preventing densification here too.</i></p> <p>we would be encouraging growth at potentially low densities elsewhere, with worse local business and employment, and worse public and active transport access, and other negative externalities. That impact runs counter to NPS-UD, specifically: Objective 8(a); Policy 1(3); Policy 1(c). As evident, none of the characteristics identified are adversely affected by residential density, excluding “Large, two-storey dwellings on typical sites”. Nothing about being allowed to build to 11m height implies you must remove a front garden, or the basalt retaining wall at the street, or not build with timber cladding, or dormers, or any other specific features that were identified as defining the character of the area. Indeed, many identified characteristics, even if they were considered somehow consistent across the spatial extent of the proposed QM, are not managed any differently via application of the proposed QM. To imply, therefore, that a small change in permitted built form (3 units, 3 storeys) is, of itself, some adverse effect – thus requiring restriction via a QM – solely because it is different to the previously permitted built form (1 unit, 2 storeys) is, in my view, not consistent with NPS-UD.</p>	<p>Support</p>

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Sulekha Korgaonkar/ #128.3		Support	Retain Ryan Street as a residential character area and the provisions that maintain the streets character.										
David Allan/ #437.6		Seek Amendment	[Supports] the preservation of character areas										
Lawrence & Denise May/ #665.5		Seek Amendment	<p>[That the following proposed changes are adopted]:</p> <p>Proposed Rules (Medium Density Residential Zone)</p> <table border="1"> <thead> <tr> <th>Activity Status</th> <th>Activity within a Character Area Overlay</th> <th>Activity if not in a Character Area Overlay</th> </tr> </thead> <tbody> <tr> <td>Permitted</td> <td>Within any Character Area Overlay, the interior conversion of an existing residential unit into two residential units.</td> <td>No equivalent rule – no density limit</td> </tr> <tr> <td>Controlled</td> <td> <p>In a Character Area Overlay,</p> <p>a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is:</p> <p>i. less than 5 metres in height; and</p> <p>ii. meets the built form standards applicable to the Character Area Overlay within which it is located.</p> </td> <td></td> </tr> </tbody> </table>	Activity Status	Activity within a Character Area Overlay	Activity if not in a Character Area Overlay	Permitted	Within any Character Area Overlay, the interior conversion of an existing residential unit into two residential units.	No equivalent rule – no density limit	Controlled	<p>In a Character Area Overlay,</p> <p>a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is:</p> <p>i. less than 5 metres in height; and</p> <p>ii. meets the built form standards applicable to the Character Area Overlay within which it is located.</p>		
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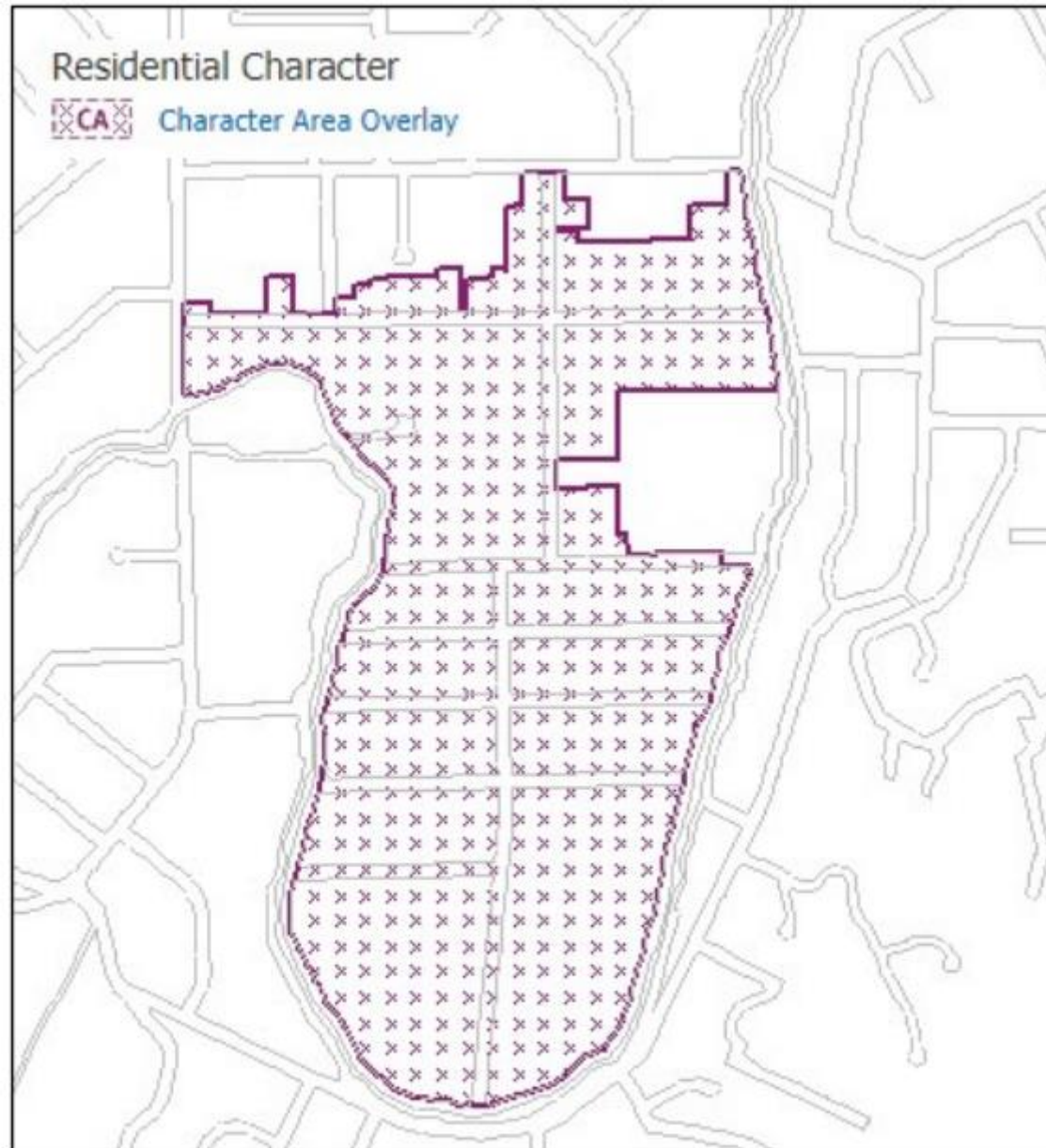
				b. Any application arising from this rule shall not be limited or publicly notified.		
			Restricted Discretionary	Residential units in the Character Area Overlay that do not meet Rule 14.5.3.2.7 –Number of residential units per site – maximum of 2 residential units per site.	No density limit.	
			Restricted Discretionary	<p>Within a Character Area Overlay:</p> <p>a. The demolition or removal of a building greater than 30m² on the site, relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development.</p> <p>b. This rule does not apply:</p> <p>i. where 14.5.3.1.2 C1 applies.</p> <p>ii. to fences that meet the applicable built form standard 14.5.3.2.12 for that Character Area;</p> <p>iii. to accessory buildings that are less than 30m² and located to the rear of the main residential unit on the site and are less than 5 metres in height; iv. to fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space.</p>		

				<p>c. Activities that do not meet Built Form standard 14.5.3.2.6. d. Any application arising from this rule shall not be limited or publicly notified.</p>		
				<p>Building height controls (dependent on the area, but the current Character Areas have 7m and 5.5 height limits proposed)</p>	<p>In most places, 11 metres</p>	
				<p>Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including:</p> <ul style="list-style-type: none"> - the width of building frontages - landscaping - setbacks (larger than typical) - building coverage - outdoor living space requirements - minimum glazing facing the street - fencing - garaging and car ports - building separation <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow.</p> <p>If these rules are not met, resource consent is needed (restricted discretionary activity status).</p>		

Richmond Residents and Business Association (We are Richmond)/ #745.5		Support	Seek that SAMS and Suburban Character Areas are retained.	
Christchurch City Council/ #751.67		Seek Amendment	Add an Area-Specific sub-section to the sub-chapter (14.5.3), incorporating all Riccarton Bush Interface Area controls, as follows:- Building height of 8m (removing this from 14.5.2.3.v;- Site density of 450m ² - Number of residential units limited to two;- Site coverage of 35%;- Building setbacks: 4.5m for front boundary; 3m side boundaries. [Refer to ATTACHMENT 46].	
Christchurch City Council/751.67	Anne Dingwall/ #FS2037.889	Seek Amendment	Add an Area-Specific sub-section to the sub-chapter (14.5.3), incorporating all Riccarton Bush Interface Area controls, as follows:- Building height of 8m (removing this from 14.5.2.3.v;- Site density of 450m ² - Number of residential units limited to two;- Site coverage of 35%;- Building setbacks: 4.5m for front boundary; 3m side boundaries. [Refer to ATTACHMENT 46]. Proposed provisions for the Riccarton Bush Interface Area do not reflect the full recommendations of reporting, which has been clarified in more detail (see attachment). Specifically, the following standards for development within the overlay area should be updated:- Number of residential units;- Site coverage;- Setbacks;- Subdivision / site density;- Building height over St Teresa's School. It is recognised that setbacks along Riccarton Road are managed through the City Spine Qualifying Matter.	Support
Christchurch City Council/751.67	Christchurch International Airport Limited/ #FS2052.29	Seek Amendment	Add an Area-Specific sub-section to the sub-chapter (14.5.3), incorporating all Riccarton Bush Interface Area controls, as follows:- Building height of 8m (removing this from 14.5.2.3.v;- Site density of 450m ² - Number of residential units limited to two;- Site coverage of 35%;- Building setbacks: 4.5m for front boundary; 3m side boundaries. [Refer to ATTACHMENT 46]. Proposed provisions for the Riccarton Bush Interface Area do not reflect the full recommendations of reporting, which has been clarified in more detail (see attachment). Specifically, the following standards for development within the overlay area should be updated:- Number of residential units;- Site coverage;- Setbacks;- Subdivision / site density;- Building height over St Teresa's School. It is recognised that setbacks along Riccarton Road are managed through the City Spine Qualifying Matter.	Support
Christchurch City Council/751.67	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.1	Seek Amendment	Add an Area-Specific sub-section to the sub-chapter (14.5.3), incorporating all Riccarton Bush Interface Area controls, as follows:- Building height of 8m (removing this from 14.5.2.3.v;- Site density of 450m ² - Number of residential units limited to two;- Site coverage of 35%;- Building setbacks: 4.5m for front boundary; 3m side boundaries. [Refer to ATTACHMENT 46]. Proposed provisions for the Riccarton Bush Interface Area do not reflect the full recommendations of reporting, which has been clarified in more detail (see attachment). Specifically, the following standards for development within the overlay area should be updated:- Number of residential units;- Site coverage;- Setbacks;- Subdivision / site density;- Building height over St Teresa's School. It is recognised that setbacks along Riccarton Road are managed through the City Spine Qualifying Matter.	Seek Amendment
Christchurch City Council/751.67	Kāinga Ora/ #FS2082.506	Seek Amendment	Add an Area-Specific sub-section to the sub-chapter (14.5.3), incorporating all Riccarton Bush Interface Area controls, as follows:- Building height of 8m (removing this from 14.5.2.3.v;- Site density of 450m ² - Number of residential units limited to two;- Site coverage of 35%;- Building setbacks: 4.5m for front boundary; 3m side boundaries. [Refer to ATTACHMENT 46]. Proposed provisions for the Riccarton Bush Interface Area do not reflect the full recommendations of reporting, which has been clarified in more detail (see attachment). Specifically, the following standards for development within the overlay area should be updated:- Number of residential units;- Site coverage;- Setbacks;- Subdivision / site density;- Building height over St Teresa's School. It is recognised that setbacks along Riccarton Road are managed through the City Spine Qualifying Matter.	Oppose
Christchurch City Council/751.67	Robert Broughton/ #FS2083.4	Seek Amendment	Add an Area-Specific sub-section to the sub-chapter (14.5.3), incorporating all Riccarton Bush Interface Area controls, as follows:- Building height of 8m (removing this from 14.5.2.3.v;- Site density of 450m ² - Number of residential units limited to two;- Site coverage of 35%;- Building setbacks: 4.5m for front boundary; 3m side boundaries. [Refer to ATTACHMENT 46]. Proposed provisions for the Riccarton Bush Interface Area do not reflect the full recommendations of reporting, which has been clarified in more detail (see attachment). Specifically, the following standards for development within the overlay area should be updated:- Number of residential units;- Site coverage;- Setbacks;- Subdivision / site density;- Building height over St Teresa's School. It is recognised that setbacks along Riccarton Road are managed through the City Spine Qualifying Matter.	Support
Megan Power/ #769.10		Seek Amendment	[Amend] Planning Map 46 : Amend the extent of the proposed Beckenham Character Area to match the operative District Plan extent and include all sites within the operative extent within the Character Area, as shown in Map 1 and Map 2 [of the submission].	

Residential Character

 Character Area Overlay



Map 1: Extract from online planning map, operative District Plan, 12 May 2023, Christchurch City Council. Beckenham Character Area.



Map 2: Extract from pdf Planning Map 46, operative District Plan, 12 May 2023, Christchurch City Council. Beckenham Character Area.

Robert Smillie/ #770.2

Support

[S]upport[s] the making of Ryan Street into a 'character' [area] and thereby give it some protections.

Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone > Area-specific activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position						
Murray Walsh/ #123.1		Seek Amendment	<p>Introduce a resource consent requirement as a restricted discretionary activity to help us better protect Character Areas. The following rules are proposed:</p> <p>Proposed Rules (Medium Density Residential Zone)</p> <table border="1"> <thead> <tr> <th>Activity Status</th> <th>Activity within a Character Area Overlay</th> <th>Activity if not in a Character Area Overlay</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Activity Status	Activity within a Character Area Overlay	Activity if not in a Character Area Overlay				
Activity Status	Activity within a Character Area Overlay	Activity if not in a Character Area Overlay								

			Permitted	Within any Character Area Overlay, the interior conversion of an existing residential unit into two residential units.	No equivalent rule – no density limit		
			Controlled	<p>In a Character Area Overlay,</p> <p>a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is:</p> <p>i. less than 5 metres in height; and</p> <p>ii. meets the built form standards applicable to the Character Area Overlay within which it is located.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>			
			Restricted Discretionary	Residential units in the Character	No density limit.		

				Area Overlay that do not meet Rule 14.5.3.2.7 – Number of residential units per site – maximum of 2 residential units per site.	
			Restricted Discretionary	<p>Within a Character Area Overlay:</p> <p>a. The demolition or removal of a building greater than 30m² on the site, relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development.</p> <p>b. This rule does not apply:</p> <p>i. where 14.5.3.1.2 C1 applies.</p>	

			<p>ii. to fences that meet the applicable built form standard 14.5.3.2.12 for that Character Area;</p> <p>iii. to accessory buildings that are less than 30m² and located to the rear of the main residential unit on the site and are less than 5 metres in height; iv. to fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space.</p> <p>c. Activities that do not meet Built Form standard 14.5.3.2.6.</p> <p>d. Any application arising from this rule shall not be limited or publicly notified.</p>	
			Building height	In most places,

			controls (dependent on the area, but the current Character Areas have 7m and 5.5 height limits proposed)	11 metres	
			<p>Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including:</p> <ul style="list-style-type: none"> - the width of building frontages - landscaping - setbacks (larger than typical) - building coverage - outdoor living space requirement s - minimum glazing facing the street - fencing - garaging and car ports 		

			<p>- building separation</p> <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow.</p> <p>If these rules are not met, resource consent is needed (restricted discretionary activity status).</p>							
Property Council New Zealand/ #242.20		Seek Amendment	In broad terms, we are comfortable with the proposed intention of introducing resource consent requirements as a restricted discretionary activity to help protect Character Areas. However, given the scale of the proposal and introduction of 11 new residential heritage areas, we wish to highlight the importance of ensuring that Christchurch has sufficient development capacity. This can be achieved through enabling and encouraging greater height and density within high density zone precincts, town centres and metropolitan centres.							
Ann-Mary & Andrew Benton/ #698.4		Seek Amendment	<p>In recognition of the status of a Qualifying Matter, ...propose introducing a resource consent requirement as a restricted discretionary activity...Subdivision will also be more restrictive, depending on the zone and area...</p> <p>Rules for the Character Areas will differ depending on the character values of each area, as well as the District Plan zone in which the character area is located. The character values that are already being used to assess any development designs submitted...are proposed to remain the same.</p> <p>Proposed Rules (Medium Density Residential Zone)</p> <table border="1"> <thead> <tr> <th>Activity Status</th> <th>Activity within a Character Area Overlay</th> <th>Activity if not in a Character Area Overlay</th> </tr> </thead> <tbody> <tr> <td>Permitted</td> <td>Within any Character Area Overlay, the interior conversion of an existing residential unit into two</td> <td>No equivalent rule – no density limit</td> </tr> </tbody> </table>	Activity Status	Activity within a Character Area Overlay	Activity if not in a Character Area Overlay	Permitted	Within any Character Area Overlay, the interior conversion of an existing residential unit into two	No equivalent rule – no density limit	
Activity Status	Activity within a Character Area Overlay	Activity if not in a Character Area Overlay								
Permitted	Within any Character Area Overlay, the interior conversion of an existing residential unit into two	No equivalent rule – no density limit								

				residential units.	
			Controlled	<p>In a Character Area Overlay,</p> <p>a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is:</p> <p>i. less than 5 metres in height; and</p> <p>ii. meets the built form standards applicable to the Character Area Overlay within which it is located.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	
			Restricted Discretionary	Residential units in the Character Area Overlay that do not meet Rule 14.5.3.2.7 – Number of residential units per site – maximum of 2 residential	No density limit.

				units per site.	
			Restricted Discretionary	<p>Within a Character Area Overlay:</p> <p>a. The demolition or removal of a building greater than 30m² on the site, relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development.</p> <p>b. This rule does not apply:</p> <p>i. where 14.5.3.1.2 C1 applies.</p> <p>ii. to fences that meet the applicable built form standard 14.5.3.2.12 for that Character Area;</p>	

			<p>iii. to accessory buildings that are less than 30m² and located to the rear of the main residential unit on the site and are less than 5 metres in height; iv. to fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space.</p> <p>c. Activities that do not meet Built Form standard 14.5.3.2.6.</p> <p>d. Any application arising from this rule shall not be limited or publicly notified.</p>	
			<p>Building height controls (dependent on the area, but the current Character Areas have 7m and 5.5 height limits proposed)</p>	<p>In most places, 11 metres</p>

			<p>Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including:</p> <ul style="list-style-type: none">- the width of building frontages- landscaping- setbacks (larger than typical)- building coverage- outdoor living space requirements- minimum glazing facing the street- fencing- garaging and car ports- building separation <p>Generally the built form requirements are stricter than the</p>	
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	underlying zoning would otherwise allow.	
	If these rules are not met, resource consent is needed (restricted discretionary activity status).	

Proposed Subdivision Rules

	Activity within a Character Area Overlay	Activity if not in a Character Area Overlay
	Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally larger than the underlying Zone requirement.	400m ² proposed for the Medium Density Residential Zone or 300m ² proposed for the High Density Residential Zone
	In High Density Zone – 400m ² .	

Otautahi Community Housing Trust/ #877.7		Seek Amendment	Delete the Residential Heritage Area qualifying matter and any proposed provisions.	
Otautahi Community Housing Trust/877.7	Heritage New Zealand Pouhere Taonga/ #FS2051.105	Seek Amendment	<p>Delete the Residential Heritage Area qualifying matter and any proposed provisions.</p> <p>OCHT support the management of Historic Heritage and the use of qualifying matters for individually listed heritage items, noting that it is a matter of national significance in Section 6.</p> <p>OCHT does not oppose the Heritage Areas as a qualifying matter where there is a strong evidence basis. It does however oppose the proposed Residential Heritage Areas being a qualifying matter as we consider Council has sought to elevate (conflate) special character as historic heritage.</p>	Oppose

			<p>Further, it is considered that the s32 assessments for the Residential Heritage Areas lack a strong evidence basis and fail to take into account unimplemented resource consents.</p> <p>OCHT considers that a more nuanced assessment of costs and benefits applies to areas with a high proportion of OCHT housing</p> <p>A more nuanced assessment of costs and benefits is likewise required for heritage areas in locations that are otherwise ideally located for further intensification, such as the heritage areas within and adjacent to the central city/ Four Avenues.</p> <p>The imposition (costs) of heritage controls in locations that would otherwise suit high density housing must therefore be greater than the costs applying to character and heritage areas more generally. It follows that the benefits of such regulation and the identification of these areas as Qualifying Matters must therefore be greater than the benefits generally in order to justify additional regulation.</p> <p>OCHT also oppose the proposed provisions controlling new buildings on sites sharing a boundary with a Residential Heritage Area (Residential Heritage Area Interface). The introduction of this interface as a QM further blurs the distinction between s.6 matters. These controls are similarly not a universally accepted approach to the management and protection of heritage values, and OCHT does not support this use.</p> <p>These properties will be subject to a restricted discretionary activity consent, and in many cases are in locations that are otherwise ideally located for further intensification. The reasons OCHT have for opposing this reflect the matters outlined above for Residential Heritage Areas more generally.</p> <p>It is further noted that having some of the Heritage Area provisions being contained in PC14 and following an IPI process i.e. the built form standards, and other Heritage Area provisions being progressed through a separate PC13, and following a first schedule process i.e. Heritage Area policies has created efficiency issues. The OCHT submission on Heritage Areas as part of PC14 therefore needs to be read together with our separate submission on PC13.</p> <p>[Please see attachment]</p>	
<p>Otautahi Community Housing Trust/877.7</p>	<p>Kāinga Ora/ #FS2082.1235</p>	<p>Seek Amendment</p>	<p>Delete the Residential Heritage Area qualifying matter and any proposed provisions.</p> <p>OCHT support the management of Historic Heritage and the use of qualifying matters for individually listed heritage items, noting that it is a matter of national significance in Section 6.</p> <p>OCHT does not oppose the Heritage Areas as a qualifying matter where there is a strong evidence basis. It does however oppose the proposed Residential Heritage Areas being a qualifying matter as we consider Council has sought to elevate (conflate) special character as historic heritage.</p> <p>Further, it is considered that the s32 assessments for the Residential Heritage Areas lack a strong evidence basis and fail to take into account unimplemented resource consents.</p> <p>OCHT considers that a more nuanced assessment of costs and benefits applies to areas with a high proportion of OCHT housing</p> <p>A more nuanced assessment of costs and benefits is likewise required for heritage areas in locations that are otherwise ideally located for further intensification, such as the heritage areas within and adjacent to the central city/ Four Avenues.</p> <p>The imposition (costs) of heritage controls in locations that would otherwise suit high density housing must therefore be greater than the costs applying to character and heritage areas more generally. It follows that the benefits of such regulation and the identification of these areas as Qualifying Matters must therefore be greater than the benefits generally in order to justify additional regulation.</p> <p>OCHT also oppose the proposed provisions controlling new buildings on sites sharing a boundary with a Residential Heritage Area (Residential Heritage Area Interface). The introduction of this interface as a QM further blurs the distinction between s.6 matters. These controls are similarly not a universally accepted approach to the management and protection of heritage values, and OCHT does not support this use.</p> <p>These properties will be subject to a restricted discretionary activity consent, and in many cases are in locations that are otherwise ideally located for further intensification. The reasons OCHT have for opposing this reflect the matters outlined above for Residential Heritage Areas more generally.</p> <p>It is further noted that having some of the Heritage Area provisions being contained in PC14 and following an IPI process i.e. the built form standards, and other Heritage Area provisions being progressed through a separate PC13, and following a first schedule process i.e. Heritage Area policies has created efficiency issues. The OCHT submission on Heritage Areas as part of PC14 therefore needs to be read together with our separate submission on PC13.</p>	<p>Seek Amendment</p>

			[Please see attachment]	
Otautahi Community Housing Trust/877.7	Kāinga Ora/ #FS2082.1303	Seek Amendment	<p>Delete the Residential Heritage Area qualifying matter and any proposed provisions.</p> <p>OCHT support the management of Historic Heritage and the use of qualifying matters for individually listed heritage items, noting that it is a matter of national significance in Section 6.</p> <p>OCHT does not oppose the Heritage Areas as a qualifying matter where there is a strong evidence basis. It does however oppose the proposed Residential Heritage Areas being a qualifying matter as we consider Council has sought to elevate (conflate) special character as historic heritage.</p> <p>Further, it is considered that the s32 assessments for the Residential Heritage Areas lack a strong evidence basis and fail to take into account unimplemented resource consents.</p> <p>OCHT considers that a more nuanced assessment of costs and benefits applies to areas with a high proportion of OCHT housing</p> <p>A more nuanced assessment of costs and benefits is likewise required for heritage areas in locations that are otherwise ideally located for further intensification, such as the heritage areas within and adjacent to the central city/ Four Avenues.</p> <p>The imposition (costs) of heritage controls in locations that would otherwise suit high density housing must therefore be greater than the costs applying to character and heritage areas more generally. It follows that the benefits of such regulation and the identification of these areas as Qualifying Matters must therefore be greater than the benefits generally in order to justify additional regulation.</p> <p>OCHT also oppose the proposed provisions controlling new buildings on sites sharing a boundary with a Residential Heritage Area (Residential Heritage Area Interface). The introduction of this interface as a QM further blurs the distinction between s.6 matters. These controls are similarly not a universally accepted approach to the management and protection of heritage values, and OCHT does not support this use.</p> <p>These properties will be subject to a restricted discretionary activity consent, and in many cases are in locations that are otherwise ideally located for further intensification. The reasons OCHT have for opposing this reflect the matters outlined above for Residential Heritage Areas more generally.</p> <p>It is further noted that having some of the Heritage Area provisions being contained in PC14 and following an IPI process i.e. the built form standards, and other Heritage Area provisions being progressed through a separate PC13, and following a first schedule process i.e. Heritage Area policies has created efficiency issues. The OCHT submission on Heritage Areas as part of PC14 therefore needs to be read together with our separate submission on PC13.</p> <p>[Please see attachment]</p>	Seek Amendment
Otautahi Community Housing Trust/ #877.11		Seek Amendment	<p>Delete all new or extended character areas as qualifying matters.</p> <p>For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1.</p> <p>Delete all new built form standards for character areas.</p> <p>14.5.3.2.3 Building height – Character Area Overlays, and</p> <p>14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p>	
Otautahi Community Housing Trust/877.11	Kāinga Ora/ #FS2082.1239	Seek Amendment	<p>Delete all new or extended character areas as qualifying matters.</p> <p>For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1.</p> <p>Delete all new built form standards for character areas.</p>	Seek Amendment

			<p>14.5.3.2.3 Building height – Character Area Overlays, and</p> <p>14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>OCHT support, in principle, the management of character as a qualifying matter. However, OCHT does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area.</p> <p>OCHT is opposed to the use of character areas which reduce density below the level provided by the underlying zone (MDRS) or that seek to control the demolition or alteration of buildings, unless these buildings individually qualify as historic heritage.</p> <p>OCHT considers that if the District Plan is going to apply restrictions on the demolition of buildings and the development of new buildings on these sites, then these buildings should be individually identified as meeting a historic heritage significance threshold through appropriate assessments and protected through the Historic Heritage chapter of the Proposed District Plan.</p> <p>OCHT further considers that a more nuanced assessment of costs and benefits applies to areas with a high proportion of OCHT housing, i.e. the benefits of providing a greater number of houses for the most vulnerable members of society are greater than retaining the character associated with existing housing per se, particularly when much of the character is linked to the association with historic social housing, and therefore the character or heritage benefits of such locations must be even greater to outweigh the social costs.</p> <p>A more nuanced assessment of costs and benefits is likewise required for character and heritage areas in locations that are otherwise ideally located for further intensification.</p> <p>The imposition (costs) of heritage and character controls in locations that would otherwise suit high density housing must therefore be greater than the costs applying to character and heritage areas more generally. It follows that the benefits of such regulation and the identification of these areas as Qualifying Matters must therefore be greater than the benefits generally in order to justify additional regulation.</p> <p>[Please see attachment]</p>	
<p>Otautahi Community Housing Trust/877.11</p>	<p>Kāinga Ora/ #FS2082.1307</p>	<p>Seek Amendment</p>	<p>Delete all new or extended character areas as qualifying matters.</p> <p>For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1.</p> <p>Delete all new built form standards for character areas.</p> <p>14.5.3.2.3 Building height – Character Area Overlays, and</p> <p>14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>OCHT support, in principle, the management of character as a qualifying matter. However, OCHT does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area.</p> <p>OCHT is opposed to the use of character areas which reduce density below the level provided by the underlying zone (MDRS) or that seek to control the demolition or alteration of buildings, unless these buildings individually qualify as historic heritage.</p>	<p>Seek Amendment</p>

		<p>OCHT considers that if the District Plan is going to apply restrictions on the demolition of buildings and the development of new buildings on these sites, then these buildings should be individually identified as meeting a historic heritage significance threshold through appropriate assessments and protected through the Historic Heritage chapter of the Proposed District Plan.</p> <p>OCHT further considers that a more nuanced assessment of costs and benefits applies to areas with a high proportion of OCH housing, i.e. the benefits of providing a greater number of houses for the most vulnerable members of society are greater than retaining the character associated with existing housing per se, particularly when much of the character is linked to the association with historic social housing, and therefore the character or heritage benefits of such locations must be even greater to outweigh the social costs.</p> <p>A more nuanced assessment of costs and benefits is likewise required for character and heritage areas in locations that are otherwise ideally located for further intensification.</p> <p>The imposition (costs) of heritage and character controls in locations that would otherwise suit high density housing must therefore be greater than the costs applying to character and heritage areas more generally. It follows that the benefits of such regulation and the identification of these areas as Qualifying Matters must therefore be greater than the benefits generally in order to justify additional regulation.</p> <p>[Please see attachment]</p>	
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Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone > Area-specific activities > Area-specific permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Paul Wing/ #70.4		Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.	
Paul Wing/70.4	Anne Dingwall/ #FS2037.145	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds. Sunlight is a free source of heating. Recession planes should protect existing residential properties from negative impact of new multi-storey builds.	Support
Kāinga Ora – Homes and Communities / #834.38		Seek Amendment	<ol style="list-style-type: none"> Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site. 	
Kāinga Ora – Homes and Communities /834.38	Amy Beran/ #FS2030.9	Seek Amendment	<ol style="list-style-type: none"> Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site. <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan.</p>	Seek Amendment

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Kāinga Ora – Homes and Communities /834.38	Catholic Diocese of Christchurch/ #FS2044.32	Seek Amendment	<p>1. Delete all new or extended characterareas as qualifying matters andundertake further analysis todetermine the exact values of theresources that the Council seeks tomanage in the District Plan.</p> <p>2. For existing character areas retainthe controlled activity status for newbuildings that exists in the OperativePlan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height –Character Area Overlays, and14.5.3.2.5 – 14.5.3.2.14 Built formrules – Character Area Overlays.</p> <p>3. In the event that the Character Areaqualifying matter remains, explicitprovision is sought for the ability todevelop Papakāinga/KāingaNohoanga, noting that localRūnanga have purchased the formerLyttelton West School Site.</p> <p>Kāinga Ora support, inprinciple, the management ofcharacter as a qualifyingmatter. However, Kāinga Oradoes not consider appropriatejustification has been providedfor the proposed new oextended ‘character areas’ setout in PC13 and PC14 todemonstrate that they containspecific characteristics that make the level of developmentprovided by the MDRS or policy3 inappropriate in the area.Further, they blur the linebetween the protection ofhistoric heritage values as setout under s6(f) of the RMA, andamenity values as set out undersection 7 of the RMA. This isespecially the case where bothcharacter and heritage areaoverlays apply to the samegeographic area.Kāinga Ora questions theplanning method andassessment undertaken todetermine the proposedprovisions.Kāinga Ora considers that anysuch provisions and valuesidentified should be ‘managed’rather than ‘protected’ in theDistrict Plan. Kāinga Ora seeksthe provisions as proposed aredeleted and that furtheranalysis is undertaken todetermine the exact values ofthe resources that the Council seeks to manage in the DistrictPlan</p>	Support
Kāinga Ora – Homes and Communities /834.38	Carter Group Limited/ #FS2045.31	Seek Amendment	<p>1. Delete all new or extended characterareas as qualifying matters andundertake further analysis todetermine the exact values of theresources that the Council seeks tomanage in the District Plan.</p> <p>2. For existing character areas retainthe controlled activity status for newbuildings that exists in the OperativePlan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height –Character Area Overlays, and14.5.3.2.5 – 14.5.3.2.14 Built formrules – Character Area Overlays.</p> <p>3. In the event that the Character Areaqualifying matter remains, explicitprovision is sought for the ability todevelop Papakāinga/KāingaNohoanga, noting that localRūnanga have purchased the formerLyttelton West School Site.</p> <p>Kāinga Ora support, inprinciple, the management ofcharacter as a qualifyingmatter. However, Kāinga Oradoes not consider appropriatejustification has been providedfor the proposed new oextended ‘character areas’ setout in PC13 and PC14 todemonstrate that they containspecific characteristics that make the level of developmentprovided by the MDRS or policy3 inappropriate in the area.Further, they blur the linebetween the protection ofhistoric heritage values as setout under s6(f) of the RMA, andamenity values as set out undersection 7 of the RMA. This isespecially the case where bothcharacter and heritage areaoverlays apply to the samegeographic area.Kāinga Ora questions theplanning method andassessment undertaken todetermine the proposedprovisions.Kāinga Ora considers that anysuch provisions and valuesidentified should be ‘managed’rather than ‘protected’ in theDistrict Plan. Kāinga Ora seeksthe provisions as proposed aredeleted and that furtheranalysis is undertaken todetermine the exact values ofthe resources that the Council seeks to manage in the DistrictPlan</p>	Support

Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone > Area-specific activities > Area-specific controlled activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Megan Power/ #769.3		Seek Amendment	<table border="1"> <thead> <tr> <th data-bbox="759 107 863 247"></th> <th data-bbox="863 107 1113 247">Location</th> <th data-bbox="1113 107 1908 247">Controlled activity</th> <th data-bbox="1908 107 2350 247">The matters over which Council reserves its control:</th> </tr> </thead> <tbody> <tr> <td data-bbox="759 247 863 997">C1</td> <td data-bbox="863 247 1113 997">Character Area Overlay</td> <td data-bbox="1113 247 1908 997"> a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is: <ul style="list-style-type: none"> i. less than 5 metres in height; and ii. meets the built form standards applicable to the Character Area Overlay within which it is located. b. Any application arising from this rule shall not be limited or publicly notified. <u>c. This rule does not apply to:</u> <ul style="list-style-type: none"> <u>i. rear sites or those located on private lanes in the Beckenham Character Area.</u> </td> <td data-bbox="1908 247 2350 997">a. Character Area Overlay – 14.15.27</td> </tr> </tbody> </table> <p data-bbox="736 1045 1210 1073">Add bold underlined text as shown above.</p> <p data-bbox="736 1115 1932 1142">"This rule does not apply to: rear sites or those located on private lanes in the Beckenham Character Area."</p> <p data-bbox="736 1184 2686 1276">Please note: The amendments sought that relate to "rear sites or those located on private lanes in the Beckenham Character Area" are provided in the context of the retention of the operative extent of the Beckenham Character Area, i.e. all rear sites and those located on private lanes are now and will be in the future included in the Beckenham Character Area boundary</p>		Location	Controlled activity	The matters over which Council reserves its control:	C1	Character Area Overlay	a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is: <ul style="list-style-type: none"> i. less than 5 metres in height; and ii. meets the built form standards applicable to the Character Area Overlay within which it is located. b. Any application arising from this rule shall not be limited or publicly notified. <u>c. This rule does not apply to:</u> <ul style="list-style-type: none"> <u>i. rear sites or those located on private lanes in the Beckenham Character Area.</u> 	a. Character Area Overlay – 14.15.27	
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Kāinga Ora – Homes and Communities / #834.39		Seek Amendment	<p data-bbox="736 1283 1433 1310">C1 Character Area Overlays - new residential units to the rear.</p> <ol data-bbox="736 1352 2665 1619" style="list-style-type: none"> 1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan. 2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays. 3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site. 									
Kāinga Ora – Homes and Communities /834.39	Amy Beran/ #FS2030.10	Seek Amendment	<p data-bbox="736 1730 1433 1757">C1 Character Area Overlays - new residential units to the rear.</p> <ol data-bbox="736 1799 2665 1961" style="list-style-type: none"> 1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan. 2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays. 	Seek Amendment								

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Kāinga Ora – Homes and Communities /834.39	Catholic Diocese of Christchurch/ #FS2044.33	Seek Amendment	<p>C1 Character Area Overlays - new residential units to the rear.</p> <ol style="list-style-type: none"> 1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan. 2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays. 3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site. <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Support
Kāinga Ora – Homes and Communities /834.39	Carter Group Limited/ #FS2045.32	Seek Amendment	<p>C1 Character Area Overlays - new residential units to the rear.</p> <ol style="list-style-type: none"> 1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan. 2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays. 3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site. <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Support
Melissa Macfarlane/ #1003.15		Seek Amendment	<p>Reinstate Rule 14.5.3.1.2(C1) as per the Operative Plan. Alternatively, amend this rule so that alterations or additions to existing dwellings and other buildings, and the erection of new buildings less than 30m² and fences and walls are all classified as controlled activities. New dwellings and accessory buildings over 30m² would be RDIS.</p>	

Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone > Area-specific activities > Area-specific restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Vivien Binney/ #81.7		Seek Amendment	Amend proposed provisions for areas set for intensification in suburban areas by limiting them to two units per site.	
Hilton Smith/ #98.2		Seek Amendment	[Re: Character Areas] Proposes to introduce a resource consent requirement as a restricted discretionary activity.	
Ezzie Smith/ #99.2		Not Stated	[Re: Character Areas] Proposes to make development in character areas a restricted discretionary activity.	
Deborah BROWN/ #124.2		Seek Amendment	[In relation to character areas] that resource consents are required before any development can proceed.	
Simon BROWN/ #125.2		Seek Amendment	[In relation to character areas] that resource consents are required before any development can proceed.	
Chris Wells/ #126.2		Seek Amendment	[In relation to character areas] that resource consents are required before any development can proceed.	
Michael Fisher/ #127.1		Seek Amendment	Amend rule 14.5.3.1.3 RD14 (b) iii by removing the location requirement for accessory buildings to the rear of the main residential unit. <i>This rule does not apply:</i> <i>iii. to accessory buildings that are less than 30m² and located to the rear of the main residential unit on the site and are less than 5 metres in height;</i>	
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.19		Support	Retain RD15 as proposed	
Christchurch City Council/ #751.72		Seek Amendment	[In RD15]: <ol style="list-style-type: none"> Amend a. so that it reads: Matters of discretion for the applicable specifically relevant built form standards in Rule 14.15. Amend c. so that it reads: Matters of Discretion for new buildings and alterations to buildings in Residential Heritage Areas. Reorder so that MOD c. becomes a. and vice versa. 	
Christchurch City Council/751.72	Anne Dingwall/ #FS2037.894	Seek Amendment	[In RD15]: <ol style="list-style-type: none"> Amend a. so that it reads: Matters of discretion for the applicable specifically relevant built form standards in Rule 14.15. Amend c. so that it reads: Matters of Discretion for new buildings and alterations to buildings in Residential Heritage Areas. Reorder so that MOD c. becomes a. and vice versa. <p>RD15 currently refers to only one element of RHA matters of discretion, so is narrower than that rule. "Applicable" could be misconstrued to mean all the matters of discretion, whereas only the ones relevant to that particular breach should be pointed to. As well, the matters of discretion have mistakenly omitted alterations from the full title of Rule 9.3.6.4., which could be misleading.</p>	Support
Megan Power/ #769.4		Seek Amendment	Amend as shown in bold underlined text below.	

			Activity/Area	The Council's discretion shall be limited to the following matters:	
			<p>RD14 Within a Character Area Overlay:</p> <p>a. The demolition or removal of a building greater than 30m² 36m² on the site, relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development.</p> <p>b. This rule does not apply:</p> <p>i. where 14.5.3.1.2 C1 applies.</p> <p>ii. to fences that meet the applicable built form standard 14.5.3.2.12 for that Character Area;</p> <p>iii. to accessory buildings that are less than 30m² and located to the rear of the main residential unit on the site and are less than 5 metres in height;</p> <p>iv. to fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space.</p>	Character Area Overlay - Rule 14.15.27	
			Amend 30sqm to 36sqm		
Carter Group Limited/ #814.151		Oppose	Oppose Rule 14.5.3.1.3. Seek that this is deleted.		
Carter Group Limited/814.151	Kāinga Ora/ #FS2082.981	Oppose	Oppose Rule 14.5.3.1.3. Seek that this is deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Rule 14.5.3.1.3 should be deleted.		Seek Amendment
Carter Group Limited/ #814.163		Oppose	Oppose 14.5.3.1.3 RD15 Seeks that this be deleted.		
Carter Group Limited/814.163	Kāinga Ora/ #FS2082.993	Oppose	Oppose 14.5.3.1.3 RD15 Seeks that this be deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Rule 14.5.3.1.3 RD15 should be deleted.		Seek Amendment
The Catholic Diocese of Christchurch / #823.216		Oppose	Delete Rule 14.5.3.1.3 Area-specific restricted discretionary activities.		
The Catholic Diocese of Christchurch /823.216	Anne Dingwall/ #FS2037.1448	Oppose	Delete Rule 14.5.3.1.3 Area-specific restricted discretionary activities. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Rule 14.5.3.1.3 should be deleted.		Oppose
The Catholic Diocese of Christchurch /823.216	Carter Group Limited/ #FS2045.389	Oppose	Delete Rule 14.5.3.1.3 Area-specific restricted discretionary activities. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Rule 14.5.3.1.3 should be deleted.		Support
The Catholic Diocese of Christchurch /823.216	Kāinga Ora/ #FS2082.1226	Oppose	Delete Rule 14.5.3.1.3 Area-specific restricted discretionary activities. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Rule 14.5.3.1.3 should be deleted.		Seek Amendment
Carter Group Limited / #824.126		Oppose	delete rule 14.5.3.1.3.		

Kāinga Ora – Homes and Communities / #834.40		Seek Amendment	<p>14.5.3.1.3, RD6, RD14 Area specific rules and characteroverlays.</p> <p>1. Delete all new or extended characterareas as qualifying matters andundertake further analysis todetermine the exact values of theresources that the Council seeks tomanage in the District Plan.</p> <p>2. For existing character areas retainthe controlled activity status for newbuildings that exists in the OperativePlan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and14.5.3.2.5 – 14.5.3.2.14 Built formrules – Character Area Overlays.</p> <p>3. In the event that the Character Areaqualifying matter remains, explicitprovision is sought for the ability todevelop Papakāinga/KāingaNohoanga, noting that localRūnanga have purchased the formerLyttelton West School Site.</p>	
Kāinga Ora – Homes and Communities /834.40	Amy Beran/ #FS2030.11	Seek Amendment	<p>14.5.3.1.3, RD6, RD14 Area specific rules and characteroverlays.</p> <p>1. Delete all new or extended characterareas as qualifying matters andundertake further analysis todetermine the exact values of theresources that the Council seeks tomanage in the District Plan.</p> <p>2. For existing character areas retainthe controlled activity status for newbuildings that exists in the OperativePlan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and14.5.3.2.5 – 14.5.3.2.14 Built formrules – Character Area Overlays.</p> <p>3. In the event that the Character Areaqualifying matter remains, explicitprovision is sought for the ability todevelop Papakāinga/KāingaNohoanga, noting that localRūnanga have purchased the formerLyttelton West School Site.</p> <p>Kāinga Ora support, inprinciple, the management ofcharacter as a qualifyingmatter. However, Kāinga Oradoes not consider appropriatejustification has been providedfor the proposed new oextended ‘character areas’ setout in PC13 and PC14 todemonstrate that they containspecific characteristics that make the level of developmentprovided by the MDRS or policy3 inappropriate in the area.Further, they blur the linebetween the protection ofhistoric heritage values as setout under s6(f) of the RMA, andamenity values as set out undersection 7 of the RMA. This isespecially the case where bothcharacter and heritage areaoverlays apply to the samegeographic area.Kāinga Ora questions theplanning method andassessment undertaken todetermine the proposedprovisions.Kāinga Ora considers that anysuch provisions and valuesidentified should be ‘managed’rather than ‘protected’ in theDistrict Plan. Kāinga Ora seeksthe provisions as proposed aredeleted and that furtheranalysis is undertaken todetermine the exact values ofthe resources that the Council seeks to manage in the DistrictPlan.</p>	Seek Amendment
Kāinga Ora – Homes and Communities /834.40	Catholic Diocese of Christchurch/ #FS2044.34	Seek Amendment	<p>14.5.3.1.3, RD6, RD14 Area specific rules and characteroverlays.</p> <p>1. Delete all new or extended characterareas as qualifying matters andundertake further analysis todetermine the exact values of theresources that the Council seeks tomanage in the District Plan.</p> <p>2. For existing character areas retainthe controlled activity status for newbuildings that exists in the OperativePlan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and14.5.3.2.5 – 14.5.3.2.14 Built formrules – Character Area Overlays.</p> <p>3. In the event that the Character Areaqualifying matter remains, explicitprovision is sought for the ability todevelop Papakāinga/KāingaNohoanga, noting that localRūnanga have purchased the formerLyttelton West School Site.</p> <p>Kāinga Ora support, inprinciple, the management ofcharacter as a qualifyingmatter. However, Kāinga Oradoes not consider appropriatejustification has been providedfor the proposed new oextended ‘character areas’ setout in PC13 and PC14 todemonstrate that they containspecific characteristics that make the level of developmentprovided by the MDRS or policy3 inappropriate in the area.Further, they blur the linebetween the protection ofhistoric heritage values as setout under s6(f) of the RMA, andamenity values as set out undersection 7 of the RMA. This isespecially the case where bothcharacter and heritage areaoverlays apply to the samegeographic area.Kāinga Ora questions theplanning method andassessment undertaken todetermine the proposedprovisions.Kāinga Ora considers that anysuch provisions and valuesidentified should be ‘managed’rather than ‘protected’ in theDistrict Plan. Kāinga Ora seeksthe provisions as proposed aredeleted and that furtheranalysis is undertaken todetermine the exact values ofthe resources that the Council seeks to manage in the DistrictPlan.</p>	Support
Kāinga Ora – Homes and Communities /834.40	Carter Group Limited/ #FS2045.33	Seek Amendment		Support

			<p>14.5.3.1.3, RD6, RD14 Area specific rules and character overlays.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	
Melissa Macfarlane/ #1003.16		Seek Amendment	Amend Rule 14.5.3.1.3 RD14 so that it only applies to the demolition or removal or relocation or erection of a building greater than 30m ² . The proposed exclusions would still need to apply, except where required to meet the above	
Cameron Matthews/ #1048.26		Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas, including, but not limited to, [Rule] 14.5.3.1.3 Area-specific restricted discretionary activities.	
Cameron Matthews/1048.26	Heritage New Zealand Pouhere Taonga/ #FS2051.106	Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas, including, but not limited to, [Rule] 14.5.3.1.3 Area-specific restricted discretionary activities.	Oppose

Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone > Area-specific built form standards

Submission Number	Further Submission No	Position	Decision Requested	FS Position
William Bennett/ #255.4		Seek Amendment	<ul style="list-style-type: none"> That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Plan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or, If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential. 	
James Carr/ #519.7		Seek Amendment	A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in these areas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.	
Murray Cullen/ #630.4		Support	[Retain] the proposed Area-specific built form standards that apply to the Beckenham Character Area.	
Murray Cullen/ #630.5		Seek Amendment	[Consider] some fine tuning of the development rules for the Character Area.	
Beckenham Neighbourhood Association Inc / #773.4		Support	[Retain] the proposed Area-specific built form standards that apply to the Beckenham Character Area.	
Beckenham Neighbourhood Association Inc / #773.5		Seek Amendment	[Consider] some fine tuning of the development rules for the Character Area could be considered. For example, the proposed building setback from the street (8 m), minimum building width facing the street (10 m), and minimum building floor area (150 m ²) are sometimes larger than equivalent measurements on original character bungalows (at least in our area) whose general street scene these rules seek to protect.	
Beckenham Neighbourhood Association Inc / 773.5	Anne Dingwall/ #FS2037.763	Seek Amendment	[Consider] some fine tuning of the development rules for the Character Area could be considered. For example, the proposed building setback from the street (8 m), minimum building width facing the street (10 m), and minimum building floor area (150 m ²) are sometimes larger than equivalent	Support

			measurements on original character bungalows (at least in our area) whose general street scene these rules seek to protect. For example, the proposed building setback from the street (8 m), minimum building width facing the street (10 m), and minimum building floor area (150 m2) are sometimes larger than equivalent measurements on original character bungalows (at least in our area) whose general street scene these rules seek to protect. This inconsistency could easily be solved by allowing some variation from the above limits where the proposed development matches its setting (e.g. has setback the same as neighbouring original houses in the area even if <8 m, and so on). Allowing some flexibility to match the site could be effective at protecting street scene with less restriction on the design of new housing.	
Carter Group Limited / #824.127		Oppose	delete rule 14.5.3.1.2	
Kāinga Ora – Homes and Communities / #834.42		Seek Amendment	<p>14.5.3.2.5 – 14.5.3.2.14 Builtform rules – Character AreaOverlays.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p>	
Kāinga Ora – Homes and Communities /834.42	Amy Beran/ #FS2030.13	Seek Amendment	<p>14.5.3.2.5 – 14.5.3.2.14 Builtform rules – Character AreaOverlays.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be ‘managed’ rather than ‘protected’ in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Seek Amendment
Kāinga Ora – Homes and Communities /834.42	Catholic Diocese of Christchurch/ #FS2044.36	Seek Amendment	<p>14.5.3.2.5 – 14.5.3.2.14 Builtform rules – Character AreaOverlays.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain</p>	Support

			specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.	
Kāinga Ora – Homes and Communities /834.42	Carter Group Limited/ #FS2045.35	Seek Amendment	<p>14.5.3.2.5 – 14.5.3.2.14 Builtform rules – Character AreaOverlays.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Support
Otautahi Community Housing Trust/ #877.10		Support	<p>Delete all new or extended character areas as qualifying matters.</p> <p>For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1.</p> <p>Delete all new built form standards for character areas.</p> <p>14.5.3.2.3 Building height – Character Area Overlays, and</p> <p>14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p>	
Otautahi Community Housing Trust/877.10	Kāinga Ora/ #FS2082.1238	Support	<p>Delete all new or extended character areas as qualifying matters.</p> <p>For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1.</p> <p>Delete all new built form standards for character areas.</p> <p>14.5.3.2.3 Building height – Character Area Overlays, and</p> <p>14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>OCHT support, in principle, the management of character as a qualifying matter. However, OCHT does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics that</p>	Seek Amendment

			<p>make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area.</p> <p>OCHT is opposed to the use of character areas which reduce density below the level provided by the underlying zone (MDRS) or that seek to control the demolition or alteration of buildings, unless these buildings individually qualify as historic heritage.</p> <p>OCHT considers that if the District Plan is going to apply restrictions on the demolition of buildings and the development of new buildings on these sites, then these buildings should be individually identified as meeting a historic heritage significance threshold through appropriate assessments and protected through the Historic Heritage chapter of the Proposed District Plan.</p> <p>OCHT further considers that a more nuanced assessment of costs and benefits applies to areas with a high proportion of OCHT housing, i.e. the benefits of providing a greater number of houses for the most vulnerable members of society are greater than retaining the character associated with existing housing per se, particularly when much of the character is linked to the association with historic social housing, and therefore the character or heritage benefits of such locations must be even greater to outweigh the social costs.</p> <p>A more nuanced assessment of costs and benefits is likewise required for character and heritage areas in locations that are otherwise ideally located for further intensification.</p> <p>The imposition (costs) of heritage and character controls in locations that would otherwise suit high density housing must therefore be greater than the costs applying to character and heritage areas more generally. It follows that the benefits of such regulation and the identification of these areas as Qualifying Matters must therefore be greater than the benefits generally in order to justify additional regulation.</p> <p>[Please see attachment]</p>	
Otautahi Community Housing Trust/877.10	Kāinga Ora/ #FS2082.1306	Support	<p>Delete all new or extended character areas as qualifying matters.</p> <p>For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1.</p> <p>Delete all new built form standards for character areas.</p> <p>14.5.3.2.3 Building height – Character Area Overlays, and</p> <p>14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>OCHT support, in principle, the management of character as a qualifying matter. However, OCHT does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area.</p> <p>OCHT is opposed to the use of character areas which reduce density below the level provided by the underlying zone (MDRS) or that seek to control the demolition or alteration of buildings, unless these buildings individually qualify as historic heritage.</p> <p>OCHT considers that if the District Plan is going to apply restrictions on the demolition of buildings and the development of new buildings on these sites, then these buildings should be individually identified as meeting a historic heritage significance threshold through appropriate assessments and protected through the Historic Heritage chapter of the Proposed District Plan.</p> <p>OCHT further considers that a more nuanced assessment of costs and benefits applies to areas with a high proportion of OCHT housing, i.e. the benefits of providing a greater number of houses for the most vulnerable members of society are greater than retaining the character associated</p>	Seek Amendment

			<p>with existing housing per se, particularly when much of the character is linked to the association with historic social housing, and therefore the character or heritage benefits of such locations must be even greater to outweigh the social costs.</p> <p>A more nuanced assessment of costs and benefits is likewise required for character and heritage areas in locations that are otherwise ideally located for further intensification.</p> <p>The imposition (costs) of heritage and character controls in locations that would otherwise suit high density housing must therefore be greater than the costs applying to character and heritage areas more generally. It follows that the benefits of such regulation and the identification of these areas as Qualifying Matters must therefore be greater than the benefits generally in order to justify additional regulation.</p> <p>[Please see attachment]</p>	
Cameron Matthews/ #1048.27		Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas, including, but not limited to, [Rule] 14.5.3.1.3 Area-specific built form standards.	
Cameron Matthews/1048.27	Heritage New Zealand Pouhere Taonga/ #FS2051.107	Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas, including, but not limited to, [Rule] 14.5.3.1.3 Area-specific built form standards.	Oppose

Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone > Area-specific built form standards > Building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Michael Fisher/ #127.2		Oppose	Retain current 8 metre height limit in the Beckenham character area.	
Christchurch City Council/ #751.74		Seek Amendment	Remove the sub-points under "a" and use the table to direct height control.	
Christchurch City Council/751.74	Anne Dingwall/ #FS2037.896	Seek Amendment	Remove the sub-points under "a" and use the table to direct height control. There is potential that the height rule could be misinterpreted as being only applied to those areas covered "a", rather than the table beneath.	Support
New Zealand Institute of Architects Canterbury Branch/ #762.21		Seek Amendment	[Amend and reword clause] to enable new development to be in fitting with their immediate street neighbours.	
New Zealand Institute of Architects Canterbury Branch/762.21	Anne Dingwall/ #FS2037.786	Seek Amendment	[Amend and reword clause] to enable new development to be in fitting with their immediate street neighbours. The heights of buildings are varied within specific zones in these areas. We proposed that a clause is amended and reworded to enable new development to be in fitting with their immediate street neighbours, as we believe that this the intent that these limits are trying to address.	Support
New Zealand Institute of Architects Canterbury Branch/762.21	Kāinga Ora/ #FS2082.559	Seek Amendment	[Amend and reword clause] to enable new development to be in fitting with their immediate street neighbours. The heights of buildings are varied within specific zones in these areas. We proposed that a clause is amended and reworded to enable new development to be in fitting with their immediate street neighbours, as we believe that this the intent that these limits are trying to address.	Oppose
Megan Power/ #769.5		Seek Amendment	Amend 14.5.4.6.3 to include text shown as bold and underlined Beckenham (Rear sites and those located on private lanes) - 7m	

		14.5.3.2.3 Building height											
		<table border="1"> <thead> <tr> <th></th> <th>Area</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>iv.</td> <td>Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham (<u>street frontage sites</u>), Therese, Piko and Evesham/Bewdley Character Areas</td> <td>5.5 metres</td> </tr> <tr> <td>v.</td> <td><u>Beckenham (rear sites and those located on private lanes)</u></td> <td><u>7 metres</u></td> </tr> </tbody> </table>			Area	Standard	iv.	Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham (<u>street frontage sites</u>), Therese, Piko and Evesham/Bewdley Character Areas	5.5 metres	v.	<u>Beckenham (rear sites and those located on private lanes)</u>	<u>7 metres</u>	
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v.	<u>Beckenham (rear sites and those located on private lanes)</u>	<u>7 metres</u>											
		<i>Note: Subsequent amendment to numbering may be required</i>											
Carter Group Limited/ #814.164		Oppose	Oppose Rule 14.5.3.2.3. Seek that this rule be deleted.										
Carter Group Limited/814.164	Kāinga Ora/ #FS2082.994	Oppose	Oppose Rule 14.5.3.2.3. Seek that this rule be deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Rule 14.5.3.2 should be deleted, insofar that this concerns heritage areas.	Seek Amendment									
The Catholic Diocese of Christchurch / #823.131		Oppose	Delete rule insofar as it refers to Heritage areas.										
The Catholic Diocese of Christchurch /823.131	Anne Dingwall/ #FS2037.1363	Oppose	Delete rule insofar as it refers to Heritage areas. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Rule 14.5.3.2 should be deleted, insofar that this concerns heritage areas.	Oppose									
The Catholic Diocese of Christchurch /823.131	Carter Group Limited/ #FS2045.304	Oppose	Delete rule insofar as it refers to Heritage areas. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Rule 14.5.3.2 should be deleted, insofar that this concerns heritage areas.	Support									
Kāinga Ora – Homes and Communities / #834.41		Seek Amendment	<p>14.5.3.2.3 Building height - Character Area Overlays</p> <ol style="list-style-type: none"> 1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan. 2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays. 3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site. 										
Kāinga Ora – Homes and Communities /834.41	Amy Beran/ #FS2030.12	Seek Amendment	<p>14.5.3.2.3 Building height - Character Area Overlays</p> <ol style="list-style-type: none"> 1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan. 	Seek Amendment									

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Kāinga Ora – Homes and Communities /834.41	Catholic Diocese of Christchurch/ #FS2044.35	Seek Amendment	<p>14.5.3.2.3 Building height - Character Area Overlays</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be ‘managed’ rather than ‘protected’ in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Support
Kāinga Ora – Homes and Communities /834.41	Carter Group Limited/ #FS2045.34	Seek Amendment	<p>14.5.3.2.3 Building height - Character Area Overlays</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be ‘managed’ rather than ‘protected’ in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Support

Melissa Macfarlane/ #1003.9		Seek Amendment	Amend Rule 14.5.3.2.3(b)(v)(b) to enable 2 storey buildings.	
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Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone > Area-specific built form standards > Landscaped areas for select areas

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Andrew Evans/ #89.5		Oppose	Oppose the proposed provision 14.5.2.2c-e Landscaped area and tree canopy cover.	
Andrew Evans/89.5	Anne Dingwall/ #FS2037.161	Oppose	<p>Oppose the proposed provision 14.5.2.2c-e Landscaped area and tree canopy cover. This rule has all the hall marks of a council fee grab chasing the latest trendy moral panic of tree loss, it will provide a negative incentive to develop & intensify, it will also add a large amount of red tape trying to calculate what this cost will be.</p> <p>From Stats New Zealand only 1%* of the total land area in New Zealand is urbanised so this is not a national problem, if it is a problem it is a very localized problem as people have the ability in Christchurch to be around trees in a short period of time- the Port Hills, Hagley Park, Otakaro Avon River Corridor, local parks & reserves, street trees and obviously outside Christchurch in the other 99% non-urbanised areas.</p> <p>Negative incentive: I can see it adding easily \$2000-4000 per project, but it might be more (1-2 large mature trees trees) to pretty much any multi-unit development, that's a guess, I have not seen any council analysis on a standard current development to see what it would add. Every cost makes it harder to develop, it all adds up. I assure you a developer does take an extra \$2-4k cost for no return very seriously</p> <p>Red tape: how is it calculated: I tried to follow the trail & its not easy- I ended up at a excel spreadsheet with very large minimum berm and planting widths for most trees & a very unsubtle table of Size and soil guide which gives projected canopy size- are we going to have to hire an arborist or landscape architect for every project? This is not making (see https://ccc.govt.nz/environment/trees-and-vegetation/tree-and-urban-forest-plan/tree-planting-guide)&</p> <p>*https://www.stats.govt.nz/news/new-report-shows-impact-of-demands-on-land-in-new-zealand "While urban land cover continues to make up one percent of total land area in New Zealand, we can see that urban and residential expansion is outwards onto productive land, which creates tension between the use of land for housing and land for agriculture."</p>	Oppose
Megan Power/ #769.6		Seek Amendment	<p>Amend to remove bold, strike through text</p> <p>ii. Within the Character Area Overlay for all activities:</p> <p>B. A landscaping strip with a minimum width of 2.1 metres shall be planted along the rearboundary, and shall include trees that will grow to a minimum height of 6–8 metres.</p>	

Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone > Area-specific built form standards > Number of residential units per site

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.165		Oppose	Oppose Rule 14.5.3.2.7. Seek that this rule be deleted.	
Carter Group Limited/814.165	Kāinga Ora/ #FS2082.995	Oppose	Oppose Rule 14.5.3.2.7. Seek that this rule be deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Rule 14.5.3.2 should be deleted, insofar that this concerns heritage areas.	Seek Amendment
The Catholic Diocese of Christchurch / #823.132		Oppose	Delete the rule insofar as it refers to Heritage areas.	
The Catholic Diocese of Christchurch /823.132	Anne Dingwall/ #FS2037.1364	Oppose	Delete the rule insofar as it refers to Heritage areas. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly,	Oppose

			Rule 14.5.3.2 should be deleted, insofar that this concerns heritage areas.	
The Catholic Diocese of Christchurch /823.132	Carter Group Limited/ #FS2045.305	Oppose	Delete the rule insofar as it refers to Heritage areas. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Rule 14.5.3.2 should be deleted, insofar that this concerns heritage areas.	Support
The Catholic Diocese of Christchurch /823.132	Heritage New Zealand Pouhere Taonga/ #FS2051.108	Oppose	Delete the rule insofar as it refers to Heritage areas. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Rule 14.5.3.2 should be deleted, insofar that this concerns heritage areas.	Oppose

Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone > Area-specific built form standards > Setbacks

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Michael Fisher/ #127.3		Seek Amendment	Include extra provision point to rule 14.5.2.3.8 (a) i. as number 3. 3. except where adjacent residential units are closer to the front boundary.	
Michael Fisher/ #127.4		Seek Amendment	That provision rules 14.5.3.2.8 (a) ii and 14.5.3.2.8 (a) iii with regard to side and rear setbacks be changed to 1 metre within the Beckenham Character area.	
Addington Neighbourhood Association / #205.12		Oppose	Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs.	
Addington Neighbourhood Association /205.12	Kāinga Ora/ #FS2082.132	Oppose	Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs. Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs.	Oppose
Christchurch City Council/ #751.73		Seek Amendment	Change wording [of i.] to: 8 metres, or 6 metres where existing house or garage is proposed to be relocated forward on the site.	
Christchurch City Council/751.73	Anne Dingwall/ #FS2037.895	Seek Amendment	Change wording [of i.] to: 8 metres, or 6 metres where existing house or garage is proposed to be relocated forward on the site. The road boundary setbacks within an RHA do not cover the situation if a house is retained and not relocated, and for example if an extra unit or a garage is built on the front of the site.	Support

Megan Power/ #769.7		Seek Amendment	<table border="1" data-bbox="774 100 2309 1245"> <thead> <tr> <th data-bbox="774 100 875 153"></th> <th data-bbox="881 100 1124 153">Setback</th> <th data-bbox="1130 100 2309 153">Area and setback distance</th> </tr> </thead> <tbody> <tr> <td data-bbox="774 157 875 579">i.</td> <td data-bbox="881 157 1124 579">Front</td> <td data-bbox="1130 157 2309 579"> A. Within the Heaton, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Therese and Piko Character Areas: <ol style="list-style-type: none"> 1. 8 metres, 2. except that where any existing residential unit on the site was built prior to 1945 and is to be relocated within the site, it can be located 6m from the front boundary. <u>3. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.</u> </td> </tr> <tr> <td data-bbox="774 583 875 957">ii.</td> <td data-bbox="881 583 1124 957">Side</td> <td data-bbox="1130 583 2309 957"> G. Within the Beverley, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham and Piko Character Areas: <ol style="list-style-type: none"> 1. 2 metres on one side and 3 metres on the other. <u>2. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.</u> <u>3. This rule does not apply to single storey accessory buildings less than 30m² size located to the rear of sites</u> </td> </tr> <tr> <td data-bbox="774 961 875 1245">iii.</td> <td data-bbox="881 961 1124 1245">Rear</td> <td data-bbox="1130 961 2309 1245"> J. Within the Heaton, Beverley, Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Bewdley, Roker and Piko Character Areas <ol style="list-style-type: none"> 1. 3 metres. <u>2. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.</u> </td> </tr> </tbody> </table> <table border="1" data-bbox="774 1367 2309 1514"> <tbody> <tr> <td data-bbox="774 1367 875 1514"></td> <td data-bbox="881 1367 1124 1514"></td> <td data-bbox="1130 1367 2309 1514"> <u>3. This rule does not apply to single storey accessory buildings less than 30m² size located to the rear of sites</u> </td> </tr> </tbody> </table> <p data-bbox="765 1556 1952 1587">Amend to 14.9.1 to exclude Rear Sites or those located on private lanes in the Beckenham Character Area.</p>		Setback	Area and setback distance	i.	Front	A. Within the Heaton, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Therese and Piko Character Areas: <ol style="list-style-type: none"> 1. 8 metres, 2. except that where any existing residential unit on the site was built prior to 1945 and is to be relocated within the site, it can be located 6m from the front boundary. <u>3. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.</u> 	ii.	Side	G. Within the Beverley, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham and Piko Character Areas: <ol style="list-style-type: none"> 1. 2 metres on one side and 3 metres on the other. <u>2. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.</u> <u>3. This rule does not apply to single storey accessory buildings less than 30m² size located to the rear of sites</u> 	iii.	Rear	J. Within the Heaton, Beverley, Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Bewdley, Roker and Piko Character Areas <ol style="list-style-type: none"> 1. 3 metres. <u>2. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.</u> 			<u>3. This rule does not apply to single storey accessory buildings less than 30m² size located to the rear of sites</u>	
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Carter Group Limited/ #814.166		Oppose	Oppose Rule 14.5.3.2.8. Seek that this rule be deleted.																
Carter Group Limited/814.166	Kāinga Ora/ #FS2082.996	Oppose	Oppose Rule 14.5.3.2.8. Seek that this rule be deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Rule 14.5.3.2 should be deleted, insofar that this concerns heritage areas.	Seek Amendment															
The Catholic Diocese of Christchurch / #823.133		Oppose	Delete the rule insofar as it refers to Heritage areas.																

The Catholic Diocese of Christchurch /823.133	Anne Dingwall/ #FS2037.1365	Oppose	Delete the rule insofar as it refers to Heritage areas. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Rule 14.5.3.2 should be deleted, insofar that this concerns heritage areas.	Oppose
The Catholic Diocese of Christchurch /823.133	Carter Group Limited/ #FS2045.306	Oppose	Delete the rule insofar as it refers to Heritage areas. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Rule 14.5.3.2 should be deleted, insofar that this concerns heritage areas.	Support
Melissa Macfarlane/ #1003.8		Seek Amendment	Amend rule 14.5.3.2.8 (b)(i) to apply a minimum 6m setback for all buildings.	
Melissa Macfarlane/ #1003.10		Seek Amendment	Amend Rule 14.5.3.2.8(c)(ii) so that it only applies to residential dwellings and not accessory buildings. Accessory buildings will need to comply with the standard zone provisions for boundary setbacks.	
Emily Arthur / #1036.2		Seek Amendment	Remove the mandatory 1m from one boundary and 3m from the other on new builds. Allow houses to be built closer than 1m or 3m from property boundaries if that was the way the one being removed was constructed.	

Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone > Area-specific built form standards > Building coverage

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Michael Fisher/ #127.5		Seek Amendment	That provision rule 14.5.3.2.9 (a) be amended to 50% maximum building coverage.	
Carter Group Limited/ #814.167		Oppose	Oppose Rule 14.5.3.2.9. Seek that this be deleted.	
Carter Group Limited/814.167	Kāinga Ora/ #FS2082.997	Oppose	Oppose Rule 14.5.3.2.9. Seek that this be deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Rule 14.5.3.2 should be deleted, insofar that this concerns heritage areas.	Seek Amendment
The Catholic Diocese of Christchurch / #823.135		Oppose	Delete the rule insofar as it refers to Heritage areas.	
The Catholic Diocese of Christchurch /823.135	Anne Dingwall/ #FS2037.1367	Oppose	Delete the rule insofar as it refers to Heritage areas. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Rule 14.5.3.2 should be deleted, insofar that this concerns heritage areas.	Oppose
The Catholic Diocese of Christchurch /823.135	Carter Group Limited/ #FS2045.308	Oppose	Delete the rule insofar as it refers to Heritage areas. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Rule 14.5.3.2 should be deleted, insofar that this concerns heritage areas.	Support
The Catholic Diocese of Christchurch /823.135	Heritage New Zealand Pouhere Taonga/ #FS2051.109	Oppose	Delete the rule insofar as it refers to Heritage areas. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Rule 14.5.3.2 should be deleted, insofar that this concerns heritage areas.	Oppose
Emily Arthur / #1036.3		Seek Amendment	Allow up to 70% site coverage on a site by site basis rather [than] having a blanket rule of 40%.	

Emily Arthur /1036.3	Kāinga Ora/ #FS2082.830	Seek Amendment	<p>Allow up to 70% site coverage on a site by site basis rather [than] having a blanket rule of 40%.</p> <p>I live at 128 Chester Street East. My house has been designated as 'contributing' to the character of the street. My property has significant structural issues and it is not cost effective for me to fix it.</p> <p>I am opposed to the rule that states that houses must only take up 40% of the land area when rebuilt.. This is not a rule to protect heritage value as many old houses in the street cover more than this. Also - if you cannot see into the back yard why does it matter if it takes up more than 40% ? I think this call needs to be made on a case by case basis. Having Chester Street East designated a heritage street has drastically affected the financial value of my investment. Allowing me to rebuild to a decent site coverage while still maintaining the heritage value would go some way towards lessening this financial impact.</p>	Oppose
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Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone > Area-specific built form standards > Outdoor living space per unit

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.168		Oppose	Oppose Rule 14.5.3.2.10. Seek that this be deleted.	
Carter Group Limited/814.168	Kāinga Ora/ #FS2082.998	Oppose	Oppose Rule 14.5.3.2.10. Seek that this be deleted. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Rule 14.5.3.2 should be deleted, insofar that this concerns heritage areas.	Seek Amendment
The Catholic Diocese of Christchurch / #823.134		Oppose	Delete the rule insofar as it refers to Heritage areas.	
The Catholic Diocese of Christchurch /823.134	Anne Dingwall/ #FS2037.1366	Oppose	Delete the rule insofar as it refers to Heritage areas. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Rule 14.5.3.2 should be deleted, insofar that this concerns heritage areas.	Oppose
The Catholic Diocese of Christchurch /823.134	Carter Group Limited/ #FS2045.307	Oppose	Delete the rule insofar as it refers to Heritage areas. Heritage areas (and associated provisions) are generally opposed for the reasons stated in the covering submission. Accordingly, Rule 14.5.3.2 should be deleted, insofar that this concerns heritage areas.	Support

Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone > Area-specific built form standards > Windows to street

Submission Number	Further Submission No	Position	Decision Requested	FS Position
New Zealand Institute of Architects Canterbury Branch/ #762.20		Seek Amendment	[Amend] theadditional minimum [glazing] areas of 30% - 40%.	
New Zealand Institute of Architects Canterbury Branch/762.20	Anne Dingwall/ #FS2037.785	Seek Amendment	[Amend] theadditional minimum [glazing] areas of 30% - 40%. The additional minimum areas of 30% - 40% in rule 14.5.3.2.11 are further compromising of thermal performance, and need to be addressed accordingly.	Support
New Zealand Institute of Architects Canterbury Branch/762.20	Kāinga Ora/ #FS2082.558	Seek Amendment	[Amend] theadditional minimum [glazing] areas of 30% - 40%. The additional minimum areas of 30% - 40% in rule 14.5.3.2.11 are further compromising of thermal performance, and need to be addressed accordingly.	Oppose

Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone > Area-specific built form standards > Garaging and carport building location in character areas

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Megan Power/ #769.8		Seek Amendment	<p>Amend to include bold, underlined text</p> <p>a. Within the Heaton, Beverley, Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Roker, Piko and Bewdley Character Areas, garages and carports (whether detached or not) shall be located:</p> <p>i. to the rear of any residential unit; or</p> <p>ii. to the side of any residential unit, provided that they are located at least 5 metres behind the front façade of a residential unit.</p> <p>iii. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.</p>	

Residential > Rules - High Density Residential Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Guy and Anna Parbury/ #12.4		Support	<i>[Retain all provisions that enable housing intensification]</i>	
Guy and Anna Parbury/12.4	Anne Dingwall/ #FS2037.48	Support	<i>[Retain all provisions that enable housing intensification]</i> As Christchurch city continues to grow, housing intensification is essential for creating a sustainable environment. The research shows that intensifying the housing supply in a city can reduce costs for both the government and residents. It can also create a stronger sense of community, encourage walkability, and promote sustainability. With our governments smart housing intensification solutions, we help Christchurch city become more livable, vibrant, and affordable for all!	Oppose
Guy and Anna Parbury/12.4	Kāinga Ora/ #FS2082.4	Support	<i>[Retain all provisions that enable housing intensification]</i> As Christchurch city continues to grow, housing intensification is essential for creating a sustainable environment. The research shows that intensifying the housing supply in a city can reduce costs for both the government and residents. It can also create a stronger sense of community, encourage walkability, and promote sustainability. With our governments smart housing intensification solutions, we help Christchurch city become more livable, vibrant, and affordable for all!	Support
Kathryn Collie/ #14.4		Support	<i>[Retain provisions that enable intensification]</i>	
Jane Murray/ #17.2		Oppose	<i>[Remove provisions that enable intensification]</i>	
Ilam and Upper Riccarton Residents' Association, Inc.,/ #39.2		Oppose	Oppose area around the Bush Inn Shopping and Commercial Centre in Upper Riccarton from inclusion in High Density Residential zone.	
Laura Cary/ #47.2		Oppose	Oppose the introduction of the High Density Residential Zone.	
Tobias Meyer/ #55.8		Seek Amendment	Extend the High Density Residential Zone further out, to at least 2km from city centre and 1km from large local centres.	
Tobias Meyer/55.8	Christchurch International Airport Limited/ #FS2052.171	Seek Amendment	<p>Extend the High Density Residential Zone further out, to at least 2km from city centre and 1km from large local centres.</p> <p>I think it is vitally important to incentivise development in the 5km closest to the city centre.</p> <p>This is the best place for people to live and the easiest place to live without a car.</p> <p>The current boundaries around city and local centres are quite small and could easily be extended a few blocks. Living near Stanmore Road I have easy access to the city.</p> <p>I call on you to increase the boundaries of HRZ and areas around local centres and either improve Mrz standards everywhere for more density or give extra incentive to MRZ in favourable places: Maybe even just within 3km of centre (at least within orbitor circle) and 500m of high frequency public transit routes.</p>	Oppose

			<p>This is the area best suited to extra density. While our bus routes may change the current frequent routes will almost definitely be the same and be getting better. Even living 5km out from the centre has easy access to the city and other local centres.</p> <p>Possible incentives for MRZ in the inner 5km ring from the middle of the city: smaller setbacks in front half of property with a larger allowable built envelope, or allowing small businesses in the zone, or lower council contributions, or even with enough setback can go above height limits on large sites if the housing is accessible. Reiterate this is the place we want the most development. Please do not push back density any more.</p>	
Tobias Meyer/ #55.15		Seek Amendment	Seek amendment to Riccarton area, zoning for Medium Density Residential to be High Density Residential.	
Tobias Meyer/55.15	Christchurch International Airport Limited/ #FS2052.178	Seek Amendment	<p>Seek amendment to Riccarton area, zoning for Medium Density Residential to be High Density Residential.</p> <p>Riccarton is perfect for intensification and should have the highest density out of the central city. The south side of the bush is very close to amenities and the local centre and easy access to town. Taller buildings won't block sunlight, especially on the south side.</p> <p>Riccarton: Between mall, Straven road and Kahu road is a section of MRZ with no extra restrictions. This is very close to the local centre, it should be HRZ.</p>	Oppose
Tobias Meyer/55.15	The Riccarton Bush Trust/ #FS2085.6	Seek Amendment	<p>Seek amendment to Riccarton area, zoning for Medium Density Residential to be High Density Residential.</p> <p>Riccarton is perfect for intensification and should have the highest density out of the central city. The south side of the bush is very close to amenities and the local centre and easy access to town. Taller buildings won't block sunlight, especially on the south side.</p> <p>Riccarton: Between mall, Straven road and Kahu road is a section of MRZ with no extra restrictions. This is very close to the local centre, it should be HRZ.</p>	Oppose
Victoria Neighbourhood Association (VNA) / #61.13		Seek Amendment	Any new residential development within existing HRZ and HRZ Precincts be held at 14m height limit and with current recession plains (status quo); any further height enablement be considered but only with a notified resource consent and neighbourhood input. By doing this any new development is considered on the unique merits of the site and impact on the neighbouring property and neighbourhood, width of the street, width of section, consideration of urban design, infrastructure, and the impact on the existing community's social, economic and environmental and cultural wellbeing.	
Victoria Neighbourhood Association (VNA) /61.13	Clare Dale/ #FS2029.8	Seek Amendment	<p>Any new residential development within existing HRZ and HRZ Precincts be held at 14m height limit and with current recession plains (status quo); any further height enablement be considered but only with a notified resource consent and neighbourhood input. By doing this any new development is considered on the unique merits of the site and impact on the neighbouring property and neighbourhood, width of the street, width of section, consideration of urban design, infrastructure, and the impact on the existing community's social, economic and environmental and cultural wellbeing.</p> <p>The current central city residential area in Christchurch consists of old streets and old sites, (originally for small workers cottages), many residential sites in within the 4 Avenues are therefore very small (often less than 300 sq m). It is inappropriate to enable 4-6 storey high buildings in areas without ruining the economic, social and cultural aspects of the existing community including loss of sunlight, privacy, noise pollution, inability to efficiently use passive heating, inability to grow own fruit and vegetables parking congestion, loss of value in their property and negative impacts on mental wellbeing to name some of the obvious costs. These are all costs that will be borne by both the existing and future residential communities living in current central city residential zones. It seems not equal consideration to all peoples' social and cultural needs are being treated with equal consideration in PC14, as it favours the needs of a selected future resident in a new building that may never come, and whose who now and in future occupy existing homes and whose needs could be quite different to what is being enabled.</p> <ul style="list-style-type: none"> • There is plenty of opportunity to enable new HRZ housing within the CHC central city without only focusing on going higher and intensifying even more in the existing residential areas. For example: the VNA neighbourhood currently has a density of 150 households per hectare and with an average section size of 400-300m sq. There exists at least 7 hectares of land on the south side of the city that has zero households per hectare and which is zoned for mixed use. This land could be enabled for HRZ if the CCC were to think more strategically about how to actively encourage more housing the in central city AND meet the needs of the demand without over enabling, thereby also meeting 	Oppose

			<p>the needs of the existing community AND have an excellent outcome in urban planning. The development of the South Frame in the CCRP has not moved forward in any way to make the South side of the city an attractive place to live, work and play all within 500m of the CBD.</p> <ul style="list-style-type: none"> • There could easily be over 2,000 households enabled within this CCRP central city area if development for residential were to be actively encouraged by rezoning, or offering incentives, and actively discourage further density development in existing central city residential already densely developed. By doing this CCC would be proactively and meaningfully participating in the role of urban planning and signalling that the south side is where they want development. Without Council actively managing this opportunity for residential development as they did for the East frame, developers will continue to do small infill developments based on yield alone, which will not deliver the right outcomes for the city and its residents in relation to urban planning. Refer to Figures 2 & 3 which clearly show that the CHC central city is very clearly unbalanced with all the residential on one side (north) and all the services on the opposite side (south). You can't shift the amenity, but you can develop houses, which is what the Gov't is asking for. 	
Victoria Neighbourhood Association (VNA) /61.13	Anne Dingwall/ #FS2037.101	Seek Amendment	<p>Any new residential development within existing HRZ and HRZ Precincts be held at 14m height limit and with current recession plains (status quo); any further height enablement be considered but only with a notified resource consent and neighbourhood input. By doing this any new development is considered on the unique merits of the site and impact on the neighbouring property and neighbourhood, width of the street, width of section, consideration of urban design, infrastructure, and the impact on the existing community's social, economic and environmental and cultural wellbeing.</p> <p>The current central city residential area in Christchurch consists of old streets and old sites, (originally for small workers cottages), many residential sites in within the 4 Avenues are therefore very small (often less than 300 sq m). It is inappropriate to enable 4-6 storey high buildings in areas without ruining the economic, social and cultural aspects of the existing community including loss of sunlight, privacy, noise pollution, inability to efficiently use passive heating, inability to grow own fruit and vegetables parking congestion, loss of value in their property and negative impacts on mental wellbeing to name some of the obvious costs. These are all costs that will be borne by both the existing and future residential communities living in current central city residential zones. It seems not equal consideration to all peoples' social and cultural needs are being treated with equal consideration in PC14, as it favours the needs of a selected future resident in a new building that may never come, and whose who now and in future occupy existing homes and whose needs could be quite different to what is being enabled.</p> <ul style="list-style-type: none"> • There is plenty of opportunity to enable new HRZ housing within the CHC central city without only focusing on going higher and intensifying even more in the existing residential areas. For example: the VNA neighbourhood currently has a density of 150 households per hectare and with an average section size of 400-300m sq. There exists at least 7 hectares of land on the south side of the city that has zero households per hectare and which is zoned for mixed use. This land could be enabled for HRZ if the CCC were to think more strategically about how to actively encourage more housing the in central city AND meet the needs of the demand without over enabling, thereby also meeting the needs of the existing community AND have an excellent outcome in urban planning. The development of the South Frame in the CCRP has not moved forward in any way to make the South side of the city an attractive place to live, work and play all within 500m of the CBD. • There could easily be over 2,000 households enabled within this CCRP central city area if development for residential were to be actively encouraged by rezoning, or offering incentives, and actively discourage further density development in existing central city residential already densely developed. By doing this CCC would be proactively and meaningfully participating in the role of urban planning and signalling that the south side is where they want development. Without Council actively managing this opportunity for residential development as they did for the East frame, developers will continue to do small infill developments based on yield alone, which will not deliver the right outcomes for the city and its residents in relation to urban planning. Refer to Figures 2 & 3 which clearly show that the CHC central city is very clearly unbalanced with all the residential on 	Support

			one side (north) and all the services on the opposite side (south). You can't shift the amenity, but you can develop houses, which is what the Gov't is asking for.	
Victoria Neighbourhood Association (VNA) /61.13	Cambridge 137 Limited/ #FS2042.14	Seek Amendment	<p>Any new residential development within existing HRZ and HRZ Precincts be held at 14m height limit and with current recession plains (status quo); any further height enablement be considered but only with a notified resource consent and neighbourhood input. By doing this any new development is considered on the unique merits of the site and impact on the neighbouring property and neighbourhood, width of the street, width of section, consideration of urban design, infrastructure, and the impact on the existing community's social, economic and environmental and cultural wellbeing.</p> <p>The current central city residential area in Christchurch consists of old streets and old sites, (originally for small workers cottages), many residential sites in within the 4 Avenues are therefore very small (often less than 300 sq m). It is inappropriate to enable 4-6 storey high buildings in areas without ruining the economic, social and cultural aspects of the existing community including loss of sunlight, privacy, noise pollution, inability to efficiently use passive heating, inability to grow own fruit and vegetables parking congestion, loss of value in their property and negative impacts on mental wellbeing to name some of the obvious costs. These are all costs that will be borne by both the existing and future residential communities living in current central city residential zones. It seems not equal consideration to all peoples' social and cultural needs are being treated with equal consideration in PC14, as it favours the needs of a selected future resident in a new building that may never come, and whose who now and in future occupy existing homes and whose needs could be quite different to what is being enabled.</p> <ul style="list-style-type: none"> • There is plenty of opportunity to enable new HRZ housing within the CHC central city without only focusing on going higher and intensifying even more in the existing residential areas. For example: the VNA neighbourhood currently has a density of 150 households per hectare and with an average section size of 400-300m sq. There exists at least 7 hectares of land on the south side of the city that has zero households per hectare and which is zoned for mixed use. This land could be enabled for HRZ if the CCC were to think more strategically about how to actively encourage more housing the in central city AND meet the needs of the demand without over enabling, thereby also meeting the needs of the existing community AND have an excellent outcome in urban planning. The development of the South Frame in the CCRP has not moved forward in any way to make the South side of the city an attractive place to live, work and play all within 500m of the CBD. • There could easily be over 2,000 households enabled within this CCRP central city area if development for residential were to be actively encouraged by rezoning, or offering incentives, and actively discourage further density development in existing central city residential already densely developed. By doing this CCC would be proactively and meaningfully participating in the role of urban planning and signalling that the south side is where they want development. Without Council actively managing this opportunity for residential development as they did for the East frame, developers will continue to do small infill developments based on yield alone, which will not deliver the right outcomes for the city and its residents in relation to urban planning. Refer to Figures 2 & 3 which clearly show that the CHC central city is very clearly unbalanced with all the residential on one side (north) and all the services on the opposite side (south). You can't shift the amenity, but you can develop houses, which is what the Gov't is asking for. 	Oppose
Victoria Neighbourhood Association (VNA) /61.13	Chapman Tripp/ #FS2063.3	Seek Amendment	<p>Any new residential development within existing HRZ and HRZ Precincts be held at 14m height limit and with current recession plains (status quo); any further height enablement be considered but only with a notified resource consent and neighbourhood input. By doing this any new development is considered on the unique merits of the site and impact on the neighbouring property and neighbourhood, width of the street, width of section, consideration of urban design, infrastructure, and the impact on the existing community's social, economic and environmental and cultural wellbeing.</p> <p>The current central city residential area in Christchurch consists of old streets and old sites, (originally for small workers cottages), many residential sites in within the 4 Avenues are therefore very small (often less than 300 sq m). It is inappropriate to enable 4-6 storey high buildings in areas without ruining the economic, social and cultural aspects of the existing community including loss of sunlight, privacy, noise pollution, inability to efficiently use passive heating, inability to grow own</p>	Oppose

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Victoria Neighbourhood Association (VNA) /61.13	Chapman Tripp/ #FS2064.3	Seek Amendment	<p>Any new residential development within existing HRZ and HRZ Precincts be held at 14m height limit and with current recession plains (status quo); any further height enablement be considered but only with a notified resource consent and neighbourhood input. By doing this any new development is considered on the unique merits of the site and impact on the neighbouring property and neighbourhood, width of the street, width of section, consideration of urban design, infrastructure, and the impact on the existing community's social, economic and environmental and cultural wellbeing.</p> <p>The current central city residential area in Christchurch consists of old streets and old sites, (originally for small workers cottages), many residential sites in within the 4 Avenues are therefore very small (often less than 300 sq m). It is inappropriate to enable 4-6 storey high buildings in areas without ruining the economic, social and cultural aspects of the existing community including loss of sunlight, privacy, noise pollution, inability to efficiently use passive heating, inability to grow own fruit and vegetables parking congestion, loss of value in their property and negative impacts on mental wellbeing to name some of the obvious costs. These are all costs that will be borne by both the existing and future residential communities living in current central city residential zones. It seems not equal consideration to all peoples' social and cultural needs are being treated with equal consideration in PC14, as it favours the needs of a selected future resident in a new building that may never come, and whose who now and in future occupy existing homes and whose needs could be quite different to what is being enabled.</p> <ul style="list-style-type: none"> • There is plenty of opportunity to enable new HRZ housing within the CHC central city without only focusing on going higher and intensifying even more in the existing residential areas. For example: the VNA neighbourhood currently has a density of 150 households per hectare and with an average section size of 400-300m sq. There exists at least 7 hectares of land on the south side of the city that has zero households per hectare and which is zoned for mixed use. This land could be enabled for HRZ if the CCC were to think more strategically about how to actively encourage more housing 	Oppose

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Victoria Neighbourhood Association (VNA) /61.13	Kāinga Ora/ #FS2082.24	Seek Amendment	<p>Any new residential development within existing HRZ and HRZ Precincts be held at 14m height limit and with current recession plains (status quo); any further height enablement be considered but only with a notified resource consent and neighbourhood input. By doing this any new development is considered on the unique merits of the site and impact on the neighbouring property and neighbourhood, width of the street, width of section, consideration of urban design, infrastructure, and the impact on the existing community's social, economic and environmental and cultural wellbeing.</p> <p>The current central city residential area in Christchurch consists of old streets and old sites, (originally for small workers cottages), many residential sites in within the 4 Avenues are therefore very small (often less than 300 sq m). It is inappropriate to enable 4-6 storey high buildings in areas without ruining the economic, social and cultural aspects of the existing community including loss of sunlight, privacy, noise pollution, inability to efficiently use passive heating, inability to grow own fruit and vegetables parking congestion, loss of value in their property and negative impacts on mental wellbeing to name some of the obvious costs. These are all costs that will be borne by both the existing and future residential communities living in current central city residential zones. It seems not equal consideration to all peoples' social and cultural needs are being treated with equal consideration in PC14, as it favours the needs of a selected future resident in a new building that may never come, and whose who now and in future occupy existing homes and whose needs could be quite different to what is being enabled.</p> <ul style="list-style-type: none"> • There is plenty of opportunity to enable new HRZ housing within the CHC central city without only focusing on going higher and intensifying even more in the existing residential areas. For example: the VNA neighbourhood currently has a density of 150 households per hectare and with an average section size of 400-300m sq. There exists at least 7 hectares of land on the south side of the city that has zero households per hectare and which is zoned for mixed use. This land could be enabled for HRZ if the CCC were to think more strategically about how to actively encourage more housing the in central city AND meet the needs of the demand without over enabling, thereby also meeting the needs of the existing community AND have an excellent outcome in urban planning. The development of the South Frame in the CCRP has not moved forward in any way to make the South side of the city an attractive place to live, work and play all within 500m of the CBD. • There could easily be over 2,000 households enabled within this CCRP central city area if development for residential were to be actively encouraged by rezoning, or offering incentives, and actively discourage further density development in existing central city residential already densely developed. By doing this CCC would be proactively and meaningfully participating in the role of urban planning and signalling that the south side is where they want development. Without Council actively managing this opportunity for residential development as they did for the East frame, developers will continue to do small infill developments based on yield alone, which will not deliver the right outcomes for the city and its residents in relation to urban planning. Refer to Figures 2 & 3 which clearly show that the CHC central city is very clearly unbalanced with all the residential on 	Oppose

			one side (north) and all the services on the opposite side (south). You can't shift the amenity, but you can develop houses, which is what the Gov't is asking for.	
Lisa Fabri/ #66.3		Seek Amendment	Amend the zoning of the farm and lifestyle blocks on John Paterson Drive [from the Rural Urban Fringe Zone] to the Medium Density Residential Zone or the High Density Residential Zone.	
Stephen Osborne/ #83.1		Oppose	That the Deans Avenue Precinct does not become a High Density Residential Zone (HRZ Residential), but remains a Medium Density Residential Zone (MRZ Residential). The block South of Mayfair Street (Old Sales Yard) could be treated separately as it would suit HRZ Residential development.	
Stephen Osborne/83.1	Anne Dingwall/ #FS2037.157	Oppose	<p>That the Deans Avenue Precinct does not become a High Density Residential Zone (HRZ Residential), but remains a Medium Density Residential Zone (MRZ Residential). The block South of Mayfair Street (Old Sales Yard) could be treated separately as it would suit HRZ Residential development.</p> <p>The submitter opposes the Deans Avenue Precinct becoming a High Residential Zone.</p> <p>The reasons for their opposition are as follows:</p> <p>The submitter is of the opinion that the Deans Avenue Precinct does not meet the criteria of Clause 14.2.7.2 of being within walking catchment of city centre (1.2 kilometres) or town centre (Riccarton 600m).</p> <p>Additionally making the Deans Avenue Precinct area a High Residential Zone will have the following negative impact:</p> <ul style="list-style-type: none"> • Deans Avenue is the only access / egress road for the 700 properties within the precinct – increasing density will have an adverse effect on traffic using that major arterial road. • Reduced viability of roof top solar power panels on existing properties. • Availability of on street parking is already an issue – this will become a major problem with HRZ with no on-site parking requirements. • The precinct already has significant proportion of rented accommodation housing short term residents. If the area becomes a HRZ it is likely to become a less unattractive place to live. Long term residents will move away leading to a loss of the current community spirit. 	Support
Charles Etherington/ #108.4		Oppose	Oppose High Density Residential provisions in the inner suburbs.	
Kaye Thomson/ #109.2		Oppose	Oppose High Density Residential Zone on Paparoa Street properties, and High Density Residential Zone to be located within walking distance to Northlands Mall.	
Tracey Strack/ #119.9		Support	<p>Any further or other decisions that achieve the outcomes sought by this submission, or are required as a consequence of the relief we seek:</p> <ul style="list-style-type: none"> • That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Pan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or, • If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential: and, • That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and, • That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions. 	
Terry Blogg/ #134.3		Support	Support density in Central City and the key Hubs of Riccarton and Northlands.	
Peter Ackroyd/ #139.1		Oppose	Remove the High Density Residential zone from all of the Merivale area.	
Papanui Heritage Group/ #151.2		Oppose	Opposed to the High Density Residential Zone (HRZ) extending into the residential streets of Papanui and seek that it is greatly reduced to areas marked TC2 so that it does not intrude into the quiet tree lined streets.	
Papanui Heritage Group/151.2	Anne Dingwall/ #FS2037.216	Oppose	Opposed to the High Density Residential Zone (HRZ) extending into the residential streets of Papanui and seek that it is greatly reduced to areas marked TC2 so that it does not intrude into the quiet tree lined streets. Papanui is a popular suburb whose character comes from a range of building styles dating from the 1890s to the present day, and the presence of many street-side trees. The fifteen Memorial Avenues planted following World War II as memorials to those Christchurch citizens who died in the war, are a special feature of Papanui. Some streets adjoining the memorial avenues have also been planted and now make for a most attractive streetscape: Rayburn Avenue being a prime example.	Support

Papanui Heritage Group/151.2	Chapman Tripp/ #FS2063.18	Oppose	Opposed to the High Density Residential Zone (HRZ) extending into the residential streets of Papanui and seek that it is greatly reduced to areas marked TC2 so that it does not intrude into the quiet tree lined streets. Papanui is a popular suburb whose character comes from a range of building styles dating from the 1890s to the present day, and the presence of many street-side trees. The fifteen Memorial Avenues planted following World War II as memorials to those Christchurch citizens who died in the war, are a special feature of Papanui. Some streets adjoining the memorial avenues have also been planted and now make for a most attractive streetscape: Rayburn Avenue being a prime example.	Oppose
Papanui Heritage Group/151.2	Chapman Tripp/ #FS2064.18	Oppose	Opposed to the High Density Residential Zone (HRZ) extending into the residential streets of Papanui and seek that it is greatly reduced to areas marked TC2 so that it does not intrude into the quiet tree lined streets. Papanui is a popular suburb whose character comes from a range of building styles dating from the 1890s to the present day, and the presence of many street-side trees. The fifteen Memorial Avenues planted following World War II as memorials to those Christchurch citizens who died in the war, are a special feature of Papanui. Some streets adjoining the memorial avenues have also been planted and now make for a most attractive streetscape: Rayburn Avenue being a prime example.	Oppose
Papanui Heritage Group/ #151.4		Oppose	Opposed to the High Density Residential zone extending along Papanui Road	
Papanui Heritage Group/151.4	Anne Dingwall/ #FS2037.218	Oppose	Opposed to the High Density Residential zone extending along Papanui Road With High Density Residential zoning on both side of the road there will be an inevitable loss of trees and street facing gardens. Instead, these will eventually be replaced by dreary multi-level tower blocks, which will do little to encourage residents to walk and explore their suburb.	Support
Papanui Heritage Group/ #152.2		Oppose	Opposed to the High Density Residential Zone (HRZ) extending into the residential streets of Papanui and seek that it is greatly reduced to areas marked TC2 so that it does not intrude into the quiet tree lined streets.	
Papanui Heritage Group/152.2	Chapman Tripp/ #FS2063.20	Oppose	Opposed to the High Density Residential Zone (HRZ) extending into the residential streets of Papanui and seek that it is greatly reduced to areas marked TC2 so that it does not intrude into the quiet tree lined streets. Papanui is a popular suburb whose character comes from a range of building styles dating from the 1890s to the present day, and the presence of many street-side trees. The fifteen Memorial Avenues planted following World War II as memorials to those Christchurch citizens who died in the war, are a special feature of Papanui. Some streets adjoining the memorial avenues have also been planted and now make for a most attractive streetscape: Rayburn Avenue being a prime example.	Oppose
Papanui Heritage Group/152.2	Chapman Tripp/ #FS2064.19	Oppose	Opposed to the High Density Residential Zone (HRZ) extending into the residential streets of Papanui and seek that it is greatly reduced to areas marked TC2 so that it does not intrude into the quiet tree lined streets. Papanui is a popular suburb whose character comes from a range of building styles dating from the 1890s to the present day, and the presence of many street-side trees. The fifteen Memorial Avenues planted following World War II as memorials to those Christchurch citizens who died in the war, are a special feature of Papanui. Some streets adjoining the memorial avenues have also been planted and now make for a most attractive streetscape: Rayburn Avenue being a prime example.	Oppose
Papanui Heritage Group/ #152.4		Oppose	Opposed to the High Density Residential zone extending along Papanui Road	
Nick Dore/ #185.2		Seek Amendment	Oppose HRZ of block of land bounded by Papanui Road, Normans Road, Watford St and Blighs Road (Planning Map 24) Seeks this to be MDRZ (currently RS in the District Plan)	
Joshua Wight/ #199.1		Seek Amendment	Amend provisions to enable taller buildings, especially [within the] central city (20-30 lvls). Commercial centres and surrounding residential sites have increased height limits, generally to between 4 and 6 storeys.	
Steve Petty/ #203.6		Oppose	Opposes building heights of 3 storeys that impact privacy, noise, housing, animals, people, green spaces and parking.	
Deans Avenue Precinct Society Inc./ #222.3		Oppose	Oppose High Density Residential Zoning on sites that are bounded by the following streets on Planning Map 31 - North: Matai St East, - West: Deans Ave - South: old Blenheim Road (now cycle and pedestrian access) - East: Railway line Except for sites located along/facing Riccarton Road	
Deans Avenue Precinct Society Inc./222.3	Anne Dingwall/ #FS2037.307	Oppose		Support

			<p>Oppose High Density Residential Zoning on sites that are bounded by the following streets on Planning Map 31</p> <ul style="list-style-type: none"> - North: Matai St East, - West: Deans Ave - South: old Blenheim Road (now cycle and pedestrian access) - East: Railway line <p>Except for sites located along/facing Riccarton Road</p> <p>We oppose the Deans Avenue Precinct Society area becoming HRZ residential at this time, except for the areas noted.</p> <p>We consider that we do not meet the criteria in 14.2.7 Objective – High Density Residential Zone, to enable HRZ commensurate with demand, community facilities etc and 14.2.7.2 Policy (high density location to enable HRZ within walking catchment of city centre, town centre (Riccarton)).</p> <p>The focus for HRZ development in Christchurch must be on the central city for the next 5-10 years. Without a significant residential population in the central area, Christchurch will be a less vibrant, lively and attractive place bringing in tourists and those from the wider Christchurch and Canterbury areas. We need to fully capture the post-earthquake opportunity to make the central city a great place to live, especially for young people.</p> <p>Encouraging high density immediately adjacent to the centre in areas such as ours has the potential to reduce much needed residential development in the CBD. This gives the opportunity to do more work to ensure that new 4-6 storey blocks randomly placed in an area that is already densely developed with 1-2 storey units do not unreasonably affect the existing community.</p> <p>DAPS is largely outside the “walking catchment” of either Riccarton or CBD as defined by CCC (1.2 km from CBD or 600m from Riccarton town centre zone). Maps (Appendix 1) show that walkability / accessibility criteria are not met and the area is not closely connected to Riccarton, in part because of the barrier of the railway line and because many of the key amenities and service (supermarket, Wharenui primary school) are at the western end. Amenities within the City (library, swimming pool (under construction), supermarket) are perhaps better located, but also outside the designated walkability catchment.</p> <p>Urban form should support a diverse and connected neighbourhood where people want to live, not just pass through. Long term residents at various life stages are vital to maintaining a community spirit and taking responsibility for encouraging a friendly, caring and safe environment. Our community has many rental properties and many short term residents, but it is mostly the long term residents whose efforts help create a more resilient, connected and self-reliant community. If the area has an unattractive built environment it is unlikely to retain long term residents with a consequent reduction in social resilience.</p> <p>The Christchurch Mosque attacks in 2019 impacted local residents around the Al Noor mosque, as well as the Mosque community. The potential for higher buildings adjacent to the Mosque raises safety concerns for those who attend the mosque, and the local neighbourhood.</p>	
Deans Avenue Precinct Society Inc./222.3	Christchurch International Airport Limited/ #FS2052.278	Oppose	<p>Oppose High Density Residential Zoning on sites that are bounded by the following streets on Planning Map 31</p> <ul style="list-style-type: none"> - North: Matai St East, - West: Deans Ave - South: old Blenheim Road (now cycle and pedestrian access) - East: Railway line 	Support

			<p>Except for sites located along/facing Riccarton Road</p> <p>We oppose the Deans Avenue Precinct Society area becoming HRZ residential at this time, except for the areas noted.</p> <p>We consider that we do not meet the criteria in 14.2.7 Objective – High Density Residential Zone, to enable HRZ commensurate with demand, community facilities etc and 14.2.7.2 Policy (high density location to enable HRZ within walking catchment of city centre, town centre (Riccarton)).</p> <p>The focus for HRZ development in Christchurch must be on the central city for the next 5-10 years. Without a significant residential population in the central area, Christchurch will be a less vibrant, lively and attractive place bringing in tourists and those from the wider Christchurch and Canterbury areas. We need to fully capture the post-earthquake opportunity to make the central city a great place to live, especially for young people.</p> <p>Encouraging high density immediately adjacent to the centre in areas such as ours has the potential to reduce much needed residential development in the CBD. This gives the opportunity to do more work to ensure that new 4-6 storey blocks randomly placed in an area that is already densely developed with 1-2 storey units do not unreasonably affect the existing community.</p> <p>DAPS is largely outside the “walking catchment” of either Riccarton or CBD as defined by CCC (1.2 km from CBD or 600m from Riccarton town centre zone). Maps (Appendix 1) show that walkability / accessibility criteria are not met and the area is not closely connected to Riccarton, in part because of the barrier of the railway line and because many of the key amenities and service (supermarket, Wharenui primary school) are at the western end. Amenities within the City (library, swimming pool (under construction), supermarket) are perhaps better located, but also outside the designated walkability catchment.</p> <p>Urban form should support a diverse and connected neighbourhood where people want to live, not just pass through. Long term residents at various life stages are vital to maintaining a community spirit and taking responsibility for encouraging a friendly, caring and safe environment. Our community has many rental properties and many short term residents, but it is mostly the long term residents whose efforts help create a more resilient, connected and self-reliant community. If the area has an unattractive built environment it is unlikely to retain long term residents with a consequent reduction in social resilience.</p> <p>The Christchurch Mosque attacks in 2019 impacted local residents around the Al Noor mosque, as well as the Mosque community. The potential for higher buildings adjacent to the Mosque raises safety concerns for those who attend the mosque, and the local neighbourhood.</p>	
Deans Avenue Precinct Society Inc./ #222.5		Support	<p>Support these areas being High Density Residential Zoning on planning maps 31 and 38:</p> <ul style="list-style-type: none"> • the “Old Saleyards” block from south side of Mayfair to Lester • The Residential Guest Accommodation block (Chateau on the Park etc) • Properties with a boundary on Riccarton Road 	
Property Council New Zealand/ #242.2		Support	<p>Property Council supports the proposed 1.2km walkable catchment from the City Centre and the high-density zone precinct surrounding the residential and commercial zones within the city (see Figure 1).</p>	
Property Council New Zealand/242.2	Cambridge 137 Limited/ #FS2042.30	Support	<p>Property Council supports the proposed 1.2km walkable catchment from the City Centre and the high-density zone precinct surrounding the residential and commercial zones within the city (see Figure 1). We believe that the proposed intensification is appropriate for Christchurch and gives effect to the intent of the NPS-UD in enabling new housing development. We are supportive of the approach to increase density, particularly when density occurs in proximity to the city centre and town centres, while moving to lower density elsewhere.</p>	Support
Property Council New Zealand/ #242.17		Seek Amendment	<p>Property Council strongly supports density near key transport nodes, especially those that connect larger commercial centres.</p> <p>However, we are concerned that Christchurch City Council is establishing public transport as a qualifying matter in order to reject future MDRS or proposed high-density areas. It is important that there be a co-ordinated approach between the delivery of future transport and housing projects.</p>	
Property Council New Zealand/242.17	Kāinga Ora/ #FS2082.198	Seek Amendment	<p>Property Council strongly supports density near key transport nodes, especially those that connect larger commercial centres.</p>	Support

			<p>However, we are concerned that Christchurch City Council is establishing public transport as a qualifying matter in order to reject future MDRS or proposed high-density areas. It is important that there be a co-ordinated approach between the delivery of future transport and housing projects.</p> <p>The Council is proposing to limit the extent of where the MDRS would be enabled to near the highest-frequency bus routes and routes that connect larger commercial centres. This Qualifying Matter focuses intensification within and around commercial centres. This is to promote the use of public transport and reduce dependency on the use of private vehicles. The Qualifying Matter would not restrict any current Residential Medium-Density Areas or proposed High-Density Areas.</p>	
Harley Peddie/ #263.12		Seek Amendment	Density is what this city needs, not ever increasing property values.	
Damon Ross/ #283.2		Support	[Retain HRZ provisions as notified]	
Damon Ross/283.2	Kāinga Ora/ #FS2082.231	Support	[Retain HRZ provisions as notified] I support the changes made specifically in relation to the High Residential Zone in the Papanui area. This area has needed densification for a long time, and has all the hallmarks of an up and coming urban area. To let this area thrive and prosper greater densification is needed. The proposed HRZ near the shops will wonderfully complement the area and provide support for the demand of new entrants in the area.	Support
Waipapa Papanui-Innes-Central Community Board/ #288.3		Seek Amendment	The Board recognisesthat onsite parking is not a provision for residential development,however the Board wants to have compulsory provision introduced forloading bays and accessible parking.	
Waipapa Papanui-Innes-Central Community Board/288.3	Anne Dingwall/ #FS2037.404	Seek Amendment	The Board recognisesthat onsite parking is not a provision for residential development,however the Board wants to have compulsory provision introduced forloading bays and accessible parking. Loading bays and accessible car parks are requested for high density housing development.	Support
Waipapa Papanui-Innes-Central Community Board/288.3	Cambridge 137 Limited/ #FS2042.36	Seek Amendment	The Board recognisesthat onsite parking is not a provision for residential development,however the Board wants to have compulsory provision introduced forloading bays and accessible parking. Loading bays and accessible car parks are requested for high density housing development.	Oppose
Waipapa Papanui-Innes-Central Community Board/288.3	Kāinga Ora/ #FS2082.232	Seek Amendment	The Board recognisesthat onsite parking is not a provision for residential development,however the Board wants to have compulsory provision introduced forloading bays and accessible parking. Loading bays and accessible car parks are requested for high density housing development.	Oppose
Matty Lovell/ #306.4		Seek Amendment	[That] St James Avenue, Papanui [is not zoned] High Density Residential.	
Mike Oxlong / #327.3		Oppose	The submitter opposes the High Density Residential Zone.	
Lorraine Wilmshurst/ #335.1		Oppose	Opposes the rezoning of land within suburbs to Medium or High Density Residential proposed in Plan Change 14.	
David Hood/ #356.4		Oppose	[Seeks to oppose high density residential development in existing residential environments]	
Alexandra Free/ #357.3		Support	Support the provisions as notified	
John Bennett/ #367.5		Seek Amendment	[That different rules/standards apply to] comprehensive developments that show exemplar Urban design [versus] one off development of individual sites	
John Bennett/367.5	Anne Dingwall/ #FS2037.466	Seek Amendment	<p>[That different rules/standards apply to] comprehensive developments that show exemplar Urban design [versus] one off development of individual sites</p> <p>The rules should encourage comprehensive developments of large sites (say 4000m2 and above) which are carefully planned to allow sunlight into all housing units and create communities with access to common spaces (eg outdoor play, community gardens, shared storage, shared vehicle parking/garaging, shared bicycle (and other sport equipment) storage etc.</p> <p>The rules should be lenient as per the proposed rules, for comprehensive developments that show exemplar Urban design and less lenient (ie larger setbacks and lower recession planes than proposed) for one off development of individual sites to allow mid winter sun into neighbouring ground floor residential units.</p>	Support
John Bennett/ #367.9		Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.	
John Bennett/367.9	Chapman Tripp/ #FS2063.42	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel. The approach taken by Government and the CCC is a sledge hammer approach and there are little in the way of Design controls to help ensure a well designed City for the present and future residents of Christchurch is achieved.	Oppose
John Bennett/367.9	Chapman Tripp/ #FS2064.41	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel. The approach taken by Government and the CCC is a sledge hammer approach and there are little in the way of Design controls to help ensure a well designed City for the present and future residents of Christchurch is achieved.	Oppose

John Bennett/ #367.21		Seek Amendment	Seeks that all new developments in the proposed residential zones are reviewed by an Urban Design Panel.	
Sandi Singh/ #440.3		Support	Support the location of high density residential zone near the centre city.	
Logan Simpson/ #442.3		Oppose	Oppose the plan change, housing density needs to reduce.	
Alison Dockery/ #445.1		Oppose	Oppose the application of High Density Residential Zone to any areas beyond 3kms of the central city.	
Carolyn Mulholland/ #452.3		Oppose	Opposes Medium and/or High Density Residential zoning in Amyes Road, Hornby	
Nick Scott/ #455.2		Support	[Retain HRZ provisions as proposed]	
Brian Reynolds/ #486.4		Oppose	Reduce infill development in residential zones	
Joy Reynolds/ #487.2		Oppose	[S]top highrise and infill housing	
Sydney John Kennedy/ #497.3		Seek Amendment	[Additional requirement:] Papanui zone building heights that exceed 4 storeys should have a specified minimum distance from school buildings, hospital buildings, or rest home buildings of 10m	
Sydney John Kennedy/497.3	Kāinga Ora/ #FS2082.322	Seek Amendment	[Additional requirement:] Papanui zone building heights that exceed 4 storeys should have a specified minimum distance from school buildings, hospital buildings, or rest home buildings of 10m to ensure adequate sunlight provision during winter months.	Oppose
Hone Johnson/ #498.4		Oppose	Oppose all higher density zoning changes	
Gideon Hodge/ #525.13		Seek Amendment	[Retain provisions that enable] high density housing near the city and commercial centres.	
Donna Barber/ #534.4		Support	[S]upport high-density housing near the city and commercial centres.	
Deidre Rance/ #561.5		Seek Amendment	[No high density zone in the Strowan area]	
Claudia M Staudt/ #584.2		Oppose	Oppose High Density zoning of property at 21 Helmores Lane, and surrounding area bounded by, Holmwood Road, Rossall Street, Hagley Park and Fendalton Road (Planning Map 31 and CC) Seeks this to be rezoned Medium Density, and/or to also be regarded as a new QM Residential Character Area (as per pervious SAM 8)	
Nick Brown/ #585.5		Seek Amendment	[That the area of Strowan between] Heaton Street/Innes Road and Blighs Road [be zoned MRZ instead of HRZ]	
Fay Brorens/ #644.4		Seek Amendment	The submitter supports higher density with no specific residential zone identified.	
David McLauchlan/ #653.9		Seek Amendment	Set a minimum net site area standard for developments that allows for permanent and larger green space areas.	
Catherine & Peter Morrison/ #664.1		Oppose	Zone area as SAM8 type of zoning in order to retain its character. The closest outcome looks like the Residential Character overlay.	
Mary-Louise Hoskins/ #670.6		Seek Amendment	[Regarding the minimum two-storey requirement for dwellings] lifts should be required	
Mary-Louise Hoskins/670.6	Cambridge 137 Limited/ #FS2042.54	Seek Amendment	[Regarding the minimum two-storey requirement for dwellings] lifts should be required Min of 2 storeys for any dwelling in a high-density zone. This will disadvantage residents, particularly elderly who will need to have a bedroom on the ground floor and will not want/need a second level. IF this MUST be implemented, then a lift should also be mandated.	Support
Larissa Lilley/ #671.1		Oppose	Retain existing low density zoning in Hornby and Her-Hei.	
Dot Fahey/ #683.2		Oppose	Oppose high density zoning in area around St Peters Church and Ballantyne Avenue Cycle route.	
Helen Wilson/ #702.2		Oppose	Decline the proposal to rezone sites to allow 2 or 3 storey townhouses.	
Lauren Gibson/ #708.1		Oppose	[Opposes intensification plan change and in particular for 19a Russell Street].	
Wigram Lodge (2001) Limited/ #716.2		Support	[Seeks that] the NPS-UD is properly and fully given effect to through the provisions and zoning of PC14 through the intensification of development.	
Brookfield Limited/ #723.2		Support	Support High Density development in line with the NPS-UD	
Brookfield Limited/723.2	Kāinga Ora/ #FS2082.476	Support	Support High Density development in line with the NPS-UD the NPS-UD is properly and fully given effect to through the provisions and zoning of PC14 through the intensification of development through enabling plan provisions and an increase in development capacity for residential and business use across the district.	Support
Hannah Wilson Black/ #736.1		Oppose	Oppose High Density [without more stringent recession plane controls]	
Matthew Gibbons/ #743.7		Seek Amendment	Removal of recession planes and setbacks is good... Setbacks are not desirable. Hence 14.6.2.2.b should be removed. So should 14.6.2.2.c. iv A and B.	

Ryman Healthcare Limited/ #749.6		Seek Amendment	The provisions applicable to the HRZ are amended to better enable retirement villages	
Ryman Healthcare Limited/749.6	Kāinga Ora/ #FS2082.499	Seek Amendment	The provisions applicable to the HRZ are amended to better enable retirement villages. This outcome is more aligned with the intent of the Enabling Housing Act and the National Policy Statement on Urban Development 2020, by appropriately providing for a residential activity that is planned to provide housing for Christchurch City's rapidly growing ageing population.	Oppose
Mary O'Connor/ #778.9		Seek Amendment	There could be an option residents could choose to reduce intensification in return for narrowing their street width to allow street trees to be planted. This could only be achieved by less intensification.	
Josie Schroder/ #780.17		Support	Retain the rules in 14.6 as notified.	
Josie Schroder/780.17	Anne Dingwall/ #FS2037.755	Support	Retain the rules in 14.6 as notified. The proposed provisions are appropriate and necessary to achieve a well-functioning urban environment, with activity status and thresholds for assessment appropriate to the activities outlined, particularly where they impact upon public space environments. The balance provided between the certainty of standards and qualitative assessment is appropriate to achieving a well-functioning urban environment including high quality urban design, creating safer, more walkable environments, and promoting climate change initiatives including the provision of tree canopy and landscaping. The move to promote a perimeter block form is notable in achieving a balance between support of the public space environment, functionality and amenity for residents, and contributing to the city's open space.	Support
Roman Shmakov/ #783.7		Support	[S]eek[s] that the Christchurch City Council retains the high-density residential zone policy outlined in sub-chapter 14.6 to enable 6 to 10 storeys for residential buildings near commercial centres.	
Benjamin Love/ #799.5		Support	[That provisions enabling intensification are retained]	
Benjamin Love/799.5	Kāinga Ora/ #FS2082.596	Support	[That provisions enabling intensification are retained] Intensification is often linked to increased housing affordability, as it can quickly and cost effectively increase supply to the market, thus zoning reform is needed to allow for it. It is more affordable to build multi-unit dwellings/apartments than single-detached houses, as they require less land, materials, and labour to build per unit, as well as have lower operating costs. Many choose to live in intensified areas for the improved lifestyle. People like the proximity of stores, services, schools, parks, public transport, and other facilities/amenities within walking distance. Denser areas can also provide a better sense of community, as well as a more active lifestyle. Increased affordability and access to amenities can increase the attractiveness of neighbourhoods and cities. This includes attracting new residents/immigrants from other costs can also increase disposable income and expenditure in other sectors of the local economy.	Support
Regulus Property Investments Limited/ #810.7		Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres	
Regulus Property Investments Limited/ #810.8		Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity	
James Barbour/ #812.4		Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres	
James Barbour/812.4	Kāinga Ora/ #FS2082.613	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres	Support
James Barbour/ #812.13		Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity	
Carter Group Limited/ #814.169		Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	
Carter Group Limited/814.169	Kāinga Ora/ #FS2082.999	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. The submitter generally opposes any/all amendments to the High Density Residential zone provisions, to the extent that these conflict with or are less enabling than the mandatory MDRS, the directives in NPS-UD policy 3, and/or impose additional constraints relative to the status quo. In the submitter's view, such requirements are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act. Specific provisions of concern are further noted in the submission points below.	Seek Amendment
Carter Group Limited/ #814.170		Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	

Carter Group Limited/814.170	Kāinga Ora/ #FS2082.1000	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. The submitter generally opposes any/all amendments to the High Density Residential zone provisions, to the extent that these conflict with or are less enabling than the mandatory MDRS, the directives in NPS-UD policy 3, and/or impose additional constraints relative to the status quo. In the submitter's view, such requirements are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act. Specific provisions of concern are further noted in the submission points below.	Seek Amendment
The Catholic Diocese of Christchurch / #823.136		Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	
The Catholic Diocese of Christchurch /823.136	Anne Dingwall/ #FS2037.1368	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. The submitter generally opposes any/all amendments to the High Density Residential zone provisions, to the extent that these conflict with or are less enabling than the mandatory MDRS, the directives in NPS-UD policy 3, and/or impose additional constraints relative to the status quo. In the submitter's view, such requirements are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act. Specific provisions of concern are further noted in the submission points below.	Oppose
The Catholic Diocese of Christchurch /823.136	Carter Group Limited/ #FS2045.309	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. The submitter generally opposes any/all amendments to the High Density Residential zone provisions, to the extent that these conflict with or are less enabling than the mandatory MDRS, the directives in NPS-UD policy 3, and/or impose additional constraints relative to the status quo. In the submitter's view, such requirements are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act. Specific provisions of concern are further noted in the submission points below.	Support
The Catholic Diocese of Christchurch /823.136	Kāinga Ora/ #FS2082.1152	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo. The submitter generally opposes any/all amendments to the High Density Residential zone provisions, to the extent that these conflict with or are less enabling than the mandatory MDRS, the directives in NPS-UD policy 3, and/or impose additional constraints relative to the status quo. In the submitter's view, such requirements are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act. Specific provisions of concern are further noted in the submission points below.	Seek Amendment
MGZ Investments Limited/ #827.2		Support	Approve plan change in line with NPS-UD	
Christopher Evan/ #845.4		Oppose	[Seeks that] Christchurch City Council accepts the new Government rules and laws.	
Orion New Zealand Limited (Orion)/ #854.4		Seek Amendment	New Rule to be inserted into following zones: • High Density Residential zone Insert a new rule for provision of electricity equipment and infrastructure as follows: Activity PX The establishment of a new, or expansion of an existing sensitive activity.	

			<p>Activity specific standards a. Either a land area of at least 5.5m2 is provided at the boundary closest to the road reserve for electricity equipment and infrastructure, or confirmation is provided from Orion New Zealand Limited that it is not required.</p> <p>14.5.1.4 Discretionary activities</p> <p>Activity DX a. Any activity that does not meet the activity specific standard under PX. b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited (absent its written approval).</p>	
Orion New Zealand Limited (Orion)/854.4	Clare Dale/ #FS2029.9	Seek Amendment	<p>New Rule to be inserted into following zones:</p> <ul style="list-style-type: none"> • High Density Residential zone <p>Insert a new rule for provision of electricity equipment and infrastructure as follows:</p> <p>Activity</p> <p>PX The establishment of a new, or expansion of an existing sensitive activity.</p> <p>Activity specific standards a. Either a land area of at least 5.5m2 is provided at the boundary closest to the road reserve for electricity equipment and infrastructure, or confirmation is provided from Orion New Zealand Limited that it is not required.</p> <p>14.5.1.4 Discretionary activities</p> <p>Activity DX a. Any activity that does not meet the activity specific standard under PX. b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited (absent its written approval).</p> <p>Orion seeks a new rule be inserted to the listed zones to include an electricity servicing standard. Orion’s experience is that in some cases developers do not approach Orion to discuss servicing matters until after the plans for a development are fixed, and often a resource consent has been granted. Consequently, developers often fail to set aside or include sufficient space on site for the necessary infrastructure. Similarly, Orion encounters resistance from corridor managers and Council when seeking to locate new/upgraded infrastructure within the berm or a local reserve. These existing issues are likely to be exacerbated by PC14.</p> <p>The land area required for on-site electricity servicing is highly site specific however Orion has proposed a 4m2 land area. This standard is proposed to ensure that there is engagement with developers at the initial planning stages of land use intensification.</p>	Oppose
Robina Dobbie/ #867.3		Oppose	Oppose HDZ around commercial centers	
Susanne Antill/ #870.2		Oppose	Oppose replacing existing residential zones in the city with two new ones - a medium density zone and a high density zone.	
Susanne Antill/870.2	Southern Cross Healthcare Limited/ #FS2041.4	Oppose	Oppose replacing existing residential zones in the city with two new ones - a medium density zone and a high density zone. What rationale? Are you planning for massive overseas population immigration into Christchurch for a 15 minute smart city when the birth rate of Christchurch residents is low, particularly after the mandated experimental, untested jabs on young New Zealanders which has probably sterilized many of them	Oppose
Alan and Robyn Ogle/ #876.13		Seek Amendment	[Seeks that] Jane Deans Close should retain its current zoning of Residential Suburban Density Transition [RSDT] which provides for low to medium density residential housing.	
Alan and Robyn Ogle/876.13	Robert Broughton/ #FS2083.22	Seek Amendment	[Seeks that] Jane Deans Close should retain its current zoning of Residential Suburban Density Transition [RSDT] which provides for low to medium density residential housing. We submit Jane Deans Close should retain its current zoning of Residential Suburban Density Transition [RSDT] which provides for low to medium density residential housing.	Support

Alan and Robyn Ogle/ #876.16		Seek Amendment	Seek amendment to the walking distances to Riccarton centre boundaries (which we understand the legislation states defines the extent of high density 6-storey residential zones) be reconsidered based, not on distance, but on time taken to walk to key amenities in the centre zone.	
Alan and Robyn Ogle/876.16	Robert Broughton/ #FS2083.25	Seek Amendment	Seek amendment to the walking distances to Riccarton centre boundaries (which we understand the legislation states defines the extent of high density 6-storey residential zones) be reconsidered based, not on distance, but on time taken to walk to key amenities in the centre zone. We submit the walking distances to Riccarton centre boundaries (which we understand the legislation states defines the extent of high density 6-storey residential zones) be reconsidered based, not on distance, but on time taken to walk to key amenities in the centre zone.	Support
Susanne and Janice Antill/ #893.2		Oppose	Oppose replacing existing residential zones in the city with two new ones – a medium density zone and a high density zone.	
Danne Mora Limited/ #903.10		Seek Amendment	Amend the High Density Residential Zone boundary to stop at Manarola Road with all land to the south owned by Spreydon Lodge Limited to be zoned FUZ, including Lot 3000 DP 575180, Lot 121 DP 514750 and Lot 120 DP 514570.	
Jeanne Cooper/ #1031.2		Seek Amendment	Provide a buffer zone between character areas and RMD intensive housing [High Density Residential Zone].	
Jeanne Cooper/1031.2	Kāinga Ora/ #FS2082.829	Seek Amendment	Provide a buffer zone between character areas and RMD intensive housing [High Density Residential Zone]. My property is in and on the border of an existing character area. It is also close to Merivale shopping and Papanui bus route. I am concerned that building height changes mean that a high building can border my northern property boundary and block sunlight from my house. My street is already undergoing intensive housing changes with 26 dwellings replacing 2. All trees are going or gone and soft surface is replaced by hard. No parking provision for 18 of the 26 new proposed or underway building. So the existing character area is bordered by intensive housing. Surely there should be a buffer between character and intensive areas with according building regulations. I am also concerned that 24 more properties with no soft surface to absorb rain water will adversely affect the drainage system which to my 40 residency has not been upgraded apart from adding new drainage pipes to the extra housing. Similarly power supply has simply been adjusted to eliminate several poles and add wiring to the existing poles left. I don't think this is clever city planning and can see future problems.	Oppose
Christchurch Casinos Limited / #2077.1		Support	[Supports] the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres, and supports any provisions or changes to the District Plan that will achieve this outcome;	
Christchurch Casinos Limited /2077.1	Kainga Ora - Homes and Communities/ #FS2099.72	Support	[Supports] the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres, and supports any provisions or changes to the District Plan that will achieve this outcome; The submitter has an interest in the plan change as a whole and therefore this submission relates to all provisions and zonings of the plan change. The submitter has a specific interest in all provisions and zoning that relate to the site [73 Salisbury Street, 373 Durham Street North, and 51 Peterborough Street]. The submitter is a major Central City business, providing employment for over 260 people, and hosting over 1,400 guests on an average day. The submitter's business is an attraction that adds to the vibrancy and viability of the Central City, as many businesses are supported by the Casino. directly and indirectly, such as accommodation providers, local employment, local businesses, the hospitality and event sector, and so on. The land in question has been subject to a number of master planning exercises by the submitter since the Christchurch earthquakes of 2010/11. The mixture of commercial business and residential zoning has made this exercise challenging to the point that redevelopment has not been advanced with the land currently being used for car parking. Having a large Central City development block with two 'firm' commercial and residential zones within it has not been conducive to allowing the mix and distribution of residential and commercial activity across the site that is needed. This current zoning is directive of two development outcomes across the development block: one being residential and the other being commercial. The submitter has intentions to undertake a comprehensive redevelopment of the entire site, which would ideally comprise a mix of commercial and residential activities. The site is located on a prominent Central City corner site with frontage to a Central City local distributor road and a main distributor road. The character of the area is transitory between more commercial land uses to the south and residential areas to the north of Salisbury Street. Sites to the immediate south of the site are zoned City Centre Zone with sites to the south-east zoned Central City Mixed Use. An appropriate outcome for the submitter's property would be to provide for a combination of housing and business uses and enabling greater building heights and densities. In this regard, Policy 3 of the NPS-UD is of direct relevance, whereby at sub clause (a) it directs that the district plan is to enable building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification in city centre zones. "Development Capacity" is a defined term in the NPS-UD and means the capacity of land to be developed for housing or for business use, based on the zoning, objectives, policies, rules, and overlays that apply in the relevant proposed and operative RMA planning documents; and the provision of adequate development infrastructure to support the development of land for housing or business use. Rezoning that part of the site that is proposed under PC14 to be High Density Residential, along with commensurate changes to the District Plan to provide for this submission and give effect to the NPS-UD, will: provide for an appropriate mixed-use development on the site, including commercial activity in an appropriate location, being a corner site adjacent to existing CCZ and opposite CCMU zoned land; provide greater scope for a development on the site to suitably emphasize the street corner; maintains support for the primacy of commercial centres, supporting the economic growth of the District, and therefore the economic well-being of communities; not have any discernible effects on the amenity of adjoining residential zones, or undermine the residential coherence of residential neighbourhoods; maintain a sufficient supply of housing in the district; contribute to the social and economic well-being of communities and meet the reasonably foreseeable needs of future generations; represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions	Support

			relative to other means; give effect to the NPS-UD (notably Policy 3) and Canterbury Regional Policy Statement; and promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the Resource Management Act 1991 and ultimately achieve its purpose.	
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Residential > Rules - High Density Residential Zone > Activity status tables

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Andrew Tulloch/ #13.3		Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.	
Caitriona Cameron/ #272.18		Seek Amendment	The proposal should provide protections for existing property rights. This could be achieved by: - increasing minimum plot sizes for plots with 3+ storey residential buildings to minimize the number of affected neighbours - requiring developers to compensate neighbours who will be adversely affected by new developments that significantly reduce sunlight	
Barry Newman / #295.6		Support	I would like the existing process of council and neighbour consent remain.	
Larissa Lilley/ #671.2		Support	Support high density in city centre	
Hamish Ritchie/ #687.3		Seek Amendment	Does not support the zoning proposed under [Plan Change] 14 for 75 & 77 Rattray Street to be High Density Residential	
Kāinga Ora – Homes and Communities / #834.216		Seek Amendment	Add a new restricted discretionary and fully discretionary rule as follows: Retail, office, and commercial service activity. Activity status: Restricted Discretionary Where: i. The retail, office, or commercial service activity is limited to the ground floor tenancy of an apartment building; ii. The gross floor area of the activity/activities does not exceed 200m ² ; and iii. The hours of operation are between: i. 7.00am and 9.00pm Monday to Friday; and ii. 8.00am and 7.00pm Saturday, Sunday, and public holidays. The Council's discretion shall be limited to the following matters: a. The design, appearance and siting of the activity; b. Noise and illumination; c. Signage. 2. Activity status: Discretionary Where compliance is not achieved with the matters specified in HRZR(a)(i), (ii) and/or (iii).	
Kāinga Ora – Homes and Communities /834.216	Geoffrey Banks/ #FS2018.3	Seek Amendment	Add a new restricted discretionary and fully discretionary rule as follows: Retail, office, and commercial service activity. Activity status: Restricted Discretionary Where: i. The retail, office, or commercial service activity is limited to the ground floor tenancy of an apartment building; ii. The gross floor area of the activity/activities does not exceed 200m ² ; and iii. The hours of operation are between: i. 7.00am and 9.00pm Monday to Friday; and ii. 8.00am and 7.00pm Saturday, Sunday, and public holidays. The Council's discretion shall be limited to the following matters: a. The design, appearance and siting of the activity; b. Noise and illumination; c. Signage. 2. Activity status: Discretionary Where compliance is not achieved with the matters specified in HRZR(a)(i), (ii) and/or (iii). It is common for apartment buildings to contain a small-scale commercial activity on the ground floor, often adjacent to the entrance foyer and as a means of buffering residential activity from what can be busy frontage roads. The provision of such services can likewise have significant convenience benefits for residents and is consistent with a good quality, high density neighbourhood. The ability to provide shared workspaces in apartment buildings is consistent with emerging remote working trends where people still seek companionship during the day whilst working remotely from their employer. Provided the scale of non-residential facilities is limited there is minimal potential for such to undermine the role and function of nearby commercial centres which typically cover several hectares.	Oppose
Kāinga Ora – Homes and Communities /834.216	Clare Dale/ #FS2029.10	Seek Amendment	Add a new restricted discretionary and fully discretionary rule as follows: Retail, office, and commercial service activity. Activity status: Restricted Discretionary Where: i. The retail, office, or commercial service activity is limited to the ground floor tenancy of an apartment building; ii. The gross floor area of the activity/activities does not exceed 200m ² ; and iii. The hours of operation are between: i. 7.00am and 9.00pm Monday to Friday; and ii. 8.00am and 7.00pm Saturday, Sunday, and public holidays. The Council's discretion shall be limited to the following matters: a. The design, appearance and siting of the activity; b. Noise and illumination; c. Signage. 2. Activity status: Discretionary Where compliance is not achieved with the matters specified in HRZR(a)(i), (ii) and/or (iii).	Support

			<p>It is common for apartment buildings to contain a small-scale commercial activity on the ground floor, often adjacent to the entrance foyer and as a means of buffering residential activity from what can be busy frontage roads. The provision of such services can likewise have significant convenience benefits for residents and is consistent with a good quality, high density neighbourhood. The ability to provide shared workspaces in apartment buildings is consistent with emerging remote working trends where people still seek companionship during the day whilst working remotely from their employer. Provided the scale of non-residential facilities is limited there is minimal potential for such to undermine the role and function of nearby commercial centres which typically cover several hectares.</p>	
Kāinga Ora – Homes and Communities /834.216	LMM Investments 2012 Limited/ #FS2049.135	Seek Amendment	<p>Add a new restricted discretionary and fully discretionary rule as follows: Retail, office, and commercial service activity. Activity status: Restricted Discretionary Where: i. The retail, office, or commercial service activity is limited to the ground floor tenancy of an apartment building; ii. The gross floor area of the activity/activities does not exceed 200m²; and iii. The hours of operation are between: i. 7.00am and 9.00pm Monday to Friday; and ii. 8.00am and 7.00pm Saturday, Sunday, and public holidays. The Council's discretion shall be limited to the following matters: a. The design, appearance and siting of the activity; b. Noise and illumination; c. Signage.</p> <p>2. Activity status: Discretionary Where compliance is not achieved with the matters specified in HRZR(a)(i), (ii) and/or (iii).</p> <p>It is common for apartment buildings to contain a small-scale commercial activity on the ground floor, often adjacent to the entrance foyer and as a means of buffering residential activity from what can be busy frontage roads. The provision of such services can likewise have significant convenience benefits for residents and is consistent with a good quality, high density neighbourhood. The ability to provide shared workspaces in apartment buildings is consistent with emerging remote working trends where people still seek companionship during the day whilst working remotely from their employer. Provided the scale of non-residential facilities is limited there is minimal potential for such to undermine the role and function of nearby commercial centres which typically cover several hectares.</p>	Support
Otautahi Community Housing Trust/ #877.34		Seek Amendment	<p>Amend notification statements in both activity and built form rules to align with this logic.</p> <p>Non-notified:</p> <p>14.6.1.3 (RD2) – four or more units</p> <p>14.6.2.7 – landscaping</p> <p>14.6.2.10 – Outdoor Living Space</p> <p>14.6.2.4 – Outlook space</p> <p>14.6.2.5 – Building separation</p> <p>14.6.2.6 – Fencing</p> <p>14.6.2.8 – Windows to street</p> <p>14.6.2.16 – Minimum unit size</p> <p>14.6.2.9 – Ground floor habitable space</p> <p>14.6.2.11 – Service and storage space</p> <p>14.6.2.14 – Garage and carports</p> <p>14.6.2.15 – mechanical ventilation</p> <p>14.6.2.17 – Spine road setbacks</p> <p>Open to limited but not public notification:</p>	

			<p>14.6.2.12 – Building coverage</p> <p>14.6.2.2 – height to boundary</p> <p>14.6.2.3 – internal boundary setbacks</p> <p>14.6.2.13 – Water for Firefighting (FENZ only)</p> <p>Open to full s95 assessment:</p> <p>14.6.2.1 – height</p>	
Otautahi Community Housing Trust/877.34	Kāinga Ora/ #FS2082.1262	Seek Amendment	<p>Amend notification statements in both activity and built form rules to align with this logic.</p> <p>Non-notified:</p> <p>14.6.1.3 (RD2) – four or more units</p> <p>14.6.2.7 – landscaping</p> <p>14.6.2.10 – Outdoor Living Space</p> <p>14.6.2.4 – Outlook space</p> <p>14.6.2.5 – Building separation</p> <p>14.6.2.6 – Fencing</p> <p>14.6.2.8 – Windows to street</p> <p>14.6.2.16 – Minimum unit size</p> <p>14.6.2.9 – Ground floor habitable space</p> <p>14.6.2.11 – Service and storage space</p> <p>14.6.2.14 – Garage and carports</p> <p>14.6.2.15 – mechanical ventilation</p> <p>14.6.2.17 – Spine road setbacks</p> <p>Open to limited but not public notification:</p> <p>14.6.2.12 – Building coverage</p> <p>14.6.2.2 – height to boundary</p> <p>14.6.2.3 – internal boundary setbacks</p> <p>14.6.2.13 – Water for Firefighting (FENZ only)</p>	Seek Amendment

			<p>Open to full s95 assessment:</p> <p>14.6.2.1 – height</p> <p>Consistent logic needs to be applied to the notification statements as follows:</p> <p>If the rule controls an internal occupant amenity matter or general street-scape outcomes then rule breaches should be non-notified as it is only the occupant who is affected or passers-by;</p> <p>If the rule it controls a neighbouring site interface matter then it should be open to an assessment re limited notification but should not be publicly notified. Ltd but not full;</p> <p>If it rule controls a matter that could impact on urban form at a neighbourhood scale e.g. height, then it should be open to a full s95 assessment.</p>	
Otautahi Community Housing Trust/877.34	Kāinga Ora/ #FS2082.1330	Seek Amendment	<p>Amend notification statements in both activity and built form rules to align with this logic.</p> <p>Non-notified:</p> <p>14.6.1.3 (RD2) – four or more units</p> <p>14.6.2.7 – landscaping</p> <p>14.6.2.10 – Outdoor Living Space</p> <p>14.6.2.4 – Outlook space</p> <p>14.6.2.5 – Building separation</p> <p>14.6.2.6 – Fencing</p> <p>14.6.2.8 – Windows to street</p> <p>14.6.2.16 – Minimum unit size</p> <p>14.6.2.9 – Ground floor habitable space</p> <p>14.6.2.11 – Service and storage space</p> <p>14.6.2.14 – Garage and carports</p> <p>14.6.2.15 – mechanical ventilation</p> <p>14.6.2.17 – Spine road setbacks</p> <p>Open to limited but not public notification:</p> <p>14.6.2.12 – Building coverage</p> <p>14.6.2.2 – height to boundary</p> <p>14.6.2.3 – internal boundary setbacks</p> <p>14.6.2.13 – Water for Firefighting (FENZ only)</p>	Seek Amendment

			<p>Open to full s95 assessment:</p> <p>14.6.2.1 – height</p> <p>Consistent logic needs to be applied to the notification statements as follows:</p> <p>If the rule controls an internal occupant amenity matter or general street-scape outcomes then rule breaches should be non-notified as it is only the occupant who is affected or passers-by;</p> <p>If the rule it controls a neighbouring site interface matter then it should be open to an assessment re limited notification but should not be publicly notified. Ltd but not full;</p> <p>If it rule controls a matter that could impact on urban form at a neighbourhood scale e.g. height, then it should be open to a full s95 assessment.</p>	
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Residential > Rules - High Density Residential Zone > Activity status tables > Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Victoria Neighbourhood Association (VNA) / #61.25		Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1.	
Victoria Neighbourhood Association (VNA) /61.25	Anne Dingwall/ #FS2037.110	Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1. The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.	Support
Victoria Neighbourhood Association (VNA) /61.25	Kāinga Ora/ #FS2082.27	Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1. The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.	Oppose
Vivien Binney/ #81.1		Seek Amendment	Amend proposed provisions for areas set for intensification outside the inner city's Four Avenues by limiting them to three units per site.	
Vivien Binney/81.1	Kāinga Ora/ #FS2082.43	Seek Amendment	<p>Amend proposed provisions for areas set for intensification outside the inner city's Four Avenues by limiting them to three units per site.</p> <p>The scale of planned dwelling intensification is far too large.</p> <p>Your plan can result in all Christchurch's leafy suburbs losing the very environment we enjoy Christchurch for. Our current population is approximately 390,000. With the changes proposed, this population could easily be doubled in the same area.</p> <p>Traffic congestion, impossible parking requirements will result as at least one vehicle per dwelling will swamp the streets.</p> <p>Loss of gardens, trees and berms - result is an unpleasant environment not fit for children and with significantly increased rain run off and flooding risk to add to our climate change problems.</p> <p>Slum dwellings. The submitter has personally seen and also discussed with builders the rapidly and poorly built units crammed onto sections for maximal profit. No underground parking and usually no garage. There appears little incentive for developers to do otherwise.</p> <p>Make the areas set for intensified dwellings outside the inner city Four Avenues limited to three stories and three units per section. For the remaining suburban areas, limit the number of units per section to two, not three and two stories only.</p> <p>Developing your infrastructure for this will be easier .</p> <p>In another 50-60 years time you will be planning to move the city further inland as the sea level rise becomes all too obvious.</p>	Oppose

Cameron Matthews/ #121.23		Support	Increase number of permitted units in the High Density Residential Zone to at least 6.	
Cameron Matthews/121.23	Christchurch International Airport Limited/ #FS2052.213	Support	<p>Increase number of permitted units in the High Density Residential Zone to at least 6.</p> <p>SEE IMAGES WITHIN SUBMISSION</p> <p>This ensures 6-10m separation between upper-level units in adjacent HRZ buildings is maintained, and that floor width of upper-storeys remain feasible (at 5-9m for site widths of 15-20m). This incentivises development at the front of those sites, and to boost viability of medium density on older, narrow sites. One simple alternative ruleset which might help to achieve this, and which aligns well with the alternative HRZ built form standards above is to:</p> <ul style="list-style-type: none"> • change side/rear height-in-relation-to-boundary rules such that they are MDRS-compliant, i.e., 4m+60°, and, • waive HIRTB recession plane for parts of building in front 20m of a site (optionally for the rest of the site also) which are setback by more than around 3-5m from side/rear boundaries, and, • retain current height limits for 11+1m nominal, or 14m if LCIP applies, and, • Increase number of permitted units to 4, potentially only if LCIP applies. <p>In High Density Residential (HRZ) zones, nominally 14m height, the building envelope is extremely constrained above 12m, via a combination of recession planes, deep boundary setbacks, and restrictive height limits and building separation rules. This will severely limit the feasibility of many developments within the HRZ zone to achieve the scale nominally permitted by the zone.</p> <p>One mitigating factor is that at the front of sites, below 12m, exemptions for the recession plane, boundary setbacks, and building separation rules are made. While this is good, it is likely to create built forms which could otherwise be enabled under MRZ, if the same front-of-site recession/setback exemptions were to apply. These exemptions to recession planes and setback rules at the front of sites for MRZ were present in earlier versions of the proposed plan and should be re-incorporated.</p> <p>Regarding HRZ, the current proposal requires parts of buildings exceeding 12m height (3-4 storeys) to have 6-8m setbacks from side boundaries, be no higher than 14m (still only ~4 storeys unless low stud heights are used), be no closer than 10m from an a nearby unit, and if built at the rear of sites be confined to only 12m height and aggressive recession planes. CCC's data (Figure 25) shows average road frontage for HRZ land parcels is only ~20m, roughly translating into the site width (though likely inflated by corner sites). Older sites (pre-1970, i.e. the ones located predominantly around historically relevant town centres, like the city centre, Riccarton, Papanui, etc) are noted as being predominantly only 15m wide.</p> <p>Illustrating what the building envelope might look like under these rules, in Figure 26 the top floor is only (maximally, with low floor-separations) the 5th, and it's only maximally 6m wide. Considering that building above 3 storeys requires large fixed-cost investments into additional infrastructure (e.g. elevators, high fire resistance and/or sprinklers, fire engineering, wind report, etc), the limited saleable/rentable floor area from the combined 4th and 5th floors is likely to reduce actual built volume to only 3 storeys; i.e. only the nominal built height of MRZ sites. The building envelope on the right-hand-side shows the more egregious example, using a typical site from pre-1970's suburbs with a width of only 15m. Such a construction envelope completely rules out a 5th floor, further compromising the viability of building anything above 3-storeys in the HRZ zones.</p> <p>Importantly the site widths used for these illustrations show that even the average HRZ site is compromised for development above 3-4 storeys under the proposed rules. That could mean (depending on the statistical distribution of site widths) that around half of all sites zoned HRZ have even less feasible development prospects at heights exceeding 3 storeys. This is problematic in that in feasibly enabling only buildings of similar scale to MRZ – it provides very little incentive/allowances for development at increased scales/intensity in the areas most suited to it, i.e. those zoned for HRZ.</p> <p>In addition to the lack of development incentives exceeding 3 storeys, a low density-differential exists between the buildable envelope – even if built to their theoretical maximum limit – of both:</p> <ul style="list-style-type: none"> • · An HRZ site built up at the road frontage vs built up along the side or rear boundary • · An HRZ site vs an MRZ site. <p>The laudable goal of the proposed road-frontage recession-plane waiver for the front 20m / 60% is to encourage development at the front of sites, to help create a vibrant and active streetscape, to help manage overlooking between adjacent sites (without limiting density below legal</p>	Oppose

			<p>minimum standards) and to improve privacy for residents, while boosting safety via ‘many-eyes’ on the street. However, as proposed it only provides a small bonus in habitable floorspace compared to developing the side or rear of the site. Considering that any provision of on-site car-parking or manoeuvring space provided will come at a cost to habitable area for a front-built site, but not for a side or rear-built site, the proposed waiver may not be sufficient to incentivise development at the road frontage.</p> <p>In addition – while I would argue that subjective aesthetic ideals should not be included in our strategy objectives (see section: INAPPROPRIATE AND SUBJECTIVE STRATEGY OBJECTIVES) – if CCC is aiming to have “legible urban form” with “contrasting building clusters”, “appropriate scale, form”, and to manage the “clustering, scale and massing” (Chapter 3 Strategic Directions 3.3.7 Objective –Well-functioning urban environment) of our more densely populated centres, then allowing built forms of such similar scale in MRZ and HRZ seems contradictory.</p>	
Cameron Matthews/121.23	Kāinga Ora/ #FS2082.58	Support	<p>Increase number of permitted units in the High Density Residential Zone to at least 6.</p> <p>SEE IMAGES WITHIN SUBMISSION</p> <p>This ensures 6-10m separation between upper-level units in adjacent HRZ buildings is maintained, and that floor width of upper-storeys remain feasible (at 5-9m for site widths of 15-20m). This incentivises development at the front of those sites, and to boost viability of medium density on older, narrow sites. One simple alternative ruleset which might help to achieve this, and which aligns well with the alternative HRZ built form standards above is to:</p> <ul style="list-style-type: none"> • change side/rear height-in-relation-to-boundary rules such that they are MDRS-compliant, i.e., 4m+60°, and, • waive HIRTB recession plane for parts of building in front 20m of a site (optionally for the rest of the site also) which are setback by more than around 3-5m from side/rear boundaries, and, • retain current height limits for 11+1m nominal, or 14m if LCIP applies, and, • Increase number of permitted units to 4, potentially only if LCIP applies. <p>In High Density Residential (HRZ) zones, nominally 14m height, the building envelope is extremely constrained above 12m, via a combination of recession planes, deep boundary setbacks, and restrictive height limits and building separation rules. This will severely limit the feasibility of many developments within the HRZ zone to achieve the scale nominally permitted by the zone.</p> <p>One mitigating factor is that at the front of sites, below 12m, exemptions for the recession plane, boundary setbacks, and building separation rules are made. While this is good, it is likely to create built forms which could otherwise be enabled under MRZ, if the same front-of-site recession/setback exemptions were to apply. These exemptions to recession planes and setback rules at the front of sites for MRZ were present in earlier versions of the proposed plan and should be re-incorporated.</p> <p>Regarding HRZ, the current proposal requires parts of buildings exceeding 12m height (3-4 storeys) to have 6-8m setbacks from side boundaries, be no higher than 14m (still only ~4 storeys unless low stud heights are used), be no closer than 10m from an a nearby unit, and if built at the rear of sites be confined to only 12m height and aggressive recession planes. CCC’s data (Figure 25) shows average road frontage for HRZ land parcels is only ~20m, roughly translating into the site width (though likely inflated by corner sites). Older sites (pre-1970, i.e. the ones located predominantly around historically relevant town centres, like the city centre, Riccarton, Papanui, etc) are noted as being predominantly only 15m wide.</p> <p>Illustrating what the building envelope might look like under these rules, in Figure 26 the top floor is only (maximally, with low floor-separations) the 5th, and it’s only maximally 6m wide. Considering that building above 3 storeys requires large fixed-cost investments into additional infrastructure (e.g. elevators, high fire resistance and/or sprinklers, fire engineering, wind report, etc), the limited saleable/rentable floor area from the combined 4th and 5th floors is likely to reduce actual built volume to only 3 storeys; i.e. only the nominal built height of MRZ sites. The building envelope on the right-hand-side shows the more egregious example, using a typical site from pre-1970’s suburbs with a width of only 15m. Such a construction envelope completely rules out a 5th floor, further compromising the viability of building anything above 3-storeys in the HRZ zones.</p> <p>Importantly the site widths used for these illustrations show that even the average HRZ site is compromised for development above 3-4 storeys under the proposed rules. That could mean (depending on the statistical distribution of site widths) that around half of all sites zoned HRZ have even less feasible development prospects at heights exceeding 3 storeys. This is problematic in that in feasibly enabling only buildings of similar</p>	Support

			<p>scale to MRZ – it provides very little incentive/allowances for development at increased scales/intensity in the areas most suited to it, i.e. those zoned for HRZ.</p> <p>In addition to the lack of development incentives exceeding 3 storeys, a low density-differential exists between the buildable envelope – even if built to their theoretical maximum limit – of both:</p> <ul style="list-style-type: none"> • An HRZ site built up at the road frontage vs built up along the side or rear boundary • An HRZ site vs an MRZ site. <p>The laudable goal of the proposed road-frontage recession-plane waiver for the front 20m / 60% is to encourage development at the front of sites, to help create a vibrant and active streetscape, to help manage overlooking between adjacent sites (without limiting density below legal minimum standards) and to improve privacy for residents, while boosting safety via ‘many-eyes’ on the street. However, as proposed it only provides a small bonus in habitable floorspace compared to developing the side or rear of the site. Considering that any provision of on-site car-parking or manoeuvring space provided will come at a cost to habitable area for a front-built site, but not for a side or rear-built site, the proposed waiver may not be sufficient to incentivise development at the road frontage.</p> <p>In addition – while I would argue that subjective aesthetic ideals should not be included in our strategy objectives (see section: INAPPROPRIATE AND SUBJECTIVE STRATEGY OBJECTIVES) – if CCC is aiming to have “legible urban form” with “contrasting building clusters”, “appropriate scale, form”, and to manage the “clustering, scale and massing” (Chapter 3 Strategic Directions 3.3.7 Objective –Well-functioning urban environment) of our more densely populated centres, then allowing built forms of such similar scale in MRZ and HRZ seems contradictory.</p>	
Logan Brunner/ #191.5		Support	[Retain P1 provision permitting three homes per site]	
Marjorie Manthei/ #237.34		Support	[Retain P1, P6, P7, P12 & P13]	
Ara Poutama Aotearoa/ #259.12		Seek Amendment	Seeks to amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community is provided for.	
Ara Poutama Aotearoa/259.12	Kāinga Ora/ #FS2082.219	Seek Amendment	<p>Seeks to amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community is provided for.</p> <p>AraPoutama considers there is no meaningful effects basis for distinguishingresidential activities which include supervision, care, and support from anyother residential activity.</p> <p>Thedecision to accommodate those persons within the community has already beenmade by the Courts or the Parole Board through sentencing or release decisions.The CDP should not afford Council the opportunity to frustrate the statutoryrequirements under the Sentencing Act, Parole Act and Corrections Act. Imposingunnecessary consenting requirements on those activities, particularly whenthere is no material effects-based differential, risks undermining theoperation of the justice system and Ara Poutama’s ability to fulfil itsstatutory obligations.</p>	Oppose
Ara Poutama Aotearoa/259.12	Brighton Observatory of Environment and Economics/ #FS2092.13	Seek Amendment	<p>Seeks to amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community is provided for.</p> <p>AraPoutama considers there is no meaningful effects basis for distinguishingresidential activities which include supervision, care, and support from anyother residential activity.</p> <p>Thedecision to accommodate those persons within the community has already beenmade by the Courts or the Parole Board through sentencing or release decisions.The CDP should not afford Council the opportunity to frustrate the statutoryrequirements under the Sentencing Act, Parole Act and Corrections Act. Imposingunnecessary consenting requirements on those activities, particularly whenthere is no material effects-based differential, risks undermining theoperation of the justice system and Ara Poutama’s ability to fulfil itsstatutory obligations.</p>	Seek Amendment
Claire Williams/ #385.6		Seek Amendment	[Seeks that] privacy issues should be considered for all developments not just when a consent is required	
Michelle Warburton / #427.5		Seek Amendment	[Amend P1.e to allow a] Maximum of two dwellings per site in areas where neighbours are currently only one or two stories.	
Mary-Louise Hoskins/ #670.5		Oppose	[Seeks removal of] the minimum two-storey requirement for dwellings	
Mary-Louise Hoskins/670.5	Cambridge 137 Limited/ #FS2042.53	Oppose	[Seeks removal of] the minimum two-storey requirement for dwellings This will disadvantage residents, particularly elderly who will need to have a bedroom on the ground floor and will not want/need a second level.	Support

Mitchell Coll/ #720.25		Seek Amendment	1. The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.	
Mitchell Coll/720.25	Chapman Tripp/ #FS2063.84	Seek Amendment	1. The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent. Currently the Residential Design Principles are only required to be considered when there are more than four units.	Oppose
Mitchell Coll/720.25	Chapman Tripp/ #FS2064.81	Seek Amendment	1. The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent. Currently the Residential Design Principles are only required to be considered when there are more than four units.	Oppose
Retirement Villages Association of New Zealand Inc/ #811.68		Support	Retain Rule 14.6.1.1 (P10) as notified.	
Retirement Villages Association of New Zealand Inc/811.68	Summerset Group Holdings Limited/ #FS2097.62	Support	Retain Rule 14.6.1.1 (P10) as notified. The RVA supports Rule 14.6.1.1 (P10) as it permits an activity associated with a retirement village.	Support

Residential > Rules - High Density Residential Zone > Activity status tables > Controlled activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Victoria Neighbourhood Association (VNA) / #61.26		Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1.	
Victoria Neighbourhood Association (VNA) /61.26	Kāinga Ora/ #FS2082.28	Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1. The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.	Oppose
Marjorie Manthei/ #237.36		Support	[Retain C1 and C2]	

Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kathryn Collie/ #14.7		Seek Amendment	Prioritise and make an early determination on the recession plane qualifying matter	
Victoria Neighbourhood Association (VNA) / #61.4		Seek Amendment	Amend 14.6.1.3 RD7 by including “b. Impacts on neighbouring property – Rule 14.15.3.c.” in the Council’s discretion column.	
Victoria Neighbourhood Association (VNA) /61.4	Clare Dale/ #FS2029.11	Seek Amendment	Amend 14.6.1.3 RD7 by including “b. Impacts on neighbouring property – Rule 14.15.3.c.” in the Council’s discretion column.	Oppose

			<p>- RD7 requires buildings between 20m and 32m in height to have consideration of impacts on neighbouring property. However, RD7 (b) has no requirement for Council discretion to consider impacts on neighbouring property. However, the High Density Residential precinct does via RD8(b). There is little difference between the existing neighbours in this area, and those outside the precinct.</p> <p>- RD9 states that applications for buildings that do not meet height in relation to boundary rules shall not be publicly notified, but say nothing about notification to those immediately affected, including neighbours.- Similarly, RD10 relating to setbacks shall not be publicly notified, but say nothing about notification to those immediately affected, including neighbours.</p> <p>- Similarly, RD13 relating to landscaped area and tree canopy cover shall not be limited or publicly notified, but say nothing about notification to those immediately affected, including neighbours.</p> <p>- Similarly, RD 21 relating to the location of outdoor mechanical ventilation shall not be limited or publicly notified, but say nothing about notification to those immediately affected, including neighbours.</p>	
Victoria Neighbourhood Association (VNA) /61.4	Anne Dingwall/ #FS2037.96	Seek Amendment	<p>Amend 14.6.1.3 RD7 by including “b. Impacts on neighbouring property – Rule 14.15.3.c.” in the Council’s discretion column.</p> <p>- RD7 requires buildings between 20m and 32m in height to have consideration of impacts on neighbouring property. However, RD7 (b) has no requirement for Council discretion to consider impacts on neighbouring property. However, the High Density Residential precinct does via RD8(b). There is little difference between the existing neighbours in this area, and those outside the precinct.</p> <p>- RD9 states that applications for buildings that do not meet height in relation to boundary rules shall not be publicly notified, but say nothing about notification to those immediately affected, including neighbours.- Similarly, RD10 relating to setbacks shall not be publicly notified, but say nothing about notification to those immediately affected, including neighbours.</p> <p>- Similarly, RD13 relating to landscaped area and tree canopy cover shall not be limited or publicly notified, but say nothing about notification to those immediately affected, including neighbours.</p> <p>- Similarly, RD 21 relating to the location of outdoor mechanical ventilation shall not be limited or publicly notified, but say nothing about notification to those immediately affected, including neighbours.</p>	Support
Victoria Neighbourhood Association (VNA) /61.4	Kāinga Ora/ #FS2082.18	Seek Amendment	<p>Amend 14.6.1.3 RD7 by including “b. Impacts on neighbouring property – Rule 14.15.3.c.” in the Council’s discretion column.</p> <p>- RD7 requires buildings between 20m and 32m in height to have consideration of impacts on neighbouring property. However, RD7 (b) has no requirement for Council discretion to consider impacts on neighbouring property. However, the High Density Residential precinct does via RD8(b). There is little difference between the existing neighbours in this area, and those outside the precinct.</p> <p>- RD9 states that applications for buildings that do not meet height in relation to boundary rules shall not be publicly notified, but say nothing about notification to those immediately affected, including neighbours.- Similarly, RD10 relating to setbacks shall not be publicly notified, but say nothing about notification to those immediately affected, including neighbours.</p> <p>- Similarly, RD13 relating to landscaped area and tree canopy cover shall not be limited or publicly notified, but say nothing about notification to those immediately affected, including neighbours.</p> <p>- Similarly, RD 21 relating to the location of outdoor mechanical ventilation shall not be limited or publicly notified, but say nothing about notification to those immediately affected, including neighbours.</p>	Oppose
Victoria Neighbourhood Association (VNA) / #61.37		Seek Amendment	Amend 14.6.1.3 by providing detail on limited notification to those immediately affected, including neighbours, for RD9, RD13, and RD21.	
Victoria Neighbourhood	Clare Dale/ #FS2029.12	Seek Amendment		Oppose

<p>Association (VNA) /61.37</p>			<p>Amend 14.6.1.3 by providing detail on limited notification to those immediately affected, including neighbours, for RD9, RD13, and RD21.</p> <ul style="list-style-type: none"> - RD7 requires buildings between 20m and 32m in height to have consideration of impacts on neighbouring property. However, RD7 (b) has no requirement for Council discretion to consider impacts on neighbouring property. However, the High Density Residential precinct does via RD8(b). There is little difference between the existing neighbours in this area, and those outside the precinct. - RD9 states that applications for buildings that do not meet height in relation to boundary rules shall not be publicly notified, but say nothing about notification to those immediately affected, including neighbours. - Similarly, RD10 relating to setbacks shall not be publicly notified, but say nothing about notification to those immediately affected, including neighbours. - Similarly, RD13 relating to landscaped area and tree canopy cover shall not be limited or publicly notified, but say nothing about notification to those immediately affected, including neighbours. - Similarly, RD 21 relating to the location of outdoor mechanical ventilation shall not be limited or publicly notified, but say nothing about notification to those immediately affected, including neighbours. <p>Amend 14.6.1.3 by providing detail on limited notification to those immediately affected, including neighbours, for RD9, RD13, and RD21.</p> <ul style="list-style-type: none"> - RD7 requires buildings between 20m and 32m in height to have consideration of impacts on neighbouring property. However, RD7 (b) has no requirement for Council discretion to consider impacts on neighbouring property. However, the High Density Residential precinct does via RD8(b). There is little difference between the existing neighbours in this area, and those outside the precinct. - RD9 states that applications for buildings that do not meet height in relation to boundary rules shall not be publicly notified, but say nothing about notification to those immediately affected, including neighbours. - Similarly, RD10 relating to setbacks shall not be publicly notified, but say nothing about notification to those immediately affected, including neighbours. - Similarly, RD13 relating to landscaped area and tree canopy cover shall not be limited or publicly notified, but say nothing about notification to those immediately affected, including neighbours. - Similarly, RD 21 relating to the location of outdoor mechanical ventilation shall not be limited or publicly notified, but say nothing about notification to those immediately affected, including neighbours. 	
<p>Victoria Neighbourhood Association (VNA) /61.37</p>	<p>Anne Dingwall/ #FS2037.117</p>	<p>Seek Amendment</p>	<p>Amend 14.6.1.3 by providing detail on limited notification to those immediately affected, including neighbours, for RD9, RD13, and RD21.</p> <ul style="list-style-type: none"> - RD7 requires buildings between 20m and 32m in height to have consideration of impacts on neighbouring property. However, RD7 (b) has no requirement for Council discretion to consider impacts on neighbouring property. However, the High Density Residential precinct does via RD8(b). There is little difference between the existing neighbours in this area, and those outside the precinct. - RD9 states that applications for buildings that do not meet height in relation to boundary rules shall not be publicly notified, but say nothing about notification to those immediately affected, including neighbours. - Similarly, RD10 relating to setbacks shall not be publicly notified, but say nothing about notification to those immediately affected, including neighbours. - Similarly, RD13 relating to landscaped area and tree canopy cover shall not be limited or publicly notified, but say nothing about notification to those immediately affected, including neighbours. - Similarly, RD 21 relating to the location of outdoor mechanical ventilation shall not be limited or publicly notified, but say nothing about notification to those immediately affected, including neighbours. <p>Amend 14.6.1.3 by providing detail on limited notification to those immediately affected, including neighbours, for RD9, RD13, and RD21.</p>	<p>Support</p>

			<p>- RD7 requires buildings between 20m and 32m in height to have consideration of impacts on neighbouring property. However, RD7 (b) has no requirement for Council discretion to consider impacts on neighbouring property. However, the High Density Residential precinct does via RD8(b). There is little difference between the existing neighbours in this area, and those outside the precinct.</p> <p>- RD9 states that applications for buildings that do not meet height in relation to boundary rules shall not be publicly notified, but say nothing about notification to those immediately affected, including neighbours. - Similarly, RD10 relating to setbacks shall not be publicly notified, but say nothing about notification to those immediately affected, including neighbours.</p> <p>- Similarly, RD13 relating to landscaped area and tree canopy cover shall not be limited or publicly notified, but say nothing about notification to those immediately affected, including neighbours.</p> <p>- Similarly, RD 21 relating to the location of outdoor mechanical ventilation shall not be limited or publicly notified, but say nothing about notification to those immediately affected, including neighbours.</p>	
Victoria Neighbourhood Association (VNA) /61.37	Chapman Tripp/ #FS2063.7	Seek Amendment	<p>Amend 14.6.1.3 by providing detail on limited notification to those immediately affected, including neighbours, for RD9, RD13, and RD21.</p> <p>- RD7 requires buildings between 20m and 32m in height to have consideration of impacts on neighbouring property. However, RD7 (b) has no requirement for Council discretion to consider impacts on neighbouring property. However, the High Density Residential precinct does via RD8(b). There is little difference between the existing neighbours in this area, and those outside the precinct.</p> <p>- RD9 states that applications for buildings that do not meet height in relation to boundary rules shall not be publicly notified, but say nothing about notification to those immediately affected, including neighbours. - Similarly, RD10 relating to setbacks shall not be publicly notified, but say nothing about notification to those immediately affected, including neighbours.</p> <p>- Similarly, RD13 relating to landscaped area and tree canopy cover shall not be limited or publicly notified, but say nothing about notification to those immediately affected, including neighbours.</p> <p>- Similarly, RD 21 relating to the location of outdoor mechanical ventilation shall not be limited or publicly notified, but say nothing about notification to those immediately affected, including neighbours.</p> <p>Amend 14.6.1.3 by providing detail on limited notification to those immediately affected, including neighbours, for RD9, RD13, and RD21.</p> <p>- RD7 requires buildings between 20m and 32m in height to have consideration of impacts on neighbouring property. However, RD7 (b) has no requirement for Council discretion to consider impacts on neighbouring property. However, the High Density Residential precinct does via RD8(b). There is little difference between the existing neighbours in this area, and those outside the precinct.</p> <p>- RD9 states that applications for buildings that do not meet height in relation to boundary rules shall not be publicly notified, but say nothing about notification to those immediately affected, including neighbours. - Similarly, RD10 relating to setbacks shall not be publicly notified, but say nothing about notification to those immediately affected, including neighbours.</p> <p>- Similarly, RD13 relating to landscaped area and tree canopy cover shall not be limited or publicly notified, but say nothing about notification to those immediately affected, including neighbours.</p> <p>- Similarly, RD 21 relating to the location of outdoor mechanical ventilation shall not be limited or publicly notified, but say nothing about notification to those immediately affected, including neighbours.</p>	Seek Amendment
Victoria Neighbourhood Association (VNA) /61.37	Chapman Tripp/ #FS2064.7	Seek Amendment	<p>Amend 14.6.1.3 by providing detail on limited notification to those immediately affected, including neighbours, for RD9, RD13, and RD21.</p>	Seek Amendment

			<p>- RD7 requires buildings between 20m and 32m in height to have consideration of impacts on neighbouring property. However, RD7 (b) has no requirement for Council discretion to consider impacts on neighbouring property. However, the High Density Residential precinct does via RD8(b). There is little difference between the existing neighbours in this area, and those outside the precinct.</p> <p>- RD9 states that applications for buildings that do not meet height in relation to boundary rules shall not be publicly notified, but say nothing about notification to those immediately affected, including neighbours. - Similarly, RD10 relating to setbacks shall not be publicly notified, but say nothing about notification to those immediately affected, including neighbours.</p> <p>- Similarly, RD13 relating to landscaped area and tree canopy cover shall not be limited or publicly notified, but say nothing about notification to those immediately affected, including neighbours.</p> <p>- Similarly, RD 21 relating to the location of outdoor mechanical ventilation shall not be limited or publicly notified, but say nothing about notification to those immediately affected, including neighbours.</p> <p>Amend 14.6.1.3 by providing detail on limited notification to those immediately affected, including neighbours, for RD9, RD13, and RD21.</p> <p>- RD7 requires buildings between 20m and 32m in height to have consideration of impacts on neighbouring property. However, RD7 (b) has no requirement for Council discretion to consider impacts on neighbouring property. However, the High Density Residential precinct does via RD8(b). There is little difference between the existing neighbours in this area, and those outside the precinct.</p> <p>- RD9 states that applications for buildings that do not meet height in relation to boundary rules shall not be publicly notified, but say nothing about notification to those immediately affected, including neighbours. - Similarly, RD10 relating to setbacks shall not be publicly notified, but say nothing about notification to those immediately affected, including neighbours.</p> <p>- Similarly, RD13 relating to landscaped area and tree canopy cover shall not be limited or publicly notified, but say nothing about notification to those immediately affected, including neighbours.</p> <p>- Similarly, RD 21 relating to the location of outdoor mechanical ventilation shall not be limited or publicly notified, but say nothing about notification to those immediately affected, including neighbours.</p>	
Victoria Neighbourhood Association (VNA) / #61.52		Seek Amendment	That any further height enablement can be considered but only with a notified resource consent and neighbourhood input.	
Victoria Neighbourhood Association (VNA) /61.52	Clare Dale/ #FS2029.13	Seek Amendment	<p>That any further height enablement can be considered but only with a notified resource consent and neighbourhood input.</p> <p>By doing this any new development is considered on the unique merits of the site and impact on the neighbouring property and neighbourhood, width of the street, width of section, consideration of urban design, infrastructure, and the impact on the existing community's social, economic and environmental and cultural wellbeing.</p> <p>The current central city residential area in Christchurch consists of old streets and old sites(originally for small workers cottages), many residential sites in within the 4 Avenues are therefore very small (often less than 300 sq m). It is inappropriate to enable 4-6 storey high buildings in areas without ruining the economic, social and cultural aspects of the existing community including loss of sunlight, privacy, noise pollution, inability to efficiently use passive heating, inability to grow own fruit and vegetables parking congestion, loss of value in their property and negative impacts on mental wellbeing to name some of the obvious costs.</p> <p>These are all costs that will be borne by both the existing and future residential communities living in current central city residential zones. It seems not equal consideration to all peoples' social and cultural needs are being treated with equal consideration in PC14, as it favours the needs of a selected future resident in a new building that may never come, and whose who now and in future occupy existing homes and whose needs could be quite different to what is being enabled.</p> <ul style="list-style-type: none"> • There is plenty of opportunity to enable new HRZ housing within the CHC central city without only focusing on going higher and intensifying even more in the existing residential areas. <p>For example: the VNA neighbourhood currently has a density of 150 households per hectare and with an average section size of 400-300m sq. There exists at least 7 hectares of land on the south side of the city that has zero households per hectare and which is zoned for mixed use. This land could be enabled for HRZ if the CCC were to think more</p>	Oppose

			<p>strategically about how to actively encourage more housing the in central city AND meet the needs of the demand without over enabling, thereby also meeting the needs of the existing community AND have an excellent outcome in urban planning. The development of the South Frame in the CCRP has not moved forward in any way to make the South side of the city an attractive place to live, work and play all within 500m of the CBD.</p> <ul style="list-style-type: none"> • There could easily be over 2,000 households enabled within this CCRP central city area if development for residential were to be actively encouraged by rezoning, or offering incentives, and actively discourage further density development in existing central city residential already densely developed. By doing this CCC would be proactively and meaningfully participating in the role of urban planning and signalling that the south side is where they want development. Without Council actively managing this opportunity for residential development as they did for the East frame, Developers will continue to do small infill developments based on yield alone, which will not deliver the right outcomes for the city and its residents in relation to urban planning. Refer to Figures 2 & 3 which clearly show that the CHC central city is very clearly unbalanced with all the residential on one side (north) and all the services on the opposite side (south). You can't shift the amenity, but you can develop houses, which is what the Gov't is asking for. 	
Victoria Neighbourhood Association (VNA) /61.52	Cambridge 137 Limited/ #FS2042.29	Seek Amendment	<p>That any further height enablement can be considered but only with a notified resource consent and neighbourhood input.</p> <p>By doing this any new development is considered on the unique merits of the site and impact on the neighbouring property and neighbourhood, width of the street, width of section, consideration of urban design, infrastructure, and the impact on the existing community's social, economic and environmental and cultural wellbeing.</p> <p>The current central city residential area in Christchurch consists of old streets and old sites(originally for small workers cottages), many residential sites in within the 4 Avenues are therefore very small (often less than 300 sq m). It is inappropriate to enable 4-6 storey high buildings in areas without ruining the economic, social and cultural aspects of the existing community including loss of sunlight, privacy, noise pollution, inability to efficiently use passive heating, inability to grow own fruit and vegetables parking congestion, loss of value in their property and negative impacts on mental wellbeing to name some of the obvious costs.</p> <p>These are all costs that will be borne by both the existing and future residential communities living in current central city residential zones. It seems not equal consideration to all peoples' social and cultural needs are being treated with equal consideration in PC14, as it favours the needs of a selected future resident in a new building that may never come, and whose who now and in future occupy existing homes and whose needs could be quite different to what is being enabled.</p> <ul style="list-style-type: none"> • There is plenty of opportunity to enable new HRZ housing within the CHC central city without only focusing on going higher and intensifying even more in the existing residential areas. <p>For example: the VNA neighbourhood currently has a density of 150 households per hectare and with an average section size of 400-300m sq. There exists at least 7 hectares of land on the south side of the city that has zero households per hectare and which is zoned for mixed use. This land could be enabled for HRZ if the CCC were to think more strategically about how to actively encourage more housing the in central city AND meet the needs of the demand without over enabling, thereby also meeting the needs of the existing community AND have an excellent outcome in urban planning. The development of the South Frame in the CCRP has not moved forward in any way to make the South side of the city an attractive place to live, work and play all within 500m of the CBD.</p> <ul style="list-style-type: none"> • There could easily be over 2,000 households enabled within this CCRP central city area if development for residential were to be actively encouraged by rezoning, or offering incentives, and actively discourage further density development in existing central city residential already densely developed. By doing this CCC would be proactively and meaningfully participating in the role of urban planning and signalling that the south side is where they want development. Without Council actively managing this opportunity for residential development as they did for the East frame, Developers will continue to do small infill developments based on yield alone, which will not deliver the right outcomes for the city and its residents in relation to urban planning. Refer to Figures 2 & 3 which clearly show that the CHC central city is very clearly unbalanced with all the residential on one side (north) and all the services on the opposite side (south). You can't shift the amenity, but you can develop houses, which is what the Gov't is asking for. 	Oppose
Victoria Neighbourhood Association (VNA) /61.52	Chapman Tripp/ #FS2063.11	Seek Amendment	<p>That any further height enablement can be considered but only with a notified resource consent and neighbourhood input.</p> <p>By doing this any new development is considered on the unique merits of the site and impact on the neighbouring property and neighbourhood, width of the street, width of section, consideration of urban design, infrastructure, and the impact on the existing community's social, economic and environmental and cultural wellbeing.</p> <p>The current central city residential area in Christchurch consists of old streets and old sites(originally for small workers cottages), many residential sites in within the 4 Avenues are therefore very small (often less than 300 sq m). It is inappropriate to enable 4-6 storey high buildings in areas without ruining the economic, social and cultural aspects of the existing community including loss of sunlight, privacy, noise pollution, inability to efficiently use passive heating, inability to grow own fruit and vegetables parking congestion, loss of value in their property and negative impacts on mental wellbeing to name some of the obvious costs.</p>	Oppose

			<p>These are all costs that will be borne by both the existing and future residential communities living in current central city residential zones. It seems not equal consideration to all peoples' social and cultural needs are being treated with equal consideration in PC14, as it favours the needs of a selected future resident in a new building that may never come, and whose who now and in future occupy existing homes and whose needs could be quite different to what is being enabled.</p> <ul style="list-style-type: none"> • There is plenty of opportunity to enable new HRZ housing within the CHC central city without only focusing on going higher and intensifying even more in the existing residential areas. <p>For example: the VNA neighbourhood currently has a density of 150 households per hectare and with an average section size of 400-300m sq. There exists at least 7 hectares of land on the south side of the city that has zero households per hectare and which is zoned for mixed use. This land could be enabled for HRZ if the CCC were to think more strategically about how to actively encourage more housing the in central city AND meet the needs of the demand without over enabling, thereby also meeting the needs of the existing community AND have an excellent outcome in urban planning. The development of the South Frame in the CCRP has not moved forward in any way to make the South side of the city an attractive place to live, work and play all within 500m of the CBD.</p> <ul style="list-style-type: none"> • There could easily be over 2,000 households enabled within this CCRP central city area if development for residential were to be actively encouraged by rezoning, or offering incentives, and actively discourage further density development in existing central city residential already densely developed. By doing this CCC would be proactively and meaningfully participating in the role of urban planning and signalling that the south side is where they want development. Without Council actively managing this opportunity for residential development as they did for the East frame, Developers will continue to do small infill developments based on yield alone, which will not deliver the right outcomes for the city and its residents in relation to urban planning. Refer to Figures 2 & 3 which clearly show that the CHC central city is very clearly unbalanced with all the residential on one side (north) and all the services on the opposite side (south). You can't shift the amenity, but you can develop houses, which is what the Gov't is asking for. 	
Victoria Neighbourhood Association (VNA) /61.52	Chapman Tripp/ #FS2064.11	Seek Amendment	<p>That any further height enablement can be considered but only with a notified resource consent and neighbourhood input.</p> <p>By doing this any new development is considered on the unique merits of the site and impact on the neighbouring property and neighbourhood, width of the street, width of section, consideration of urban design, infrastructure, and the impact on the existing community's social, economic and environmental and cultural wellbeing.</p> <p>The current central city residential area in Christchurch consists of old streets and old sites(originally for small workers cottages), many residential sites in within the 4 Avenues are therefore very small (often less than 300 sq m). It is inappropriate to enable 4-6 storey high buildings in areas without ruining the economic, social and cultural aspects of the existing community including loss of sunlight, privacy, noise pollution, inability to efficiently use passive heating, inability to grow own fruit and vegetables parking congestion, loss of value in their property and negative impacts on mental wellbeing to name some of the obvious costs.</p> <p>These are all costs that will be borne by both the existing and future residential communities living in current central city residential zones. It seems not equal consideration to all peoples' social and cultural needs are being treated with equal consideration in PC14, as it favours the needs of a selected future resident in a new building that may never come, and whose who now and in future occupy existing homes and whose needs could be quite different to what is being enabled.</p> <ul style="list-style-type: none"> • There is plenty of opportunity to enable new HRZ housing within the CHC central city without only focusing on going higher and intensifying even more in the existing residential areas. <p>For example: the VNA neighbourhood currently has a density of 150 households per hectare and with an average section size of 400-300m sq. There exists at least 7 hectares of land on the south side of the city that has zero households per hectare and which is zoned for mixed use. This land could be enabled for HRZ if the CCC were to think more strategically about how to actively encourage more housing the in central city AND meet the needs of the demand without over enabling, thereby also meeting the needs of the existing community AND have an excellent outcome in urban planning. The development of the South Frame in the CCRP has not moved forward in any way to make the South side of the city an attractive place to live, work and play all within 500m of the CBD.</p> <ul style="list-style-type: none"> • There could easily be over 2,000 households enabled within this CCRP central city area if development for residential were to be actively encouraged by rezoning, or offering incentives, and actively discourage further density development in existing central city residential already densely developed. By doing this CCC would be proactively and meaningfully participating in the role of urban planning and signalling that the south side is where they want development. Without Council actively managing this opportunity for residential development as they did for the East frame, Developers will continue to do small infill developments based on yield alone, which will not deliver the right outcomes for the city and its residents in relation to urban planning. Refer to Figures 2 & 3 which clearly show that the CHC central city is very clearly unbalanced with all the residential on one side (north) and all the services on the opposite side (south). You can't shift the amenity, but you can develop houses, which is what the Gov't is asking for. 	Oppose
Thomas Calder/ #62.5		Support	Support for limited notification not being precluded for non-compliances relating to height or height in relation to boundary	

Rosemary Neave/ #72.3		Support	Retain the proposed provisions that enable 6 to 10 storeys for residential buildings near commercial centres.	
Vivien Binney/ #81.2		Seek Amendment	Amend proposed provisions for areas set for intensification outside the inner city's Four Avenues by limiting them to three units per site.	
Vivien Binney/81.2	Kāinga Ora/ #FS2082.44	Seek Amendment	<p>Amend proposed provisions for areas set for intensification outside the inner city's Four Avenues by limiting them to three units per site.</p> <p>The scale of planned dwelling intensification is far too large.</p> <p>Your plan can result in all Christchurch's leafy suburbs losing the very environment we enjoy Christchurch for. Our current population is approximately 390,000. With the changes proposed, this population could easily be doubled in the same area.</p> <p>Traffic congestion, impossible parking requirements will result as at least one vehicle per dwelling will swamp the streets.</p> <p>Loss of gardens, trees and berms - result is an unpleasant environment not fit for children and with significantly increased rain run off and flooding risk to add to our climate change problems.</p> <p>Slum dwellings. The submitter has personally seen and also discussed with builders the rapidly and poorly built units crammed onto sections for maximal profit. No underground parking and usually no garage. There appears little incentive for developers to do otherwise.</p> <p>Make the areas set for intensified dwellings outside the inner city Four Avenues limited to three stories and three units per section. For the remaining suburban areas, limit the number of units per section to two, not three and two stories only.</p> <p>Developing your infrastructure for this will be easier .</p> <p>In another 50-60 years time you will be planning to move the city further inland as the sea level rise becomes all too obvious.</p>	Oppose
Melissa and Scott Alman/ #86.5		Support	Support that limited notification is not precluded for non-compliances that relate to height and height in relation to boundary	
Andrew Evans/ #89.13		Oppose	Seek the removal of 14.6.1.3 RD2 requiring Residential Design Principles to be a matter of discretion.	
Aaron Jaggar/ #141.4		Seek Amendment	Allow consented developments, but not the Government's proposed medium density housing without consent.	
Sue Sunderland/ #142.2		Oppose	[Remove provisions that enable] 4-10 storey[s]	
James and Adriana Baddeley/ #164.7		Support	Retain ability to notify neighbours along the southern boundary, of consent applications that relate to non-compliances with the building height or height in relation to boundary built form standards	
Catherine & Peter Baddeley/ #165.5		Support	[Retain ability to notify neighbours along the southern boundary, of consent applications that relate to non-compliances with the building height or height in relation to boundary built form standards]	
Logan Brunner/ #191.8		Support	[Retain provisions that enable 4-6 storeys]	
Robert J Manthei/ #200.7		Oppose	[Do not allow any buildings to exceed 14m in the HRZ within the four avenues - RD7 & RD8]	
Robert J Manthei/200.7	Kāinga Ora/ #FS2082.114	Oppose	[Do not allow any buildings to exceed 14m in the HRZ within the four avenues - RD7 & RD8] The height restriction and recession planes should remain as they are for HDZs in the inner city. Very little would be gained and serious problems created by adopting the restrictions outlined in PC14. It is reasonable to assume that the same degree of densification is occurring in the inner-city residential areas. Therefore, there is no need to increase residential density capacity in these small HDZs. They are already densely populated and most new developments are for multi-unit complexes. The CCC will have data on this trend. Many HDZ sections are small (ours is 397m square) and even considering a heightenement of 14m—let alone up to 32m—on such a small parcel of land would be ridiculous. Building to heights higher than the currently allowed 14m would accentuate the problems of shading, loss of privacy, parking and servicing difficulties that already occur in this zone	Oppose

Robert J Manthei/200.7	Kāinga Ora/ #FS2082.192	Oppose	[Do not allow any buildings to exceed 14m in the HRZ within the four avenues - RD7 & RD8] The height restriction and recession planes should remain as they are for HDZs in the inner city. Very little would be gained and serious problems created by adopting the restrictions outlined in PC14. It is reasonable to assume that the same degree of densification is occurring in the inner-city residential areas. Therefore, there is no need to increase residential density capacity in these small HDZs. They are already densely populated and most new developments are for multi-unit complexes. The CCC will have data on this trend. Many HDZ sections are small (ours is 397m square) and even considering a heightenablerment of 14m—let alone up to 32m—on such a small parcel of land would be ridiculous. Building to heights higher than the currently allowed 14m would accentuate the problems of shading, loss of privacy, parking and servicing difficulties that already occur in this zone	Oppose
Deans Avenue Precinct Society Inc./ #222.12		Oppose	Oppose limited notification of breaches of the High Density Built form standards relating to recession plane (height in relation to boundary) and boundary setbacks. Breaches of these rules shall be limited notified to adjacent landowners. Amend RD9 and RD 10 to require limited notification.	
Deans Avenue Precinct Society Inc./222.12	Chapman Tripp/ #FS2063.36	Oppose	Oppose limited notification of breaches of the High Density Built form standards relating to recession plane (height in relation to boundary) and boundary setbacks. Breaches of these rules shall be limited notified to adjacent landowners. Amend RD9 and RD 10 to require limited notification. Adjacent landowners should be consulted for all applications where setbacks or recession planes do not meet the rules. (HRZ: RD 9 recession plane; RD 10 setbacks; 14.15.4; 14.15.3a) If the rules are not met, adjacent landowners are likely to be more adversely affected, and therefore should be entitled to have an input into the decision-making process.	Seek Amendment
Deans Avenue Precinct Society Inc./222.12	Chapman Tripp/ #FS2064.35	Oppose	Oppose limited notification of breaches of the High Density Built form standards relating to recession plane (height in relation to boundary) and boundary setbacks. Breaches of these rules shall be limited notified to adjacent landowners. Amend RD9 and RD 10 to require limited notification. Adjacent landowners should be consulted for all applications where setbacks or recession planes do not meet the rules. (HRZ: RD 9 recession plane; RD 10 setbacks; 14.15.4; 14.15.3a) If the rules are not met, adjacent landowners are likely to be more adversely affected, and therefore should be entitled to have an input into the decision-making process.	Seek Amendment
Paul Clark/ #233.12		Support	[Retain provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.	
Susan Barrett/ #236.1		Seek Amendment	That all High Density Residential Zone developments over 2 storeys require individual building and environmental consent that is notified to the community and other affected parties	
Marjorie Manthei/ #237.6		Seek Amendment	[1. Retain provision that enables 20m height. 2. Remove provisions that enable any building height that exceeds 20m from Salisbury Street to Bealey Avenue.]	
Marjorie Manthei/ #237.35		Support	[Retain RD2]	
Marjorie Manthei/ #237.40		Seek Amendment	[RD7 & RD8 - identify recession plane] [RD8 - reduce height to 20m]	
Marjorie Manthei/237.40	Anne Dingwall/ #FS2037.333	Seek Amendment	[RD7 & RD8 - identify recession plane] [RD8 - reduce height to 20m] I oppose: 1. RD 14.6.1.3 RD7 and RD8 because the current recession plane is not identified.	Support

			2. RD8 also on the grounds that 20m should be the maximum height, at least from Salisbury Street to Bealey Avenue	
Andrea Floyd/ #239.5		Support	[Retain limited notification] - neighbours should be consulted when multi story units are going in next to them.	
Emma Besley/ #254.3		Seek Amendment	Support enabling 6 to 10 storeys for residential buildings near commercial centers.	
Maia Gerard/ #261.12		Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Alfred Lang/ #262.10		Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Harley Peddie/ #263.10		Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Aaron Tily/ #264.12		Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.	
John Bryant/ #265.12		Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Alex Hobson/ #266.12		Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Justin Muirhead/ #267.12		Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Clare Marshall/ #268.12		Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Yvonne Gilmore/ #269.12		Support	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Rob Harris/ #270.12		Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Pippa Marshall/ #271.12		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Pippa Marshall/271.12	Kauri Lodge Rest Home 2008 Limited/ #FS2059.12	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres. The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.	Support
Ian Chesterman/ #273.12		Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Robert Fleming/ #274.12		Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Robert Fleming/ #274.13		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Kate Z/ #297.5		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Vickie Hearnshaw/ #305.4		Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	
Adrien Taylor/ #342.10		Support	[Retain HRZ provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.	
Monique Knaggs/ #345.12		Support	Seeks that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
George Laxton/ #346.12		Support	Iseek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Elena Sharkova/ #347.12		Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Felix Harper/ #350.9		Support	[Retain provisions that enable] 6 to 10 storeys for residential buildings near commercial centres.	
James Gardner/ #361.8		Support	[Retain provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.	

James Gardner/361.8	Kāinga Ora/ #FS2082.299	Support	[Retain provisions that] enable 6 to 10 storeys for residential buildings near commercial centres. I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play.	Support
Cynthia Roberts/ #362.10		Seek Amendment	[S]eek[s] that the Council enables 6 to 10 storeys for residential buildings near commercial centres	
Andrew Douglas-Clifford/ #365.11		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Olivia Doyle/ #366.12		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Simon Fitchett/ #370.12		Support	[S]upport[s] high-density housing near the city and commercial centre...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres	
Nkau Ferguson-spence/ #371.8		Support	[Retain HRZ provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.	
Julia Tokumaru/ #372.12		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Mark Stringer/ #373.12		Support	[S]upport[s] high-density housing near the city and commercial centre...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres	
Michael Redepenning/ #374.12		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Aidan Ponsonby/ #375.12		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Colin Gregg/ #376.6		Support	[Retain the ability to notify] neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules	
Colin Gregg/376.6	Patricia Harte/ #FS2069.7	Support	[Retain the ability to notify] neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules	Support
Indiana De Boo/ #379.11		Support	[Retain HRZ provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.	
Christopher Seay/ #384.12		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Christopher Henderson/ #387.12		Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Emma Coumbe/ #389.10		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Ezra Holder/ #391.12		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Ella McFarlane/ #392.12		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Sarah Laxton/ #393.12		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Lesley Kettle/ #394.11		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Emily Lane/ #395.12		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Jan Mitchell/ #398.5		Seek Amendment	Where existing properties are to be subdivided /redeveloped/ intensified the affected neighbouring properties must have the right to decline consent.	
Blake Thomas/ #415.8		Support	[S]upport[s] high-density housing near the city and commercial centre...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres	
Anake Goodall/ #416.5		Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Alex Lowings/ #447.13		Seek Amendment	All planning applications to be subject to review by all residents impacted by the applications (e.g. neighbours), with all statements of objection or support to be included in the planning application process.	
Golden Section Property/ #460.6		Seek Amendment	No change to the notification of neighbours for residential areas.	
Jamie Lang/ #503.10		Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	

Jarred Bowden/ #505.5		Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Jarred Bowden/505.5	Anne Dingwall/ #FS2037.504	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres. I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commerical centres.	Oppose
Ewan McLennan/ #510.6		Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Harrison McEvoy/ #512.13		Seek Amendment	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Zachary Freiberg/ #515.12		Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Jessica Nimmo/ #516.12		Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Alex McNeill/ #517.12		Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
James Carr/ #519.15		Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Amelie Harris/ #520.12		Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Thomas Garner/ #521.12		Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Lisa Smailes/ #522.12		Support	Iseek that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Adam Currie/ #523.5		Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Daniel Tredinnick/ #524.12		Support	Seeks that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Gideon Hodge/ #525.12		Seek Amendment	[Retain provisions that enable] high density housing near the city and commercial centres.	
Kaden Adlington/ #527.12		Support	[Retain provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.	
Daniel Carter/ #529.12		Support	Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Claire Cox/ #531.5		Support	[S]upport high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Albert Nisbet/ #532.11		Support	[Retain HRZ provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.	
Frederick Markwell/ #533.12		Support	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Matt Johnston/ #537.10		Support	[Retain provisions that enable] 6 to 10 storeys for residential buildings near commerical centres.	
Amelia Hamlin/ #541.4		Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres	
Ben Helliwell/ #542.4		Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
David Davidson/ #544.4		Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Henry Seed/ #551.13		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres..	
David Moore/ #552.12		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Josh Flores/ #553.4		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Fraser Beckwith/ #554.4		Seek Amendment	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	

James Cunniffe/ #555.4		Seek Amendment	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
James Cunniffe/ #555.13		Support	[Retain provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.	
Winton Land Limited/ #556.8		Support	Retain 14.6.1.3 RD5 as notified	
Winton Land Limited/ #556.9		Seek Amendment	<p>Amend 14.6.1.3 RD7 as follows:</p> <p>a. Any building between 14-20 metres in height above ground level, when the following standards are met:</p> <p>i. A ground level communal outdoor living space shall be provided at a ratio of 50m²per 10 residential units. The number of units shall be rounded to the nearest 10, in accordance with the Swedish rounding system. This ratio shall be calculated on the number of residential units on the 4th floor of the building and any subsequent floors above, with the maximum required area being 20% of the site area. Any communal outdoor living space shall have a minimum dimension of no less than 8 metres.</p> <p>b.a Any building exceeding six stories 203 metres in height up to 32 metres in height above ground level(except within the High Density Residential Precinct, Large Local Centre Intensification Precinct, or Town Centre Intensification Precinct), where the following standards are met:</p> <p>i. The standards in RD7.a. i.;</p> <p>ii. The building is set back at least 6 metres from all internal boundaries; and</p> <p>iii. The building is set back at least 3 metres from any road boundary</p> <p>b. Any application arising from this rule, shall not be publicly or limited notified</p>	
Winton Land Limited/ 556.9	Carter Group Limited/ #FS2045.172	Seek Amendment	<p>Amend 14.6.1.3 RD7 as follows:</p> <p>a. Any building between 14-20 metres in height above ground level, when the following standards are met:</p> <p>i. A ground level communal outdoor living space shall be provided at a ratio of 50m²per 10 residential units. The number of units shall be rounded to the nearest 10, in accordance with the Swedish rounding system. This ratio shall be calculated on the number of residential units on the 4th floor of the building and any subsequent floors above, with the maximum required area being 20% of the site area. Any communal outdoor living space shall have a minimum dimension of no less than 8 metres.</p> <p>b.a Any building exceeding six stories 203 metres in height up to 32 metres in height above ground level(except within the High Density Residential Precinct, Large Local Centre Intensification Precinct, or Town Centre Intensification Precinct), where the following standards are met:</p> <p>i. The standards in RD7.a. i.;</p> <p>ii. The building is set back at least 6 metres from all internal boundaries; and</p> <p>iii. The building is set back at least 3 metres from any road boundary</p> <p>b. Any application arising from this rule, shall not be publicly or limited notified</p> <p>Winton seek the inclusion of rules that 'enable' (ie: permit or allow) building height in the HDR Zone that is consistent with and clearly implement the full extent of the directives in Policy 3 of the NPS-UD and seek that the rule specifically references six stories and up to 23m in the HRZ Zone where within 1.2km of the City Centre Zone.</p>	Support

			<p>Winton does not consider restricted discretionary ('RD') activity status for six storey buildings is enabling. Enable means to permit or allow and RD status would allow an application to be declined. The rule compromises the the extent to which planning provisions enable development and does not reduce regulatory constraints and increase housing supply as required through the Amendment Act and the NPS-UD.</p> <p>Advice from Winton's architect is that 23m is required for a six storey building in order to ensure a high-quality internal living environment.</p> <p>Winton seek a non-notification clause to ensure the rule is enabling.</p> <p>[Please refer to attachment for full submission]</p>	
Winton Land Limited/ #556.10		Seek Amendment	<p>Amend 14.6.1.3 RD8 as follows:</p> <p>a. Any building over 32 metres in height above ground level.</p> <p>b. Any building over 20 metres in height above ground level within the High Density Residential Precinct, Large Local Centre Intensification Precinct, or Town Centre Intensification Precinct.</p>	
Winton Land Limited/ #556.11		Seek Amendment	<p>amend 14.6.1.3 RD17 as follows:</p> <p>a. New buildings, structures or additions greater than 203 metres in height from ground level that do not result in wind conditions that exceed the following cumulative standards (Gust Equivalent Mean) more than 5% annually at ground level, within 100 metres of the site based on modelling:</p> <p>i. 4m/s at the any boundary of any site, if that boundary adjoins public open spaces, private outdoor living spaces, and footpath; or</p> <p>ii. 6m/s within any carriageway or car parking areas provided within or outside the site.</p> <p>b. New buildings, structures or additions greater than 203 metres in height that do not result in wind speeds exceeding 15 MUZ wind speeds more than 0.3% annually at ground level.</p> <p>c. The requirement of a. and b. shall be demonstrated by a suitably qualified professional.</p>	
Peter Beswick/ #557.4		Seek Amendment	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Jan-Yves Ruzicka/ #558.3		Seek Amendment	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Mitchell Tobin/ #559.4		Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Reece Pomeroy/ #560.4		Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Rob McNeur/ #562.4		Seek Amendment	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Peter Cross/ #563.11		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Mark Mayo/ #567.12		Support	[Retain provisions that enable] 6 to 10 storeys for residential buildings near commerical centres.	
Jeremy Ditzel/ #575.12		Support	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Juliette Sargeant/ #576.8		Support	The council enable 6 to 10 storeys for residential buildings near commercial centres.	
James Robinson/ #577.13		Support	Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Jamie Dawson/ #578.12		Support	Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Claudia M Staudt/ #584.9		Support	<p>RD9 and RD7:</p> <p>That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions.</p>	
Joe Clowes/ #586.6		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Joe Clowes/586.6	Anne Dingwall/ #FS2037.536	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres. The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.	Support

Ciaran Mee/ #587.12		Support	Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
David Lee/ #588.12		Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Krystal Boland/ #589.12		Support	Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Hao Ning Tan/ #594.9		Seek Amendment	Seek that the Council enables 6 to 10 storeys for residential buildings near commercial centres.	
Logan Sanko/ #595.4		Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres	
Hayley Woods/ #596.4		Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Karl Moffatt- Vallance/ #597.4		Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Caleb Sixtus/ #598.4		Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Maggie Lawson/ #600.6		Support	[Retain HRZ provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.	
Jack Hobern/ #601.4		Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Devanh Patel/ #602.8		Seek Amendment	[S]uggest council to push 35 stories instead of 10 in city centre.	
Evan Ross/ #603.4		Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Daniel Morris/ #604.4		Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Alanna Reid/ #606.4		Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Mathew Cairns/ #607.4		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Denisa Dumitrescu/ #608.4		Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Morgan Patterson/ #609.3		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Alexia Katisipis/ #610.4		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Hamish McLeod/ #612.4		Support	[Retain provisions that] enable 6 to 10 storeys for residential buildings near commerical centres.	
Noah Simmonds/ #613.4		Support	[Retain provisions that] enable 6 to 10 storeys for residential buildings near commerical centres.	
Matthew Coulthurst/ #614.4		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Analijia Thomas/ #615.4		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Elizabeth Oquist/ #616.4		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Tegan Mays/ #617.4		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Lance Woods/ #618.4		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Oscar Templeton/ #619.4		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Izak Dobbs/ #620.4		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Ella Herriot/ #622.8		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Tom Crawford/ #628.4		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	

Aimee Harper/ #632.4		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Georgia Palmer/ #634.4		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Suzi Chisholm/ #635.4		Seek Amendment	Supports high density housing near the city and commercial centres. Seek that the Council enable 6 to 10 storeys for residential buildings near commercial centres.	
Rory Evans Fee/ #639.5		Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Steven Watson/ #640.4		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Andrew Treadwell/ #641.4		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Sophie Harre/ #642.4		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Keegan Phipps/ #643.12		Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Laura McGill/ #645.4		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Archie Manur/ #646.12		Support	Seeks that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Brennan Hawkins/ #648.4		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Peter Stanger/ #649.4		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Charlie Lane/ #650.4		Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Jess Green/ #651.4		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Declan Cruickshank/ #652.4		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Daymian Johnson/ #655.12		Support	Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Ben Thorpe/ #658.5		Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres	
Ben Thorpe/658.5	Anne Dingwall/ #FS2037.1190	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commerical centres. The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.	Support
Ben Thorpe/658.5	Chapman Tripp/ #FS2064.71	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commerical centres. The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.	Oppose
Edward Parkes/ #661.5		Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	

Bryce Harwood/ #662.5		Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.55		Seek Amendment	[That] The Residential Design Principles [matter of dicsretion be applied] when any breach of the PermittedActivity standards requires a Restricted Discretionary Resource Consent.	
Canterbury / Westland Branch of Architectural Designers NZ/685.55	Anne Dingwall/ #FS2037.1159	Seek Amendment	[That] The Residential Design Principles [matter of dicsretion be applied] when any breach of the PermittedActivity standards requires a Restricted Discretionary Resource Consent.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.55	Chapman Tripp/ #FS2063.78	Seek Amendment	[That] The Residential Design Principles [matter of dicsretion be applied] when any breach of the PermittedActivity standards requires a Restricted Discretionary Resource Consent.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.55	Chapman Tripp/ #FS2064.75	Seek Amendment	[That] The Residential Design Principles [matter of dicsretion be applied] when any breach of the PermittedActivity standards requires a Restricted Discretionary Resource Consent.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.55	Kāinga Ora/ #FS2082.400	Seek Amendment	[That] The Residential Design Principles [matter of dicsretion be applied] when any breach of the PermittedActivity standards requires a Restricted Discretionary Resource Consent.	Oppose
Girish Ramlugun/ #713.12		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Russell Stewart/ #714.8		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres	
Sara Campbell/ #715.12		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Jonty Coulson/ #717.12		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Andrew Cockburn/ #719.12		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Mitchell Coll/ #720.24		Seek Amendment	1. The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.	
Mitchell Coll/720.24	Chapman Tripp/ #FS2063.83	Seek Amendment	1. The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent. Currently the Residential Design Principles are only required to be considered when there are more than four units.	Oppose
Mitchell Coll/720.24	Chapman Tripp/ #FS2064.80	Seek Amendment	1. The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent. Currently the Residential Design Principles are only required to be considered when there are more than four units.	Oppose
Ethan Pasco/ #721.5		Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Ethan Pasco/721.5	Anne Dingwall/ #FS2037.585	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	Oppose

			<p>I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.</p> <p>The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.</p>	
Nick Leslie/ #722.4		Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Alan Murphy/ #724.7		Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Birdie Young/ #727.7		Seek Amendment	[Retain provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.	
Michael Hall/ #733.12		Seek Amendment	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Pim Van Duin/ #738.11		Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Amanda Smithies/ #752.12		Support	support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Piripi Baker/ #753.12		Support	[Supports] high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Alex Shaw/ #754.12		Support	[Supports] high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Sarah Griffin/ #771.2		Oppose	[That six storey buildings are not enabled]	
Waka Kotahi (NZ Transport Agency) / #805.27		Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.	
Waka Kotahi (NZ Transport Agency) /805.27	Miles Premises Ltd/ #FS2050.18	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Support
Waka Kotahi (NZ Transport Agency) /805.27	Christchurch International Airport Limited/ #FS2052.37	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Oppose
Waka Kotahi (NZ Transport Agency) /805.27	New Zealand Airports Association/ #FS2071.5	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Oppose

Waka Kotahi (NZ Transport Agency) /805.27	New Zealand Airports Association/ #FS2071.6	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Support
Waka Kotahi (NZ Transport Agency) /805.27	New Zealand Airports Association/ #FS2071.7	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Oppose
Josh Garmonsway/ #808.4		Seek Amendment	[S]eek[s] that council enable 6 to 10 storeys for residential buildings near commercial centres.	
Retirement Villages Association of New Zealand Inc/ #811.66		Seek Amendment	<p>RVA seeks to remove reference to Rule 14.15.10, and include an updated set of matters of discretion to be included in the Plan for the construction of or alteration/addition to a retirement village:</p> <p>HRZ – MATX Retirement Villages</p> <ol style="list-style-type: none"> 1. The extent and effects arising from exceeding any of the relevant density standards (both individually and cumulatively); 2. The effects of the retirement village on the safety of adjacent streets or public open spaces; 3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces; 4. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length; 5. The matters in 14.2.1.6, 14.2.3.1, 14.2.3.2, 14.2.3.3, 14.2.3.4, 14.2.3.5, 14.2.3.6, 14.2.3.7, 14.2.5.1, 14.2.5.2, 14.2.5.3, 14.2.5.4, 14.2.6.1, 14.2.7.1, 14.2.7.6, 14.2.8.3 and the proposed new policies as inserted. 6. The positive effects of the construction, development and use of the retirement village. <p>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</p> <p>a. Any new building, or alteration or addition to an existing building for a retirement village that meet the following built form standards:</p> <ol style="list-style-type: none"> i.... ii.... iii. Rule 14.6.2.34-setbacks iv.... ... 	
Retirement Villages Association of New Zealand Inc/811.66	Summerset Group Holdings Limited/ #FS2097.60	Seek Amendment	<p>RVA seeks to remove reference to Rule 14.15.10, and include an updated set of matters of discretion to be included in the Plan for the construction of or alteration/addition to a retirement village:</p> <p>HRZ – MATX Retirement Villages</p> <ol style="list-style-type: none"> 1. The extent and effects arising from exceeding any of the relevant density standards (both individually and cumulatively); 2. The effects of the retirement village on the safety of adjacent streets or public open spaces; 3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces; 4. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length; 5. The matters in 14.2.1.6, 14.2.3.1, 14.2.3.2, 14.2.3.3, 14.2.3.4, 14.2.3.5, 14.2.3.6, 14.2.3.7, 14.2.5.1, 14.2.5.2, 14.2.5.3, 14.2.5.4, 14.2.6.1, 14.2.7.1, 14.2.7.6, 14.2.8.3 and the proposed new policies as inserted. 	Support

			<p>6. The positive effects of the construction, development and use of the retirement village. For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village. a. Any new building, or alteration or addition to an existing building for a retirement village that meet the following built form standards: i.... ii.... iii. Rule 14.6.2.34-setbacks iv.... ... The RVA supports Rule 14.6.1.3 (RD4) as it enables the construction of retirement village buildings as a restricted discretionary activity. The RVA also support the Council carrying through the decision made to not impose internal amenity controls on retirement villages, as part of the Christchurch Replacement District Plan to this Plan Change. The RVA acknowledges that Council have already provided retirement villages with their own set of focused matters of discretion (14.15.10). However, the RVA consider that these should be updated to further provide for and acknowledge the differences that retirement villages have from other residential activities, as well as to better reflect the NPSUD and Enabling Housing Act. Further, the RVA notes that there is one minor error in the drafting of the applicable built form standards which they seek correction of.</p>	
Retirement Villages Association of New Zealand Inc/ #811.67		Not Stated	[S]eeks to remove reference to Rule 14.15.10, and include an updated set of matters of discretion to be included in the Plan for the construction of or alteration/addition to a retirement village in the High Density Zone: HRZ – MATX Retirement Villages 1. The extent and effects arising from exceeding any of the relevant density standards (both individually and cumulatively); 2. The effects of the retirement village on the safety of adjacent streets or public open spaces; 4. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length; 5. The matters in 14.2.1.6, 14.2.3.1, 14.2.3.2, 14.2.3.3, 14.2.3.4, 14.2.3.5, 14.2.3.6, 14.2.3.7, 14.2.5.1, 14.2.5.2, 14.2.5.3, 14.2.5.4, 14.2.6.1, 14.2.7.1, 14.2.7.6, 14.2.8.3 and the proposed new policies as inserted. 6. The positive effects of the construction, development and use of	

			<p>the retirement village. For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village and adjacent streets or public open spaces</p> <p>3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;</p> <p>4. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length;</p> <p>5. The matters in 14.2.1.6, 14.2.3.1, 14.2.3.2, 14.2.3.3, 14.2.3.4, 14.2.3.5, 14.2.3.6, 14.2.3.7, 14.2.5.1, 14.2.5.2, 14.2.5.3, 14.2.5.4, 14.2.6.1, 14.2.7.1, 14.2.7.6, 14.2.8.3 and the proposed new policies as inserted. 6. The positive effects of the construction, development and use of the retirement village.</p> <p>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</p> <p>....</p> <p>a.Any new building, or alteration or addition to an existing building for a retirement village that meet the following built form standards:</p> <p>i....</p> <p>ii....</p> <p>iii.Rule 14.6.2.43 setbacks</p> <p>iv....</p> <p>b.....</p> <p>c.Any application arising from Rule14.6.2.13 shall not be publicly notified).and shall be limited notified only to Fire and Emergency New Zealand (absent its written approval</p>	
Retirement Villages Association of New Zealand Inc/811.67	Summerset Group Holdings Limited/ #FS2097.61	Not Stated	<p>[S]eeks to remove reference to Rule 14.15.10, and include an updated set of matters of discretion to be included in the Plan for the construction of or alteration/addition to a retirement village in the High Density Zone:</p> <p>HRZ – MATX Retirement Villages</p> <p>1. The extent and effects arising from exceeding any of the relevant density standards (both individually and cumulatively);</p> <p>2. The effects of the retirement village on the safety of adjacent streets or public open spaces;</p> <p>4. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects</p>	Support

associated with building length;
 5. The matters in 14.2.1.6, 14.2.3.1, 14.2.3.2, 14.2.3.3, 14.2.3.4, 14.2.3.5, 14.2.3.6, 14.2.3.7, 14.2.5.1, 14.2.5.2, 14.2.5.3, 14.2.5.4, 14.2.6.1, 14.2.7.1, 14.2.7.6, 14.2.8.3 and the proposed new policies as inserted. 6. The positive effects of the construction, development and use of the retirement village.
 For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village and adjacent streets or public open spaces
 3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;
 4. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length;
 5. The matters in 14.2.1.6, 14.2.3.1, 14.2.3.2, 14.2.3.3, 14.2.3.4, 14.2.3.5, 14.2.3.6, 14.2.3.7, 14.2.5.1, 14.2.5.2, 14.2.5.3, 14.2.5.4, 14.2.6.1, 14.2.7.1, 14.2.7.6, 14.2.8.3 and the proposed new policies as inserted. 6. The positive effects of the construction, development and use of the retirement village.
 For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.

....

a. Any new building, or alteration or addition to an existing building for a retirement village that meet the following built form standards:

i....

ii....

iii. Rule 14.6.2.43 setbacks

iv....

b.....

c. Any application arising from Rule 14.6.2.13 shall not be publicly notified) and shall be limited notified only to Fire and Emergency New Zealand (absent its written approval

The RVA supports Rule 14.6.1.3 (RD5) because it enables the construction of retirement village buildings as a restricted discretionary activity even if the relevant built form standards have not been met. As noted above, the RVA consider that these matters should be updated with a single set of matters of discretion applying to both construction and alteration/additional to retirement villages.
 Limited notification of Fire Emergency New Zealand should not be required. Building

			fire safety is not managed under the Resource Management Act 1991 and Fire Emergency New Zealand has powers including under the Fire and Emergency New Zealand Act 2017 to manage these issues.	
Carter Group Limited/ #814.171		Oppose	Delete 14.6.1.3, to the extent that the proposed amendments conflict with or are less enabling than the mandatory MDRS.	
Carter Group Limited/814.171	Kāinga Ora/ #FS2082.1001	Oppose	Delete 14.6.1.3, to the extent that the proposed amendments conflict with or are less enabling than the mandatory MDRS. Rules 14.6.1.3 RD6-RD23 entail requirements that are onerous, inefficient and ineffective and which will limit development capacity. Such requirements are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act. A number of these standards are complex or unclear and do not accord with the requirements of objective 3.3.2. As restricted discretionary activities, these standards are not enabling of development, as required by the Amendment Act. If such standards are found to be appropriate, they should be imposed as controlled activity standards.	Seek Amendment
The Catholic Diocese of Christchurch / #823.137		Oppose	RD6 - RD26 - Delete, to the extent that the proposed amendments conflict with or are less enabling than the mandatory MDRS.	
The Catholic Diocese of Christchurch /823.137	Anne Dingwall/ #FS2037.1369	Oppose	RD6 - RD26 - Delete, to the extent that the proposed amendments conflict with or are less enabling than the mandatory MDRS. Rules 14.6.1.3 RD6-RD23 entail requirements that are onerous, inefficient and ineffective and which will limit development capacity. Such requirements are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act. A number of these standards are complex or unclear and do not accord with the requirements of objective 3.3.2. As restricted discretionary activities, these standards are not enabling of development, as required by the Amendment Act. If such standards are found to be appropriate, they should be imposed as controlled activity standards.	Oppose
The Catholic Diocese of Christchurch /823.137	Carter Group Limited/ #FS2045.310	Oppose	RD6 - RD26 - Delete, to the extent that the proposed amendments conflict with or are less enabling than the mandatory MDRS. Rules 14.6.1.3 RD6-RD23 entail requirements that are onerous, inefficient and ineffective and which will limit development capacity. Such requirements are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act. A number of these standards are complex or unclear and do not accord with the requirements of objective 3.3.2.	Support

			As restricted discretionary activities, these standards are not enabling of development, as required by the Amendment Act. If such standards are found to be appropriate, they should be imposed as controlled activity standards.			
The Catholic Diocese of Christchurch /823.137	Kāinga Ora/ #FS2082.1153	Oppose	<p>RD6 - RD26 - Delete, to the extent that the proposed amendments conflict with or are less enabling than the mandatory MDRS.</p> <p>Rules 14.6.1.3 RD6-RD23 entail requirements that are onerous, inefficient and ineffective and which will limit development capacity. Such requirements are not otherwise required by, or are inconsistent with, the NPS-UD and Amendment Act.</p> <p>A number of these standards are complex or unclear and do not accord with the requirements of objective 3.3.2.</p> <p>As restricted discretionary activities, these standards are not enabling of development, as required by the Amendment Act. If such standards are found to be appropriate, they should be imposed as controlled activity standards.</p>	Seek Amendment		
Kiwi Rail/ #829.12		Seek Amendment	<p>Amend RD10 as follows:</p> <table border="1" data-bbox="774 1108 2012 1509"> <tr> <td>14.6.1.3 Restricted discretionary activities</td> <td> <p>RD10</p> <p>a. Buildings that do not meet Rule 14.6.2.3 – Setbacks.</p> <p>b. Any application arising from Rule 14.6.2.3.a.i shall not be limited or publicly notified.</p> <p>c. Any application arising from this rule, for up to three residential units per site shall not be publicly notified.</p> </td> </tr> </table>	14.6.1.3 Restricted discretionary activities	<p>RD10</p> <p>a. Buildings that do not meet Rule 14.6.2.3 – Setbacks.</p> <p>b. Any application arising from Rule 14.6.2.3.a.i shall not be limited or publicly notified.</p> <p>c. Any application arising from this rule, for up to three residential units per site shall not be publicly notified.</p>	
14.6.1.3 Restricted discretionary activities	<p>RD10</p> <p>a. Buildings that do not meet Rule 14.6.2.3 – Setbacks.</p> <p>b. Any application arising from Rule 14.6.2.3.a.i shall not be limited or publicly notified.</p> <p>c. Any application arising from this rule, for up to three residential units per site shall not be publicly notified.</p>					

			<p><u>d. Any application arising from (iv) shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).</u></p> <p>The Council's discretion shall be limited to the following matters:</p> <p>a. Impacts on neighbouring property – Rule 14.15.3.a</p> <p><u>b. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor while providing for the safe and efficient operation of the rail network.</u></p>				
Kiwi Rail/829.12	Kāinga Ora/ #FS2082.747	Seek Amendment	<p>Amend RD10 as follows:</p> <table border="1" data-bbox="774 1041 2012 1440"> <tr> <td data-bbox="774 1041 1377 1440">14.6.1.3 Restricted discretionary activities</td> <td data-bbox="1377 1041 2012 1440"> RD10 a. Buildings that do not meet Rule 14.6.2.3 – Setbacks. b. Any application arising from Rule 14.6.2.3.a.i shall not be limited or publicly notified. c. Any application arising from this rule, for up to three residential units per site shall not be publicly notified. </td> </tr> </table>	14.6.1.3 Restricted discretionary activities	RD10 a. Buildings that do not meet Rule 14.6.2.3 – Setbacks. b. Any application arising from Rule 14.6.2.3.a.i shall not be limited or publicly notified. c. Any application arising from this rule, for up to three residential units per site shall not be publicly notified.		Oppose
14.6.1.3 Restricted discretionary activities	RD10 a. Buildings that do not meet Rule 14.6.2.3 – Setbacks. b. Any application arising from Rule 14.6.2.3.a.i shall not be limited or publicly notified. c. Any application arising from this rule, for up to three residential units per site shall not be publicly notified.						

			<p><u>d. Any application arising from (iv) shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).</u></p> <p>The Council's discretion shall be limited to the following matters:</p> <p>a. Impacts on neighbouring property – Rule 14.15.3.a</p> <p><u>b. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor while providing for the safe and efficient operation of the rail network.</u></p>	
			Seeks amendment to increase the rail corridor setback from 4 to 5m.	
Finn Jackson/ #832.12		Seek Amendment	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Kāinga Ora – Homes and Communities / #834.120		Oppose	14.6.1.3 RD13. Delete Section 6.10A and all associated provisions	
Kāinga Ora – Homes and Communities / 834.120	Catholic Diocese of Christchurch/ #FS2044.85	Oppose	<p>14.6.1.3 RD13.</p> <p>Delete Section 6.10A and all associated provisions</p> <p>Kāinga Ora welcomes the Council's recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora considers the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m² of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already owns extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species</p>	Support
Kāinga Ora – Homes and Communities / 834.120	LMM Investments 2012 Limited/ #FS2049.43	Oppose	<p>14.6.1.3 RD13.</p> <p>Delete Section 6.10A and all associated provisions</p>	Support

			<p>Kāinga Ora welcomes the Council's recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora considers the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m² of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species</p>	
Kāinga Ora – Homes and Communities /834.120	LMM Investments 2012 Limited/ #FS2049.139	Oppose	<p>14.6.1.3 RD13.</p> <p>Delete Section 6.10A and all associated provisions</p> <p>Kāinga Ora welcomes the Council's recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora considers the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m² of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species</p>	Support
Kāinga Ora – Homes and Communities /834.120	Chapman Tripp/ #FS2063.137	Oppose	<p>14.6.1.3 RD13.</p> <p>Delete Section 6.10A and all associated provisions</p> <p>Kāinga Ora welcomes the Council's recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora considers the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m² of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species</p>	Support
Kāinga Ora – Homes and Communities /834.120	Chapman Tripp/ #FS2064.132	Oppose	<p>14.6.1.3 RD13.</p>	Support

			<p>Delete Section 6.10A and all associated provisions</p> <p>Kāinga Ora welcomes the Council's recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora considers the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m² of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already owns extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species</p>	
Kāinga Ora – Homes and Communities / #834.200		Seek Amendment	<p>Amend notification statements in activity rules as follows:</p> <ul style="list-style-type: none"> • Open to public notification / full s95 assessment: non compliance with 14.6.2.1 only. • Open to limited notification: non compliance with 14.6.2.12, 14.6.2.2, 14.6.2.3 and 14.6.2.13 (FENZ only). • Non-notified: non compliance with 14.6.2.7, 14.6.2.10, 14.6.2.4, 14.6.2.5, 14.6.2.6, 14.6.2.8, 14.6.2.16, 14.6.2.9, 14.6.2.11, 14.6.2.14, 14.6.2.15 and 14.6.2.17. <p>Retain RD2 (four or more units) as non-notified.</p>	
Kāinga Ora – Homes and Communities /834.200	LMM Investments 2012 Limited/ #FS2049.119	Seek Amendment	<p>Amend notification statements in activity rules as follows:</p> <ul style="list-style-type: none"> • Open to public notification / full s95 assessment: non compliance with 14.6.2.1 only. • Open to limited notification: non compliance with 14.6.2.12, 14.6.2.2, 14.6.2.3 and 14.6.2.13 (FENZ only). • Non-notified: non compliance with 14.6.2.7, 14.6.2.10, 14.6.2.4, 14.6.2.5, 14.6.2.6, 14.6.2.8, 14.6.2.16, 14.6.2.9, 14.6.2.11, 14.6.2.14, 14.6.2.15 and 14.6.2.17. <p>Retain RD2 (four or more units) as non-notified.</p> <p>Consistent logic needs to be applied to the notification statements as follows:</p> <ul style="list-style-type: none"> • If the rule controls an internal occupant amenity matter or general street-scape outcomes then rule breaches are sought to be non-notified as it is only the occupant who is affected or passers-by; • If the rule it controls a neighbouring site interface matter then it should be open to an assessment re limited notification but should not be publicly notified. Ltd but not full; • If it rule controls a matter that could impact on urban form at a neighbourhood scale e.g. height, then it should be open to a full s95 assessment. 	Support
Kāinga Ora – Homes and Communities /834.200	Chapman Tripp/ #FS2063.144	Seek Amendment	<p>Amend notification statements in activity rules as follows:</p> <ul style="list-style-type: none"> • Open to public notification / full s95 assessment: non compliance with 14.6.2.1 only. • Open to limited notification: non compliance with 14.6.2.12, 14.6.2.2, 14.6.2.3 and 14.6.2.13 (FENZ only). • Non-notified: non compliance with 14.6.2.7, 14.6.2.10, 14.6.2.4, 14.6.2.5, 14.6.2.6, 14.6.2.8, 14.6.2.16, 14.6.2.9, 14.6.2.11, 14.6.2.14, 14.6.2.15 and 14.6.2.17. <p>Retain RD2 (four or more units) as non-notified.</p> <p>Consistent logic needs to be applied to the notification statements as follows:</p> <ul style="list-style-type: none"> • If the rule controls an internal occupant amenity matter or general street-scape outcomes then rule breaches are sought to be non-notified as it is only the occupant who is affected or passers-by; 	Seek Amendment

			<ul style="list-style-type: none"> If the rule it controls a neighbouring site interface matter then it should be open to an assessment re limited notification but should not be publicly notified. Ltd but not full; If it rule controls a matter that could impact on urban form at a neighbourhood scale e.g. height, then it should be open to a full s95 assessment. 	
Kāinga Ora – Homes and Communities / #834.202		Seek Amendment	RD2 - Delete clauses (a)(ii) and (iii). Retain clauses (a)(i) and (b). Delete RD6	
Kāinga Ora – Homes and Communities /834.202	LMM Investments 2012 Limited/ #FS2049.121	Seek Amendment	<p>RD2 - Delete clauses (a)(ii) and (iii). Retain clauses (a)(i) and (b).</p> <p>Delete RD6</p> <p>RD2 is the Operative Plan rule that requires an urban design assessment for more than 3 units. Clause (a)(i) of the rule implements MDRS as per Schedule 3A. Clause (a)(ii) and (iii) are unnecessary as the assessment of projects that do not comply with garage location and ground floor habitable space are addressed through proposed rule RD20. Given that the purpose of this rule is to enable an urban design assessment, rather than consideration of any built form rule breaches, the retention of the clause (b) 'not limited or publicly notified' clause is supported.</p> <p>Proposed RD6 simply duplicates the assessment required under RD2(a)(i) and therefore is unnecessary and is sought to be deleted.</p>	Support
Kāinga Ora – Homes and Communities / #834.212		Seek Amendment	Delete RD7 and RD8. Replace with one RD rule, Buildings that do not meet Rule 14.6.2.1 Building Height. Retain matter of discretion reference to 'Impacts on neighbouring property – Rule 14.15.3a'.	
Kāinga Ora – Homes and Communities /834.212	LMM Investments 2012 Limited/ #FS2049.131	Seek Amendment	<p>Delete RD7 and RD8. Replace with one RD rule, Buildings that do not meet Rule 14.6.2.1 Building Height. Retain matter of discretion reference to 'Impacts on neighbouring property – Rule 14.15.3a'.</p> <p>The approach to managing height is unnecessarily over-complicated and seeks to introduce additional built form rules relating to outdoor living space and internal boundary setbacks as an activity standard. Kāinga Ora seek that the Plan be simplified so that the [H]RZ has a single height limit rule as per the MDRS (subject to QMs).</p>	Support
Kāinga Ora – Homes and Communities / #834.213		Oppose	Delete RD13	
Kāinga Ora – Homes and Communities /834.213	LMM Investments 2012 Limited/ #FS2049.132	Oppose	Delete RD13 In accordance with [the request to delete] the tree canopy financial contribution rule, the landscaping and tree canopy rule is sought to be deleted and replaced with the MDRS standard.	Support
Kāinga Ora – Homes and Communities / #834.214		Oppose	<p>Delete RD17.</p> <p>As an alternative relief in the event that a regulatory approach to wind modelling is retained, redraft the rule to provide for a permitted pathway (for wind effects) where compliance with the specified performance standards is met. Kāinga Ora seek that the provisions relating to wind effects are relocated to within the General Rules.</p>	
Kāinga Ora – Homes and Communities /834.214	LMM Investments 2012 Limited/ #FS2049.133	Oppose	<p>Delete RD17.</p> <p>As an alternative relief in the event that a regulatory approach to wind modelling is retained, redraft the rule to provide for a permitted pathway (for wind effects) where compliance with the specified performance standards is met. Kāinga Ora seek that the provisions relating to wind effects are relocated to within the General Rules.</p> <p>While Kāinga Ora does not oppose the potential need for wind assessments on tall buildings (above 6 storey), the concern lays around appropriateness of Matters of Discretion, the proposed height limits triggering an assessment and technical expertise available to carry out these assessments or determine if assessments (or anticipated effects) are appropriate.</p> <p>The rule should provide a permitted pathway. Buildings may separately breach height rules but that is a separate matter (just as they will also invariably require consent under RD2 for more than 3 units).</p>	Support

Sylvia Maclaren/ #837.12		Support	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Jacinta O'Reilly/ #839.12		Support	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Rosa Shaw/ #840.12		Support	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Fire and Emergency/ #842.34		Seek Amendment	<i>[Amend as follows]</i> 14.6.1.3. Restricted Discretionary activity RD1 a. Any cultural activity at 52 Rolleston Avenue(Lot 2 DP 496200), that does not meet one or more of the built form standards in Rule14.6.2. b. Any application arising from Rule14.6.2. 12 -13	
Fire and Emergency/ #842.35		Seek Amendment	<i>[14.6.1.3. RestrictedDiscretionary activityRD4]</i> Amend as follows: a. Any new building, or alteration or addition to an existing building for a retirement village that meet the following built form standards: i. Rule 14.6.2.1 Building height ii. Rule 14.6.2.2 Height in relation to boundary iii. Rule 14.6.2.4 3 Setbacks iv. Rule 14.6.2.13 Water supply for firefighting b. Any application arising from this rule shall not be limited or publicly notified. Council's discretion shall be limited to the following matters: Retirement villages – Rule 14.15.10	
Fire and Emergency/ #842.36		Seek Amendment	<i>[14.6.1.3. RestrictedDiscretionary activityRD5]</i> Amend as follows: a. Any new building, or alteration or addition to an existing building for a retirement village that does not meet one or more of the following built form standards: i. Rule 14.6.2.1 Building height ii. Rule 14.6.2.2 Height in relation to boundary iii. Rule 14.6.2.4 3 Setbacks iv. Rule 14.6.2.13 Water supply for firefighting b. Any application arising from Rule 14.6.2.3 shall not be limited or publicly notified. c. Any application arising from Rule 14.6.2.12 shall not be publicly notified and shall be limited notified only to Fire and Emergency New Zealand (absent its written approval).	
Allan Taunt/ #843.12		Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Hayden Smythe/ #844.12		Seek Amendment	[S]eeks that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Lauren Bonner/ #846.7		Support	[S]eeks that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Waipuna Halswell- Hornby-Riccarton Community Board/ #902.23		Oppose	[That] six storey development [is not enabled in Hornby].	

Waipuna Halswell-Hornby-Riccarton Community Board/902.23	Chapman Tripp/ #FS2063.188	Oppose	<p>[That] six storey development [is not enabled in Hornby].</p> <p>Hornbyresidents have indicated that they are opposed to the possibility of six storied development.At a recent Greater Hornby Residents' Association meeting that was attended by five Boardmembers, all 60 residents present expressed opposition to the possible development of sixstories. Indeed, the Board understands that the community has concerns regarding three-storied development. Hornby residents are a tightly connected inter- generational community and there is a deeconcern that six storey development will break up this strongly linked community.</p> <p>The Board Chairperson has spoken with Ravensdown, a fertiliser manufacturer, located inHornby. The company expresses concern regarding the proposal for six storey developmentin its vicinity. There have been difficulties in the past between Ravensdown and localresidents regarding the company's activities including discharges, traffic movements andnoise.</p>	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/902.23	Chapman Tripp/ #FS2064.182	Oppose	<p>[That] six storey development [is not enabled in Hornby].</p> <p>Hornbyresidents have indicated that they are opposed to the possibility of six storied development.At a recent Greater Hornby Residents' Association meeting that was attended by five Boardmembers, all 60 residents present expressed opposition to the possible development of sixstories. Indeed, the Board understands that the community has concerns regarding three-storied development. Hornby residents are a tightly connected inter- generational community and there is a deeconcern that six storey development will break up this strongly linked community.</p> <p>The Board Chairperson has spoken with Ravensdown, a fertiliser manufacturer, located inHornby. The company expresses concern regarding the proposal for six storey developmentin its vicinity. There have been difficulties in the past between Ravensdown and localresidents regarding the company's activities including discharges, traffic movements andnoise.</p>	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/902.23	Kāinga Ora/ #FS2082.1285	Oppose	<p>[That] six storey development [is not enabled in Hornby].</p> <p>Hornbyresidents have indicated that they are opposed to the possibility of six storied development.At a recent Greater Hornby Residents' Association meeting that was attended by five Boardmembers, all 60 residents present expressed opposition to the possible development of sixstories. Indeed, the Board understands that the community has concerns regarding three-storied development. Hornby residents are a tightly connected inter- generational community and there is a deeconcern that six storey development will break up this strongly linked community.</p> <p>The Board Chairperson has spoken with Ravensdown, a fertiliser manufacturer, located inHornby. The company expresses concern regarding the proposal for six storey developmentin its vicinity. There have been difficulties in the past between Ravensdown and localresidents regarding the company's activities including discharges, traffic movements andnoise.</p>	Oppose
Geoff Banks/ #918.11		Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Cameron Matthews/ #1048.28		Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas, including, but not limited to, [Rule] 14.6.1.3 - Restricted discretionary activities (advice note 1).	
Dylan Lange/ #1049.12		Seek Amendment	Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Ian Cumberpatch Architects Ltd/ #2076.34		Seek Amendment	The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.	
Ian Cumberpatch Architects Ltd/2076.34	Ryman Healthcare Limited/ #FS2095.16	Seek Amendment	The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent. Currently the Residential Design Principles are only required to be considered when there are more than four units.	Oppose
Ian Cumberpatch Architects Ltd/2076.34	Retirement Village Association of New Zealand Incorporated/ #FS2096.16	Seek Amendment	The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent. Currently the Residential Design Principles are only required to be considered when there are more than four units.	Oppose
Ian Cumberpatch Architects Ltd/2076.34	Kainga Ora - Homes and Communities/ #FS2099.46	Seek Amendment	The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent. Currently the Residential Design Principles are only required to be considered when there are more than four units.	Oppose

Residential > Rules - High Density Residential Zone > Activity status tables > Discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Victoria Neighbourhood Association (VNA) / #61.27		Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1.	
Victoria Neighbourhood Association (VNA) /61.27	Kāinga Ora/ #FS2082.29	Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1. The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.	Oppose
Fred Coughlan/ #798.5		Seek Amendment	Residential development is either a permitted or restricted discretionary activity. Not Discretionary.	
Fred Coughlan/798.5	Kāinga Ora/ #FS2082.576	Seek Amendment	Residential development is either a permitted or restricted discretionary activity. Not Discretionary. Permitted Activities (e.g. High Density Rule P1 for residential activities) leap to a Discretionary Activity where permitted standards not met (this includes the PC14 standards that are less enabling and non-MDRS residential standards mentioned earlier). Restricted Discretionary Activity Rule RD2 (4 or more units) also staircases. It is submitted that there is no opportunity for residential discretionary activities, since it is precluded by Schedule 3A, clause 4 of the RMA – a relevant residential zone must provide for as a restricted discretionary activity the construction and use of 1 or more residential units on a site if they do not comply with the building density standards in the district plan (once incorporated as required by section 77G).	Support
Kāinga Ora – Homes and Communities / #834.215		Seek Amendment	Retain Rule D1 for education,spiritual, heath, pre-school activitieslocated inside the Four Avenues. Adopt the MRZ provisions/ activitystatus for such activities located inthe HRZ outside the Four Avenues.	
Kāinga Ora – Homes and Communities /834.215	LMM Investments 2012 Limited/ #FS2049.134	Seek Amendment	Retain Rule D1 for education,spiritual, heath, pre-school activitieslocated inside the Four Avenues. Adopt the MRZ provisions/ activitystatus for such activities located inthe HRZ outside the Four Avenues. The HRZ now extends muchfurther than the City Centre,however the restrictive ‘4 Aves’rules have been carried over sothey now apply throughout theHRZ.The HRZ includes areas inclose proximity to the largercommercial centres where theprovision of a range ofcommunity facilities is veryappropriate and has long beenanticipated and provided for inthe District Plan. Easyaccessibility to such services and facilities is likewise a keyelement in delivering well-functioning urban environmentsand good quality high densityresidential neighbourhoods.Whilst retention of the existingrestrictive approach to suchfacilities inside the FourAvenues may be appropriate,the existing framework in theResidential Medium DensityZone is considered to be moreappropriate for the HRZ areasoutside of the Four Avenues	Support

Residential > Rules - High Density Residential Zone > Activity status tables > Non-complying activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Victoria Neighbourhood Association (VNA) / #61.28		Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1.	
Victoria Neighbourhood Association (VNA) /61.28	Kāinga Ora/ #FS2082.30	Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1. The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.	Oppose

Residential > Rules - High Density Residential Zone > Built form standards

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Victoria Neighbourhood Association (VNA) / #61.5		Support	Retain Advice Note 1 in 14.6.2.	
Victoria Neighbourhood Association (VNA) /61.5	Clare Dale/ #FS2029.17	Support	<p>Retain Advice Note 1 in 14.6.2.</p> <p>Support expressed for:</p> <p>Advice notice 1 regarding the provision and availability of wastewater, storm water, and water supply infrastructure. We agree that proper provision needs to be determined before any new developments proceed and consider it helpful that this is spelled out in this plan change, as has been done.</p> <p>Building height section 14.6.2.1. We support the specified height limit of 14m in subclause (a).</p> <p>No change requested for:</p> <p>14.6.2.4, 14.6.2.5, 14.6.2.6.</p>	Oppose
Victoria Neighbourhood Association (VNA) / #61.47		Seek Amendment	Amend 14.6.2 by requiring that size of section, aspect, street width, recession plains need to be considered in HRZ.	
Victoria Neighbourhood Association (VNA) /61.47	Anne Dingwall/ #FS2037.120	Seek Amendment	<p>Amend 14.6.2 by requiring that size of section, aspect, street width, recession plains need to be considered in HRZ.</p> <p>Size of section, aspect, street width, recession plains need to be considered in HRZ such as the streets covered by the VNA to ensure good urban planning and the economic, social, and environment benefits of further densification.</p> <p>We strongly support the application of a Sunlight Access Qualifying Matter to the MRZ and HRZ zones of Christchurch, for the reasons CCC have identified in the S77 evaluation within the Section 32 Evaluation Report, particularly identifying changes that are beneficial to the environment, energy efficiency, health, and affordability.</p> <p>We note the high level of over-enabling of intensification under PC14. Therefore, we see this as a win-win-win scenario which both reduces the over-enablement, still provides much more intensification than is needed to meet demand projections, and improves the quality and affordability of the outcome.</p> <p>Where identified elsewhere, we challenge the writers of PC14 to consider the shading defined by the proposal in this QM as an upper limit, seeking opportunities to enable the advantages of even more sunlight access provided the capacity for intensification still remains sufficiently within the demand. This approach will maximise the positive impacts of PC14.</p> <p>Regarding exemptions:</p> <p>Section 32 Appendix 34 Sunlight Qualifying Matter also states that the average road frontage in HRZ is 19.8m, whilst this may be true as an average it doesn't reflect the actual reality of many central city sites. In the VNA area, many sections are less than 10m wide. The access to direct sunlight to heat homes and encourage efficient, sustainable energy sources will be significantly compromised if a one size fits all approach is taken to enabled build heights in central city areas like the VNA which has a high volume of narrow sections that run north to south. Size of section, aspect, street width, recession plains need to be considered in HRZ such as the streets covered by the VNA to ensure good urban planning and the economic, social, and environment benefits of further densification. Adding across the board higher density by enabling 4 storeys in already high density without considering each site on its own merits makes no sense.</p>	Support
Victoria Neighbourhood Association (VNA) /61.47	Kāinga Ora/ #FS2082.38	Seek Amendment	Amend 14.6.2 by requiring that size of section, aspect, street width, recession plains need to be considered in HRZ.	Oppose

			<p>Size of section, aspect, street width, recession plains need to be considered in HRZ such as the streets covered by the VNA to ensure good urban planning and the economic, social, and environment benefits of further densification.</p> <p>We strongly support the application of a Sunlight Access Qualifying Matter to the MRZ and HRZ zones of Christchurch, for the reasons CCC have identified in the S77 evaluation within the Section 32 Evaluation Report, particularly identifying changes that are beneficial to the environment, energy efficiency, health, and affordability.</p> <p>We note the high level of over-enabling of intensification under PC14. Therefore, we see this as a win-win-win scenario which both reduces the over-enablement, still provides much more intensification than is needed to meet demand projections, and improves the quality and affordability of the outcome.</p> <p>Where identified elsewhere, we challenge the writers of PC14 to consider the shading defined by the proposal in this QM as an upper limit, seeking opportunities to enable the advantages of even more sunlight access provided the capacity for intensification still remains sufficiently within the demand. This approach will maximise the positive impacts of PC14.</p> <p>Regarding exemptions:</p> <p>Section 32 Appendix 34 Sunlight Qualifying Matter also states that the average road frontage in HRZ is 19.8m, whilst this may be true as an average it doesn't reflect the actual reality of many central city sites. In the VNA area, many sections are less than 10m wide. The access to direct sunlight to heat homes and encourage efficient, sustainable energy sources will be significantly compromised if a one size fits all approach is taken to enabled build heights in central city areas like the VNA which has a high volume of narrow sections that run north to south. Size of section, aspect, street width, recession plains need to be considered in HRZ such as the streets covered by the VNA to ensure good urban planning and the economic, social, and environment benefits of further densification. Adding across the board higher density by enabling 4 storeys in already high density without considering each site on its own merits makes no sense.</p>	
Te Mana Ora/Community and Public Health/ #145.7		Seek Amendment	Te Mana Ora recommends that Christchurch City Council considers how housing developments can be designed in a way that encourages social interaction. For example, shared spaces, such as green spaces, paths and bike sheds, can facilitate social interaction in housing developments.	
Tony Pennell/ #308.2		Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.	
Tony Pennell/308.2	Kāinga Ora/ #FS2082.248	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible. I would suggest this as part of the future sustainability mission for our smart city development. Many of us wish to have solar power on the roof. A 12 mtr building with a terrace or green roof is ideal. A 12 mtr structure will probably preclude solar panels unless designed in.	Oppose
Graham Townsend/ #314.6		Seek Amendment	[Newbuilt form standards to require roofing colours with low reflectivity and]roof-runoff rainwater storage.	
Graham Townsend/314.6	Kāinga Ora/ #FS2082.267	Seek Amendment	<p>[Newbuilt form standards to require roofing colours with low reflectivity and]roof-runoff rainwater storage.</p> <p>The current fashion for black or dark grey roofing will exacerbate the urban heat-island effect. In view of climbing global temperatures, it is therefore a form of collective self-harm. I do not know whether it falls within the Council's power to influence this fashion, but we should be using surfaces with a much higher albedo to reflect as much incoming solar radiation back into space as we can.</p> <p>Given the likelyramping up of la Nina/El Nino cyclicity and hence the likelihood of more severe droughts, new suburban housing should includemandatory roof-runoff rainwater storage.</p>	Oppose
Ann Vanschevensteen/ #514.11		Seek Amendment	<p>The CCC should legislate to make at least 50% of newly-built homes accessible / suitable for people with disabilities, or people who cannot use stairs.</p> <p>Furthermore, all new builds should have solar or wind power generators, grey water toilets and proper soundproofing. That would be properly building for the future.</p>	
Ann Vanschevensteen/514.11	Anne Dingwall/ #FS2037.517	Seek Amendment	<p>The CCC should legislate to make at least 50% of newly-built homes accessible / suitable for people with disabilities, or people who cannot use stairs.</p> <p>Furthermore, all new builds should have solar or wind power generators, grey water toilets and proper soundproofing. That would be properly building for the future.</p>	Support

			<p>Most of the newly built high density housing built so far is not suitable for people living with disabilities/elderly. These are being built mainly by the private sector.</p> <p>The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.</p> <p>The CCC should legislate to make at least 50% of newly-built homes accessible / suitable for people with disabilities, or people who cannot use stairs. Furthermore, all new builds should have solar or wind power generators, grey water toilets and proper soundproofing. That would be properly building for the future.</p> <p>Most of the newly built high density housing built so far is not suitable for people living with disabilities/elderly. These are being built mainly by the private sector.</p> <p>The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.</p>	
Philippa Wadsworth/ #526.3		Seek Amendment	In high density areas, there should be more single storey housing options.	
Plain and Simple Ltd/ #627.7		Seek Amendment	<p>[Newstandards for] accessibility and environmentally responsible design, [suchas]:</p> <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping 	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.6		Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum.	
Canterbury / Westland Branch of Architectural Designers NZ/685.6	Anne Dingwall/ #FS2037.1110	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum. Buildingscontribute 20% of New Zealand’s greenhouse gas emissions. [The Councilshould] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.6	Chapman Tripp/ #FS2063.65	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum. Buildingscontribute 20% of New Zealand’s greenhouse gas emissions. [The Councilshould] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.6	Chapman Tripp/ #FS2064.62	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum. Buildingscontribute 20% of New Zealand’s greenhouse gas emissions. [The Councilshould] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.6	Kāinga Ora/ #FS2082.350	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum. Buildingscontribute 20% of New Zealand’s greenhouse gas emissions. [The Councilshould] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.53		Seek Amendment	Add a [standard] requiring that at least every 6m width of a street facing façade have a minimum400mm step in the building line.	
Canterbury / Westland Branch of Architectural Designers NZ/685.53	Anne Dingwall/ #FS2037.1157	Seek Amendment	Add a [standard] requiring that at least every 6m width of a street facing façade have a minimum400mm step in the building line. Good urban design results in buildings that are articulated well from a street perspective, providinginterest and a diverse cityscape.The current proposed rules will allow tall, blank street facades.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.53	Chapman Tripp/ #FS2063.74	Seek Amendment	Add a [standard] requiring that at least every 6m width of a street facing façade have a minimum400mm step in the building line. Good urban	Oppose

			design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	
Canterbury / Westland Branch of Architectural Designers NZ/685.53	Kāinga Ora/ #FS2082.398	Seek Amendment	Add a [standard] requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line. Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.54		Seek Amendment	[Add a standard requiring that] Within each street facing frontage, a minimum area of the facade to protrude must intrude by at least 200mm	
Canterbury / Westland Branch of Architectural Designers NZ/685.54	Anne Dingwall/ #FS2037.1158	Seek Amendment	[Add a standard requiring that] Within each street facing frontage, a minimum area of the facade to protrude must intrude by at least 200mm Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.54	Chapman Tripp/ #FS2063.76	Seek Amendment	[Add a standard requiring that] Within each street facing frontage, a minimum area of the facade to protrude must intrude by at least 200mm Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.54	Chapman Tripp/ #FS2064.73	Seek Amendment	[Add a standard requiring that] Within each street facing frontage, a minimum area of the facade to protrude must intrude by at least 200mm Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.54	Kāinga Ora/ #FS2082.399	Seek Amendment	[Add a standard requiring that] Within each street facing frontage, a minimum area of the facade to protrude must intrude by at least 200mm Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Oppose
David Murison/ #692.3		Seek Amendment	[Regarding 14.6.2] concerns in relation to the impact of the proposed changes on the stormwater and wastewater networks in our local community of Strowan	
David Murison/692.3	Kāinga Ora/ #FS2082.436	Seek Amendment	<p>[Regarding 14.6.2] concerns in relation to the impact of the proposed changes on the stormwater and wastewater networks in our local community of Strowan</p> <p>Relevant PC14 clause references and extracts are given in RED italics following</p> <p><i>Section 14.6.2 Built form standards</i></p> <p><i>a The following built form standards shall be met by all permitted activities and restricted discretionary activities RD2, unless otherwise stated.</i></p> <p><i>Advice note:</i></p> <p><i>1. There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council's reticulated infrastructure is available or will be approved. Connection to the Council's reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer's cost.</i></p> <p>I am referring to this Clause as it is not obvious where else this issue is covered.</p> <p>My specific concerns in relation to the impact of the proposed changes on the stormwater and wastewater networks in our local community of Strowan are as follows:</p> <ul style="list-style-type: none"> · there are already pockets of flooding in rainfall events in Strowan – with Brenchley Avenue being one example where both the stormwater and wastewater networks do not cope in these events. HRZ intensification of the extent proposed in PC14 will exacerbate this across the neighbourhood. This is a known consequence of urban intensification in Christchurch (and elsewhere) as a greater density of 'hard' surfaces (eg roof, yard, path and paved areas) is created and a consequential reduction in 'soft' surfaces (eg grass, landscape areas) which unquestionably increases the flow rates of stormwater discharge to the side channel and gives rise to infiltration of this uncontrolled stormwater into the wastewater system giving rise to overflows and resulting sewage contamination of waterways, streams and surface water. (The serious flooding in 	Oppose

			<p>many parts of Auckland over the period 27 February-2 February 2023 highlighted this impact of urban intensification dramatically). All of these issues will be exacerbated by the proposed intensification of residential development in the community but especially by the proposed HRZ over many blocks, immediately adjacent to the current problem areas.</p> <p>[Please refer to attachment for full submission]</p>	
Henri Murison/ #693.3		Seek Amendment	[Regarding 14.6.2] concerns in relation to the impact of the proposed changes on the stormwater and wastewater networks in our local community of Strowan	
Henri Murison/693.3	Kāinga Ora/ #FS2082.446	Seek Amendment	<p>[Regarding 14.6.2] concerns in relation to the impact of the proposed changes on the stormwater and wastewater networks in our local community of Strowan</p> <p>Relevant PC14 clause references and extracts are given in RED italics following</p> <p><i>Section 14.6.2 Built form standards</i></p> <p><i>a The following built form standards shall be met by all permitted activities and restricted discretionary activities RD2, unless otherwise stated.</i></p> <p><i>Advice note:</i></p> <p><i>1. There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council's reticulated infrastructure is available or will be approved. Connection to the Council's reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer's cost.</i></p> <p>I am referring to this Clause as it is not obvious where else this issue is covered.</p> <p>My specific concerns in relation to the impact of the proposed changes on the stormwater and wastewater networks in our local community of Strowan are as follows:</p> <ul style="list-style-type: none"> · there are already pockets of flooding in rainfall events in Strowan – with Brenchley Avenue being one example where both the stormwater and wastewater networks do not cope in these events. HRZ intensification of the extent proposed in PC14 will exacerbate this across the neighbourhood. This is a known consequence of urban intensification in Christchurch (and elsewhere) as a greater density of 'hard' surfaces (eg roof, yard, path and paved areas) is created and a consequential reduction in 'soft' surfaces (eg grass, landscape areas) which unquestionably increases the flow rates of stormwater discharge to the side channel and gives rise to infiltration of this uncontrolled stormwater into the wastewater system giving rise to overflows and resulting sewage contamination of waterways, streams and surface water. (The serious flooding in many parts of Auckland over the period 27 February-2 February 2023 highlighted this impact of urban intensification dramatically). All of these issues will be exacerbated by the proposed intensification of residential development in the community but especially by the proposed HRZ over many blocks, immediately adjacent to the current problem areas. <p>[Please refer to attachment for full submission]</p>	Oppose
Mitchell Coll/ #720.22		Seek Amendment	<p>Street Facing Facades</p> <ol style="list-style-type: none"> 1. Add a rule requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line. 2. Within each street facing frontage, a minimum area of the facade to protrude must intrude by a at least 200mm. 	
Mitchell Coll/ #720.23		Seek Amendment	If a garage is provided, it should be of a size that allows for an 85 th percentile car to be parked in it	
Kāinga Ora – Homes and Communities / #834.201		Seek Amendment	Include a notification statement in the built form standards, as follows:	

			<ul style="list-style-type: none"> • Open to public notification: 14.6.2.1 • Limited notification: 14.6.2.12, 14.6.2.2, 14.6.2.3 and 14.6.2.13 (FENZ only) • Non-notified: 14.6.2.7, 14.6.2.10, 14.6.2.4, 14.6.2.5, 14.6.2.6, 14.6.2.8, 14.6.2.16, 14.6.2.9, 14.6.2.11, 14.6.2.14, 14.6.2.15, and 14.6.2.17. 	
Kāinga Ora – Homes and Communities /834.201	LMM Investments 2012 Limited/ #FS2049.120	Seek Amendment	<p>Include a notification statement in the built form standards, as follows:</p> <ul style="list-style-type: none"> • Open to public notification: 14.6.2.1 • Limited notification: 14.6.2.12, 14.6.2.2, 14.6.2.3 and 14.6.2.13 (FENZ only) • Non-notified: 14.6.2.7, 14.6.2.10, 14.6.2.4, 14.6.2.5, 14.6.2.6, 14.6.2.8, 14.6.2.16, 14.6.2.9, 14.6.2.11, 14.6.2.14, 14.6.2.15, and 14.6.2.17. <p>Consistent logic needs to be applied to the notification statements as follows:</p> <ul style="list-style-type: none"> • If the rule controls an internal occupant amenity matter or general street-scape outcomes then rule breaches are sought to be non-notified as it is only the occupant who is affected or passers-by; • If the rule it controls a neighbouring site interface matter then it should be open to an assessment re limited notification but should not be publicly notified. Ltd but not full; • If it rule controls a matter that could impact on urban form at a neighbourhood scale e.g. height, then it should be open to a full s95 assessment. 	Support
Kāinga Ora – Homes and Communities /834.201	Chapman Tripp/ #FS2063.145	Seek Amendment	<p>Include a notification statement in the built form standards, as follows:</p> <ul style="list-style-type: none"> • Open to public notification: 14.6.2.1 • Limited notification: 14.6.2.12, 14.6.2.2, 14.6.2.3 and 14.6.2.13 (FENZ only) • Non-notified: 14.6.2.7, 14.6.2.10, 14.6.2.4, 14.6.2.5, 14.6.2.6, 14.6.2.8, 14.6.2.16, 14.6.2.9, 14.6.2.11, 14.6.2.14, 14.6.2.15, and 14.6.2.17. <p>Consistent logic needs to be applied to the notification statements as follows:</p> <ul style="list-style-type: none"> • If the rule controls an internal occupant amenity matter or general street-scape outcomes then rule breaches are sought to be non-notified as it is only the occupant who is affected or passers-by; • If the rule it controls a neighbouring site interface matter then it should be open to an assessment re limited notification but should not be publicly notified. Ltd but not full; • If it rule controls a matter that could impact on urban form at a neighbourhood scale e.g. height, then it should be open to a full s95 assessment. 	Seek Amendment
Kāinga Ora – Homes and Communities /834.201	Chapman Tripp/ #FS2064.139	Seek Amendment	<p>Include a notification statement in the built form standards, as follows:</p> <ul style="list-style-type: none"> • Open to public notification: 14.6.2.1 • Limited notification: 14.6.2.12, 14.6.2.2, 14.6.2.3 and 14.6.2.13 (FENZ only) • Non-notified: 14.6.2.7, 14.6.2.10, 14.6.2.4, 14.6.2.5, 14.6.2.6, 14.6.2.8, 14.6.2.16, 14.6.2.9, 14.6.2.11, 14.6.2.14, 14.6.2.15, and 14.6.2.17. <p>Consistent logic needs to be applied to the notification statements as follows:</p> <ul style="list-style-type: none"> • If the rule controls an internal occupant amenity matter or general street-scape outcomes then rule breaches are sought to be non-notified as it is only the occupant who is affected or passers-by; • If the rule it controls a neighbouring site interface matter then it should be open to an assessment re limited notification but should not be publicly notified. Ltd but not full; 	Seek Amendment

			<ul style="list-style-type: none"> If it rule controls a matter that could impact on urban form at a neighbourhood scale e.g. height, then it should be open to a full s95 assessment. 	
Kāinga Ora – Homes and Communities / #834.217		Seek Amendment	<p>Delete Note 14.6.2.a. "The following built form standards shall be met by all permitted activities and restricted discretionary activities RD2, unless otherwise stated."</p> <p>As an alternative relief, if the note is to be retained, then relocate it to the 'how to use the rules' section 14.3 as follows: In addition to being subject to the activity standards, all buildings are also subject to the built form standards.</p>	
Kāinga Ora – Homes and Communities / #834.217	LMM Investments 2012 Limited / #FS2049.136	Seek Amendment	<p>Delete Note 14.6.2.a. "The following built form standards shall be met by all permitted activities and restricted discretionary activities RD2, unless otherwise stated."</p> <p>As an alternative relief, if the note is to be retained, then relocate it to the 'how to use the rules' section 14.3 as follows: In addition to being subject to the activity standards, all buildings are also subject to the built form standards.</p> <p>The built form rules start with a new note that the standards apply "to all permitted activities and restricted discretionary RD2" i.e. 3+ units. This note is ambiguous as it implies that the built form standards do not apply to any non-residential activities or activities that breach other RD, D or NC rules.</p> <p>It is questionable whether the note is necessary, but if it is to be retained it would be better placed in the 'how to use the rules' section. Kāinga Ora seek that it simply state that in addition to being subject to the activity standards, all buildings are also subject to the built form rules.</p>	Support
Anne Dingwall / #908.6		Seek Amendment	[Seeks that council take] a water sensitive design (sponge city) approach for catchment-wide flood risk management.	
Anne Dingwall / #908.6	Anne Dingwall / #FS2037.675	Seek Amendment	<p>[Seeks that council take] a water sensitive design (sponge city) approach for catchment-wide flood risk management.</p> <p>CCT notes that Auckland has been given a one year reprieve by the Minister for the Environment, David Parker, to allow it to undertake natural hazard and flooding investigations work and formulate a planning response. Taking cognizance of a water sensitive design (sponge city) approach for catchment-wide flood risk management, is not only sensible but necessary. The concept applies to other Tier 1 cities including Christchurch.</p> <p>The sponge concept should not just be confined to public open space. It should also apply to private property. Discharge of water from increasingly occurring climate-related intense rain events, has still to be satisfactorily addressed by most councils in NZ. Reduced building setbacks from boundaries and minimum size requirements for outdoor living spaces have the adverse effect of reducing natural porous soakage areas and flow-paths, protected and relied on by the Council as a natural method of managing stormwater.</p> <p>Minister Parker is also recommending the Auckland council consider the findings of the Parliamentary Commissioner for the Environment report 'Are we building harder, hotter cities?' He has made it clear Auckland would need to intensify with plenty of green spaces. "I concur with the concerns raised about the amount and quality of reserve and open spaces being provided in both existing urban areas and greenfield developments."</p> <p>https://www.newsroom.co.nz/auckland-wins-12-month-housing-density-reprieve</p> <p>The Local Government Magazine (3 February 2023) has posed the following question: Is there a risk in the future that the NPS-UD will result in increased urban flooding and massive insurance claims, followed by litigation by affected property owners who were once protected by local bylaws? Infrastructure – the elephant in the urban intensification room 3 February 2023</p> <p>https://localgovernmentmag.co.nz/auckland-floods-2023/</p>	Support

			<p>The insurance issue is not trivial. With the bulk of claims assessments now completed, Tower estimates that the average claims cost for this event (2023 Auckland and Upper North Island Weather Event) will be around double that of other recent large weather events. This is due to deeper flood waters in high density areas causing substantially more damage, contamination, and landslides. (emphasis added)</p> <p>https://www.nzx.com/announcements/410997 Tower Updates Guidance, Provides Update on Large Events 8 May 2023</p> <p>Tim Grafton, Chief Executive of NZ Insurance Council, has said...while there is always an element of risk from the weather, the losses are often more than just financial for communities. "These extreme weather events bring devastation to local economies, social disruption, and environmental damage. So there are very good reasons why we need to take a long view and ask ourselves 'what are we doing to reduce those risks?'"</p> <p>https://www.insurancebusinessmag.com/nz/news/catastrophe/insurance-expert-urges-nz-insurers-to-take-floods-as-seriously-as-earthquakes-436926.aspx</p> <p>In Christchurch, NIWA hydrodynamic scientist Dr Emily Lane is leading a team digitally mapping flood risk, the first attempt to do it across the country rather than local body by local body. "You need to know where are the places that flooding hazard and risk are really bad, and what's it going to look like under climate change, and we don't have that initial picture at the moment, to be able to make the right decisions," she says. Once completed, the map can be updated and adapted to changes in weather. It could still be a couple of years away. Strategic decisions will be challenging even with the best information. Where and how do we build in a climate-changed world? And if some areas are off limit, who pays compensation?</p> <p>https://www.stuff.co.nz/business/300809902/rebuilding-from-gabrielle-cheapest-is-not-always-best--do-the-goddamn-thing-properly</p>	
Davie Lovell-Smith Ltd / #914.24		Seek Amendment	Remove the advice note and create a new qualifying matter on areas which has infrastructure capacity constraints	
Davie Lovell-Smith Ltd /914.24	Catholic Diocese of Christchurch/ #FS2044.152	Seek Amendment	Remove the advice note and create a new qualifying matter on areas which has infrastructure capacity constraints We consider that the advice note stipulating that there may be no infrastructure capacity is ultra vires and should be removed as an advice note. We suggest that areas which have capacity constraints become qualifying matters.	Oppose
Davie Lovell-Smith Ltd /914.24	Carter Group Limited/ #FS2045.165	Seek Amendment	Remove the advice note and create a new qualifying matter on areas which has infrastructure capacity constraints We consider that the advice note stipulating that there may be no infrastructure capacity is ultra vires and should be removed as an advice note. We suggest that areas which have capacity constraints become qualifying matters.	Oppose
Davie Lovell-Smith Ltd /914.24	LMM Investments 2012 Limited/ #FS2049.159	Seek Amendment	Remove the advice note and create a new qualifying matter on areas which has infrastructure capacity constraints We consider that the advice note stipulating that there may be no infrastructure capacity is ultra vires and should be removed as an advice note. We suggest that areas which have capacity constraints become qualifying matters.	Oppose
Daphne Robson/ #2078.1		Seek Amendment	<p>High density housing should have the following [standards]:</p> <ol style="list-style-type: none"> have underground car parks for community cars, bicycles, ev charging points and in the short term private cars. separation from low rise suburban housing. noise consideration with triple glazed acoustic windows. external heat pumps in a plant room with acoustic insulation. 	
Daphne Robson/2078.1	Kainga Ora - Homes and Communities/ #FS2099.75	Seek Amendment	High density housing should have the following [standards]:	Oppose

			<p>a. have underground car parks for community cars, bicycles, ev charging points and in the short term private cars.</p> <p>b. separation from low rise suburban housing.</p> <p>c. noise consideration with triple glazed acoustic windows.</p> <p>d. external heat pumps in a plant room with acoustic insulation.</p> <p>. High density housing needs to be well designed. Please visit the Peterborough community and The East Frame in Christchurch. These two developments have shared green spaces surrounded by well designed high density housing. Such precincts incorporate privacy, sunlight, and courtyards. Any future developments should also:</p> <p>a. have underground car parks for community cars, bicycles, ev charging points and in the short term private cars.</p> <p>b. separation from low rise suburban housing.</p> <p>c. noise consideration with triple glazed acoustic windows.</p> <p>d. external heat pumps in a plant room with acoustic insulation.</p>	
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Residential > Rules - High Density Residential Zone > Built form standards > Building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Greg Olive/ #2.12		Oppose	Qualifying Matter Residential Industrial Interface is removed from 419 Halswell Junction Road	
Colleen Borrie/ #10.2		Oppose	Delete height rule 14.6.2.1 allowing buildings up to six storeys in height.	
Andrea Heath/ #16.4		Oppose	Remove the ability to construct buildings of up to 14m without resource consent.	
Grant McGirr/ #21.4		Oppose	That no changes to rules lessen the amount of sunlight that any property (house and land) currently receives.	
Linda Barnes/ #23.4		Seek Amendment	Decrease the heights allowed for new builds.	
Rosemary Fraser/ #26.2		Seek Amendment	Opposes having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls.	
Rosemary Fraser/26.2	Cambridge 137 Limited/ #FS2042.2	Seek Amendment	Opposes having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls. Wind tunnels occur between taller buildings as happens on Colombo Street between the library and Te Pai. As Christchurch experiences strong winds and is flat, it could create dangerous situations if there are tall buildings on both side of street. Even with appropriate foundations they would still sway terrifying people on the higher floors. Also, the taller the building the more difficult it would be to escape if there was a fire. Also, with increased shading, there is likely to be for ice on paths for longer in winter.	Oppose
Alastair Grigg/ #28.1		Seek Amendment	[Reduce the proposed 14m height limit] - Retain the current 11m height limit as per the current Residential Medium Density Zone	
Doug Latham/ #30.11		Seek Amendment	Amend Rule 14.6.2.1.b 'Building height' to change height limit to minimum 2 storeys.	
Andrew McNaught/ #34.1		Oppose	Oppose Rule 14.6.2.1 - Building Height	
Andrew McNaught/ #34.3		Support	Withdraw provision 14.6.2.1 - Building Height	
Andrew McNaught/34.3	Brighton Observatory of Environment and Economics/ #FS2092.1	Support	Withdraw provision 14.6.2.1 - Building Height	Support

Kelvin Lynn/ #45.2		Seek Amendment	Amend Rule 14.6.2.1 to reduce the maximum building height in the High Density Residential Zone.	
Tobias Meyer/ #55.6		Support	Support provisions as notified.	
Tobias Meyer/55.6	Christchurch International Airport Limited/ #FS2052.169	Support	<p>Support provisions as notified.</p> <p>Support the development of 4-8 floors in areas with good walkability. Support incentivising development within 5km of the central city. Intensification around other centres should be increased.</p> <p>I think it is vitally important to incentivise development in the 5km closest to the city centre. This is the best place for people to live and the easiest place to live without a car. The current boundaries around city and local centres are quite small and could easily be extended a few blocks. Living near stanmore road I have easy access to the city.</p> <p>I call on you to increase the boundaries of HRZ and areas around local centres and either improve Mrz standards everywhere for more density or give extra incentive to MRZ in favourable places: Maybe even just within 3km of centre (at least within orbitor circle) and 500m of high frequency public transit routes. This is the area best suited to extra density. While our bus routes may change the current frequent routes will almost definitely be the same and be getting better. Even living 5km out from the centre has easy access to the city and other local centres.</p> <p>Possible incentives for MRZ in the inner 5km ring from the middle of the city: smaller setbacks in front half of property with a larger allowable built envelope, or allowing small businesses in the zone, or lower council contributions, or even with enough setback can go above height limits on large sites if the housing is accessible Reiterate this is the place we want the most development.</p>	Oppose
Victoria Neighbourhood Association (VNA) / #61.50		Support	Amend 14.6.2.1 by limiting the building height of new developments to 14m.	
Victoria Neighbourhood Association (VNA) /61.50	Chapman Tripp/ #FS2063.9	Support	<p>Amend 14.6.2.1 by limiting the building height of new developments to 14m.</p> <p>The current central city residential area in Christchurch consists of old streets and old sites(originally for small workers cottages), many residential sites in within the 4 Avenues are therefore very small (often less than 300 sq m). It is inappropriate to enable 4-6 storey high buildings in areas without ruining the economic, social and cultural aspects of the existing community including loss of sunlight, privacy, noise pollution, inability to efficiently use passive heating, inability to grow own fruit and vegetables parking congestion, loss of value in their property and negative impacts on mental wellbeing to name some of the obvious costs.</p> <p>These are all costs that will be borne by both the existing and future residential communities living in current central city residential zones. It seems not equal consideration to all peoples' social and cultural needs are being treated with equal consideration in PC14, as it favours the needs of a selected future resident in a new building that may never come, and whose who now and in future occupy existing homes and whose needs could be quite different to what is being enabled.</p> <ul style="list-style-type: none"> • There is plenty of opportunity to enable new HRZ housing within the CHC central city without only focusing on going higher and intensifying even more in the existing residential areas. <p>For example: the VNA neighbourhood currently has a density of 150 households per hectare and with an average section size of 400-300m sq. There exists at least 7 hectares of land on the south side of the city that has zero households per hectare and which is zoned for mixed use. This land could be enabled for HRZ if the CCC were to think more strategically about how to actively encourage more housing the in central city AND meet the needs of the demand without over enabling, thereby also meeting</p>	Oppose

			<p>the needs of the existing community AND have an excellent outcome in urban planning. The development of the South Frame in the CCRP has not moved forward in any way to make the South side of the city an attractive place to live, work and play all within 500m of the CBD.</p> <ul style="list-style-type: none"> • There could easily be over 2,000 households enabled within this CCRP central city area if development for residential were to be actively encouraged by rezoning, or offering incentives, and actively discourage further density development in existing central city residential already densely developed. By doing this CCC would be proactively and meaningfully participating in the role of urban planning and signalling that the south side is where they want development. Without Council actively managing this opportunity for residential development as they did for the East frame, Developers will continue to do small infill developments based on yield alone, which will not deliver the right outcomes for the city and its residents in relation to urban planning. Refer to Figures 2 & 3 which clearly show that the CHC central city is very clearly unbalanced with all the residential on one side (north) and all the services on the opposite side (south). You can't shift the amenity, but you can develop houses, which is what the Gov't is asking for. 	
Victoria Neighbourhood Association (VNA) /61.50	Chapman Tripp/ #FS2064.9	Support	<p>Amend 14.6.2.1 by limiting the building height of new developments to 14m.</p> <p>The current central city residential area in Christchurch consists of old streets and old sites(originally for small workers cottages), many residential sites in within the 4 Avenues are therefore very small (often less than 300 sq m). It is inappropriate to enable 4-6 storey high buildings in areas without ruining the economic, social and cultural aspects of the existing community including loss of sunlight, privacy, noise pollution, inability to efficiently use passive heating, inability to grow own fruit and vegetables parking congestion, loss of value in their property and negative impacts on mental wellbeing to name some of the obvious costs.</p> <p>These are all costs that will be borne by both the existing and future residential communities living in current central city residential zones. It seems not equal consideration to all peoples' social and cultural needs are being treated with equal consideration in PC14, as it favours the needs of a selected future resident in a new building that may never come, and whose who now and in future occupy existing homes and whose needs could be quite different to what is being enabled.</p> <ul style="list-style-type: none"> • There is plenty of opportunity to enable new HRZ housing within the CHC central city without only focusing on going higher and intensifying even more in the existing residential areas. <p>For example: the VNA neighbourhood currently has a density of 150 households per hectare and with an average section size of 400-300m sq. There exists at least 7 hectares of land on the south side of the city that has zero households per hectare and which is zoned for mixed use. This land could be enabled for HRZ if the CCC were to think more strategically about how to actively encourage more housing the in central city AND meet the needs of the demand without over enabling, thereby also meeting the needs of the existing community AND have an excellent outcome in urban planning. The development of the South Frame in the CCRP has not moved forward in any way to make the South side of the city an attractive place to live, work and play all within 500m of the CBD.</p> <ul style="list-style-type: none"> • There could easily be over 2,000 households enabled within this CCRP central city area if development for residential were to be actively encouraged by rezoning, or offering incentives, and actively discourage further density development in existing central city residential already densely developed. By doing this CCC would be proactively and meaningfully participating in the role of urban planning and signalling that the south side is where they want development. Without Council actively managing this opportunity for residential development as they did for the East frame, Developers will continue to do small infill developments based on yield alone, which will not deliver the right outcomes for the city and its residents in relation to urban planning. Refer to Figures 2 & 3 which clearly show that the CHC central city is very clearly unbalanced with all the residential on one side (north) and all the services on the opposite side (south). You can't shift the amenity, but you can develop houses, which is what the Gov't is asking for. 	Oppose
Rachel Davies/ #67.10		Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land	
Laurie Shearer/ #71.1		Oppose	Oppose higher building height limit in the High Density Residential Zone in Merivale.	
Laurie Shearer/71.1	Anne Dingwall/ #FS2037.147	Oppose	<p>Oppose higher building height limit in the High Density Residential Zone in Merivale.</p> <p>The proposed area catchment of six stories high across the city is way too far reaching.</p> <p>We live in Merivale and this would radically alter the feel and aesthetics of this community detrimentally. We purchased our property in June 2022. This is a 1926 year old bungalow. The street has many other old bungalows as do other streets that are situated in close proximity to the Merivale shopping precinct.</p> <p>Allowance for developers to build six story high buildings on our street or in the area would completely destroy the aesthetic of this community which is currently a positive for the city. As well as the aesthetic, the actual physical reality would be a significant reduction in light and sun in many properties. Psychologically, this would definitely have a negative impact on peoples mental wellbeing.</p>	Support

Linda Blake/ #78.2		Seek Amendment	Supports Sunlight Access Qualifying Matters but opposes requiring a minimum height of 2 storeys in the High Density Residential Zone (proposed 14.15.41), as seasonal affective disorder (SAD) of reduced sun is a recognized medical condition and no sun for several months is not healthy.	
Linda Blake/78.2	Kāinga Ora/ #FS2082.42	Seek Amendment	<p>Supports Sunlight Access Qualifying Matters but opposes requiring a minimum height of 2 storeys in the High Density Residential Zone (proposed 14.15.41), as seasonal affective disorder (SAD) of reduced sun is a recognized medical condition and no sun for several months is not healthy.</p> <p>Qualifying Matters - Sunlight Access</p> <p>3. [R]efer[s] to the Sunlight Access Qualifying Matter 14.6.2.2 where the nationally recommended recession planes would mean 3 months of no sun in winter In Auckland, but 5 months in Christchurch.</p> <p>4. You have recognized the different geographic locations and sun angles, and the colder temperatures in the south, and have sought ways to reduce that to 3 months in Christchurch. Your proposals go some way towards ameliorating that, with 14.15.30 minimum building setbacks and 14.15.31 daylight recession planes.</p> <p>5. However, requiring a minimum height of 2 storeys in the High Density Residential Zone (proposed 14.15.41) and a minimum of 30-50% of habitable ground floor rooms 14.6.2.9 condemns those living in ground floors adjacent to multistorey buildings to no sun for 3 months. I oppose both these two proposed changes, as seasonal affective disorder (SAD) of reduced sun is a recognized medical condition and no sun for several months is not healthy.</p>	Oppose
Vivien Binney/ #81.3		Seek Amendment	Amend proposed provisions for areas set for intensification outside the inner city's Four Avenues by limiting them to three stories.	
Russell Fish/ #116.6		Oppose	Review the 'Industrial Interface' Qualifying Matter, with a view to remove the designation where it is not already an historically established principle.	
Diane Hide/ #137.1		Support	Maintain 14 metre height restriction.	
Sue Sunderland/ #142.4		Oppose	[Remove provisions that enable] 4-10 storey[s]	
Rohan A Collett/ #147.4		Seek Amendment	Minimum heights in the High Density Residential area is increased from two-stories to 3-4 stories	
Simon Smith/ #160.2		Oppose	Objection to the 20m building height of HRZ.	
Paul McNoe/ #171.2		Seek Amendment	[Reduce permitted buiding height] That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible	
David Lang/ #177.1		Seek Amendment	Keep maximum heights in the Central City as they are - oppose the increase in the maximum height of residential buildings in the central city.	
Logan Brunner/ #191.7		Support	[Retain provisions that enable 4-6 storeys]	
Steve Petty/ #203.2		Oppose	Opposes building heights of 3 storeys that impact privacy, noise, housing, animals, people, green spaces and parking.	
Martin Snelson/ #220.9		Seek Amendment	[Remove b.] the requirement for minimum two storey housing.	
Cynthia Snelson/ #221.9		Seek Amendment	[Remove b.] the requirement for minimum two storey housing.	
Atlas Quarter Residents Group (22 owners) / #224.3		Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.	
Atlas Quarter Residents Group (22 owners) /224.3	Kāinga Ora/ #FS2082.167	Oppose	<p>That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.</p> <p>Who we are:</p> <p>This submission is made on behalf of the following persons, all of whom own units in the Atlas Quarter, 36 Welles Street, Christchurch Central:</p> <p>Richard Ball, Athena Ellis, Phil and Lynette Stenning, Max Lucas, Paul and Jeni Neilson, Jenny Jia and Zhongyang Yuan, Piers and Emma Bayley, Rachel and Tim Scanlan, Eileen and Vernon Payne, Bruce Fraser, Eléonore Dumaine, Peter and Faye Greenwood, Alan Steel, Gillian Smeith, Chelsea Kennedy, Deborah Bowker, Kate and Mike Peers, Peter Morris, Mathilde Vachon, Barbra Pullar, Martin Rumbold and Kirsty Stewart.</p> <p>Key points:</p>	Oppose

We support well designed intensive residential and commercial development, integrated with sustainable transport options. We have already “put our money where our mouths are” by purchasing units in the Atlas Quarter, a large and successful inner-city development of 110 residential and three commercial units.

We oppose the greatly increased height limits proposed by Plan Change 14. They are unnecessary and inappropriate for Christchurch.

We support the inclusion of qualifying matters to enhance design quality and urban amenity across the City.

Relief sought:

1. That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
2. Where Government legislation and regulations require increases to height limits, that these are kept to the minimum extent possible for compliance with the regulations.
3. The need for greater intensification is supported but this does not require or justify the proposed increases in height limits as permitted activities.
4. The inclusion of the qualifying criteria is supported, independent of height limits, as a means of promoting good design and ensuring new buildings do not adversely impact existing buildings designed and constructed within the current District Plan requirements.

Reasons:

Following the Christchurch earthquakes, a comprehensive design process was undertaken for the City, particularly for the central city. Deliberate and well-informed decisions were made create a liveable city, with intensified development in the central city and around suburban centres, but with lower central city height limits than previously existed. This has created a compact central city with increased densities compared to before the earthquakes, but without the height of some of the buildings that Christchurch had pre-earthquake . The consolidation has resulted in many vacant sites becoming available which are gradually being filled.

This model was developed by looking at best practice around the world, combined with local input from residents and experts, to create an attractive and vibrant City. It set ambitious goals for increasing densities for residential living, especially in the central city and around suburban centres. It was fully integrated with future transport options and climate resilience objectives.

It has widespread local support and was developed with considerable input and investment from Government (via CERA) and Christchurch City Council. It integrated land use and transport, seeking higher densities and more sustainable transport, as reflected in the Land Use Recovery Plan, Christchurch Central Recovery Plan and the Central City Transport Plan. It was embedded into the District Plan through an Independent Hearing Panel of experts hand-picked by the Government.

The greatly increased height limits proposed Plan Change 14 undermines the objectives and principles that underpin the vision of the 2015 Christchurch Central Recovery Plan:

“To become one of the best small cities in the world, Christchurch needs a city centre that is:

- *an inspiring place to live*
- *an attractive place to invest*
- *the best urban environment in New Zealand.”*

The decision to limit heights was a deliberate choice in achieving this vision. The proposed changes will undermine existing investments, entered into in good faith based on the Recovery Plans, while also reducing the central city’s design coherence and creating a less attractive City.

The many empty sites and carparks that still exist post-earthquake provide adequate future capacity for the foreseeable future, including the “competitive margin” required by Government regulations. The only apparent reason for increasing the height limits appears to be compliance with new Government regulations. If the height limits are to be increased, this change should be done to the minimum extent needed to comply with these ill-considered Government requirements. There is no other justification for the proposed rules.

The proposed rules allow new development to be concentrated in a small number of very tall buildings, with the negative impacts such as greater shading and wind tunnels, accompanied by a continuation of many empty and ugly lots in the central city. As the vacant sites are largely filled with cheap carparking, this further undermines the stated transport sustainability and climate resilience objectives.

The scale of the buildings permitted under PC14 is not consistent with the extensive post-earthquake developments that have already occurred. The post-quake developments have created a very attractive City which will be undermined by these proposals. Existing intensive residential developments, such as the Atlas Quarter, could be overshadowed by new buildings of nearly twice the height on the east and west, blocking sunlight. Others may be blocked to the north.

			<p>In short, the proposal for increased heights across the City are ill-considered solutions for problems that exist in Auckland, Wellington, and possibly other centres, but are not applicable to Christchurch. The geography and existing development of these other centres constrains new development. Post-earthquake Christchurch is quite different from these other centres: it is not constrained for growth opportunities, as demonstrated by the far slower growth in property prices over recent years. Even before the earthquakes, Christchurch had far more stable (less volatile) prices than Auckland and Wellington – a trend that has persisted since at least the 1970's. In Christchurch there is housing choice, particularly with substantial increases in the number of higher density residential apartments.</p> <p>Maximising the benefits of intensification needs to consider the dis-benefits. The proposed Plan identifies loss of tree cover as a disbenefit but does appear to put sufficient emphasis on other matters. Why does it propose financial contributions for loss of tree cover but not for loss of sunlight to others, wind tunnel effects or loss of amenity? In the Christchurch context, the widespread demolition of much of the central city, including most of the taller buildings, and consolidation of activities into more compact precincts, has created a much more attractive City with a visual appearance and aesthetic appropriate for the size of the City, reflected in the Central City Recovery Plan issued by CERA after extensive public and expert engagement. Both residents and visitors are commenting on the attractiveness of this new look. Re-introducing unnecessarily large buildings undermines this new and attractive look. Even with setbacks and other requirements, it has the potential to detract from the amenity and value of the very substantial public and private investment made for the City's re-build and recovery.</p>	
Michael Dore/ #225.7		Oppose	Opposes any residential development above 12 meters beyond the inner city.	
Michael Dore/225.7	Anne Dingwall/ #FS2037.318	Oppose	<p>Opposes any residential development above 12 meters beyond the inner city.</p> <p>Areas for development above 12 meters should not be intermingled in existing residential areas. They should be restricted to the inner city area or in blocks together where there is much unused land and where that development was originally planned following the Christchurch earthquakes. Tall buildings inter laced with traditional residential housing will always create disharmony distrust and break up communities who have often lived on one site for many years.anded approach is like hitting a tack with a sledgehammer.</p> <p>One size does not fit all. How can you compare Auckland or Wellington with Christchurch when the topography is so different. Allowing new buildings of the proposed heights will create shaded areas for existing houses which will affect people's mental health and wellbeing.</p> <p>I strongly object to the intensification of residential land. The Governments heavy handed approach is already creating disharmony which will only get worse. One size does not fit all. How can you compare Auckland or Wellington with Christchurch when the topography is so different. Allowing new buildings of the proposed heights will create shaded areas for existing houses which will affect people's mental health and wellbeing. It should not be too difficult to find sufficient pockets of land including in the central City itself to allow greater intensification to satisfy additional demands for housing and protect existing communities.</p>	Support
Jennifer Smith/ #229.3		Seek Amendment	[Reduce proposed height limit]	
Andrew Ott/ #230.2		Seek Amendment	Reduce permitted housing height to two storeys.	
Susan Barrett/ #236.2		Seek Amendment	That all High Density Residential Zone developments over 2 storeys require individual building and environmental consent that is notified to the community and other affected parties	
Marjorie Manthei/ #237.5		Support	[Retain]14m Permitted [height] in the High Density Residential Zone from Salisbury Street to Bealey Avenue	
Marjorie Manthei/ #237.41		Seek Amendment	[Remove] (b), restricting residential units to no less than 7m	
Marjorie Manthei/237.41	Anne Dingwall/ #FS2037.334	Seek Amendment	[Remove] (b), restricting residential units to no less than 7m I oppose not allowing one-storey units in HDRZ, on the grounds that it compromises Objective 14.2.1. The 2021 'Life in Christchurch' survey focussed on housing in the Central City. Over halfthe respondents said there "should be a good supply of single-story [stand-alone] homes", "designedto take advantage of the sun" (CCC Updated Housing Capacity Assessment, Section 1.5, AttachmentA). Over half of the respondents to the 2022 follow-up survey would not consider living in theCentral City because "housing does not meet their needs" (Section 4.6). The most important factors for those who might consider shifting to the Central City were privacy, sunlight, natural light andoutdoor living space, another reason to ensure adequate recession planes.	Support
Andrea Floyd/ #239.3		Seek Amendment	[Lower the proposed height limit] in the suburbs -2 stories is enough or maybe 3 in certain cases when they don't interfere with the surrounding houses.	
Property Council New Zealand/ #242.4		Seek Amendment	<p>The Property Council note that six storeys are approximately 20 metres in height, and would require a wind test threshold under the current District Plan.</p> <p>Increasing the wind test threshold to 22 metres would remove the risk of adverse outcomes (i.e. discouraging development or donuts of no development within the 1.2km walkable catchment areas), allow for better design outcomes (such as reducing the risk of having a city of flat or smaller angled roofs which anecdotally can cause water tightness issues) and would also simplify the development process for both the Council and applicants.</p>	

Property Council New Zealand/242.4	Cambridge 137 Limited/ #FS2042.32	Seek Amendment	<p>The Property Council note that six storeys are approximately 20 metres in height, and would require a wind test threshold under the current District Plan.</p> <p>Increasing the wind test threshold to 22 metres would remove the risk of adverse outcomes (i.e. discouraging development or donuts of no development within the 1.2km walkable catchment areas), allow for better design outcomes (such as reducing the risk of having a city of flat or smaller angled roofs which anecdotally can cause water tightness issues) and would also simplify the development process for both the Council and applicants.</p> <p>The Council's District Plan wind test threshold of 20m runs the risk of halting all development in Christchurch (excluding the medium density residential zones). For example, all future development, (within high density zone precinct, town centre) that may emerge into a metropolitan centre zone, town centre zone, and local centre (significant zone) will require a wind test threshold. Wind tests can add significant costs and possible delays to a project's timeframe.</p> <p>We are therefore concerned that the wind test threshold, as it stands, could result in adverse outcomes such as: creating pockets of no development (that may result in unintended outcomes such as; 'donuts' or circles of undeveloped areas), delaying development and/or being a roadblock to future development in Christchurch.</p> <p>Feasibility is also an incredibly important part of the puzzle, particularly for residential developments. Consequently, planning regulations that add costs to developments (such as the wind test threshold) could likely result in new developments being built under the wind test threshold, or being built significantly higher.</p> <p>Feasibility and the wind test threshold could result in unintended uniform design consequences for the entire city. For example, if 6 storeys were the most feasible residential developments, we could run the risk of the city ending up with only 6 storey developments. We encourage the Council to work closely with residential developers to understand feasibility aspects of development and encourage incentives for a wide range of development density and design to result in a varied skyline across Christchurch.</p>	Support
Property Council New Zealand/ #242.22		Seek Amendment	[Ensure] Christchurch has sufficient development capacity. This can be achieved through enabling and encouraging greater height and density within high density zone precincts, town centres and metropolitan centres.	
Property Council New Zealand/242.22	Kāinga Ora/ #FS2082.200	Seek Amendment	<p>[Ensure] Christchurch has sufficient development capacity. This can be achieved through enabling and encouraging greater height and density within high density zone precincts, town centres and metropolitan centres.</p> <p>The Council proposes introducing a resource consent requirement as a restricted discretionary activity to help protect Character Areas. The previous draft plan saw the addition of 65 heritage buildings, so we are glad to see this has dropped to 44 buildings post notification.</p> <p>We believe that it is important to effectively balance the preservation of special character with unlocking additional development capacity for Christchurch. It is crucial that Christchurch preserves heritage where appropriate, but also enable development to meet future housing needs.</p> <p>However, given the scale of the proposal and introduction of 11 new residential heritage areas, we wish to highlight the importance of ensuring that Christchurch has sufficient development capacity. This can be achieved through enabling and encouraging greater height and density within high density zone precincts, town centres and metropolitan centres.</p>	Support
Emma Besley/ #254.10		Support	Support enabling 6 to 10 storeys for residential buildings near commercial centers.	
Steve Burns/ #276.1		Seek Amendment	Seek maximum height of 5 stories in Christchurch	
David Brown/ #280.1		Oppose	Limit building heights to 14m as per the proposed medium density residential zone.	
Barry Newman / #295.3		Oppose	I would like the existing process of council and neighbour consent remain.	
Kate Z/ #297.6		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Sarah Flynn/ #310.3		Oppose	[That] increased height limits [are not] allowed in residential areas without the need to apply for resource consent.	
Jo Jeffery/ #316.2		Seek Amendment	[Lower maximum building heights in Merivale - relates to request for Residential Character Area]	
Mark Figgitt/ #320.1		Oppose	Ensure that all high density is consented and checked for compliance across the Board.	

John Stackhouse/ #330.1		Seek Amendment	The submitter requests that where a high-density zone (HDZ) meets medium density zone (MDZ, the boundary) medium density requirements in terms of heights and recession planes should be applied.	
Lorraine Wilmshurst/ #335.4		Oppose	Opposes the building heights in the Medium or High Density Residential zones.	
Anna Melling/ #337.3		Seek Amendment	That maximum heights be lowered to account for lower sun height further south.	
Kate Revell/ #338.3		Seek Amendment	Restrict building heights to a maximum of 22 metres.	
Chris Neame/ #339.4		Seek Amendment	Restrict maximum height for development to 22 metres	
Luke Baker-Garters/ #344.10		Oppose	Removal of all central city maximum building height overlays.	
Annette Prior/ #348.2		Oppose	[Regarding high density residential standards] [Seeks to] oppose the height of new residential buildings.	
Stephen Deed/ #349.3		Support	Seek to retain a height limit of two-storey near Lacebark Lane close to local industrial and commercial zones.	
Kathryn Higham/ #359.2		Oppose	[Retain permitted building height of two stories outside the central city]	
Julia Tokumaru/ #372.16		Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Marina Steinke/ #378.1		Seek Amendment	Retain the existing height limits for the central city.	
Peter Earl/ #399.4		Oppose	Oppose the Industrial Interface Qualifying Matter Area height standard.	
William Menzel/ #408.1		Oppose	[Oppose] the [proposed height rules]. [Seeks an unspecified] limit to height.	
Teresa Parker/ #410.3		Oppose	[O]pposes allowing three storey buildings to be built in residential areas that will block sun for such significant parts of the year.	
Caroline May/ #413.5		Oppose	Increased density / building height be located in the inner city and outer suburbs, not existing suburbs.	
Jenene Parker/ #414.2		Seek Amendment	[Reduce maximum] height limits for residential homes	
Zoe McLaren/ #418.2		Support	[S]upport[s] the changes to increase height limits.	
Zoe McLaren/418.2	Kāinga Ora/ #FS2082.301	Support	[S]upport[s] the changes to increase height limits.	Support
Peter Troon/ #422.1		Seek Amendment	[Reduce] the height and density of inner city dwellings.	
Michelle Warburton / #427.3		Seek Amendment	Amend standard to only allow two storeys	
Vincent Laughton/ #434.2		Oppose	Oppose height standard for anything over two storeys.	
Alex Lowings/ #447.5		Support	No increase in the maximum building height in residential zones.	
Mark Paston/ #449.2		Oppose	Oppose height change in residential areas, retain existing height standard.	
Lee Houghton/ #450.1		Oppose	[Do not allow] 6 story housing [in Hornby]	
Michelle Alexandre/ #456.2		Oppose	Oppose all 2nd story up redevelopments	
Golden Section Property/ #460.4		Oppose	Retain the existing height limits for Residential zones	
Jillian Schofield/ #467.5		Oppose	[O]ppose[s] the change in height restrictions that have been proposed and the number of buildings per section in Hornby and surrounding areas [such as] Hei Hei.	
Kem Wah Tan/ #471.5		Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	
Nicole Cawood/ #473.2		Oppose	[Do not increase height limits in residential areas]	
Di Noble/ #477.4		Not Stated	Oppose changes to building height in the Residential Zones.	

Cindy Gibb/ #481.1		Seek Amendment	Limit the height of any building in Christchurch to a maximum of 4 stories.	
Brian Reynolds/ #486.5		Oppose	Retain existing height limits in residential zones.	
Chris Rennie/ #496.2		Oppose	Provision: Chapter 14 - Residential Decision Sought: Reject proposal to allow building of four or six level dwellings	
Diane Gray/ #504.3		Seek Amendment	Seek amendment to the proposed increased height of residential buildings in suburbs close to the city ie 3 story height	
Paul Young/ #507.9		Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Sam Mills/ #550.5		Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Henry Seed/ #551.14		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
David Moore/ #552.13		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Josh Flores/ #553.13		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Fraser Beckwith/ #554.13		Seek Amendment	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Winton Land Limited/ #556.12		Seek Amendment	Amend 14.6.2.1 as follows: 14.6.2.1 Building height a. Buildings must not exceed 14.23 metres in height above ground level. The maximum height of any buildings shall be as shown on the Central City Maximum Building Height planning map, except that the Central City Maximum Building Height planning map does not apply to the following land where a maximum building height of 20 metres shall apply to buildings for a retirement village: i. Lot 1 DP 77997 CT CB46D/74; ii. Town Section 118 DP 3780; and iii. Town Section 119 DP 3780. b. Residential units shall not be less than 7 metres in height above ground level. c. Buildings for a residential activity within the Industrial Interface Qualifying Matter Area must not exceed 7 metres in height above ground level or two storey, whichever is the lesser.	
Peter Beswick/ #557.9		Seek Amendment	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Jan-Yves Ruzicka/ #558.10		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Mitchell Tobin/ #559.13		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres. and play.	
Reece Pomeroy/ #560.13		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Rob McNeur/ #562.13		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Peter Cross/ #563.12		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Rachel Hu/ #564.6		Seek Amendment	[Standardise the MRZ and HRZ zones] e.g., choose for developers to have a clear guideline for 3-storeys or 6-storeys. Or at least make it more standard per suburb than every street block.	
James Harwood/ #571.27		Support	Seeks to retain high density housing near the city and commercial centres.	
Hao Ning Tan/ #594.10		Support	Seek that the Council enables 6 to 10 storeys for residential buildings near commercial centres.	
Logan Sanko/ #595.8		Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres	
Hayley Woods/ #596.8		Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Karl Moffatt-Vallance/ #597.8		Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Caleb Sixtus/ #598.8		Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	

Maggie Lawson/ #600.7		Support	[Retain HRZ provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.	
Jack Hobern/ #601.8		Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Devanh Patel/ #602.4		Seek Amendment	[S]uggest council to push 35 stories instead of 10 in city centre.	
Evan Ross/ #603.8		Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Daniel Morris/ #604.8		Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Alanna Reid/ #606.8		Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Daniel Scott/ #624.12		Support	[Supports] high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Pamela-Jayne Cooper/ #625.10		Seek Amendment	[That b. is deleted]	
Pamela-Jayne Cooper/625.10	Anne Dingwall/ #FS2037.1210	Seek Amendment	[That b. is deleted] That will make it difficult for anyone to build a one-storey dwelling, even on a small section in the HDRZ.	Support
Matt Pont/ #631.3		Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Rod Corbett/ #636.2		Oppose	The submitter requests that the current zoning for the block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line be retained as it is currently: Suburban Residential Transitional Zone.	
Rod Corbett/636.2	Christchurch International Airport Limited/ #FS2052.269	Oppose	The submitter requests that the current zoning for the block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line be retained as it is currently: Suburban Residential Transitional Zone. The submitter opposes the proposed plan change for the block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line to be designated HRZ (High-density residential zone) in place of its current Suburban Residential Transitional Zone. The submitter is a resident of Jane Deans Close and advises the street a safe enjoyable cul-de-sac for many families who would be adversely affected by any six-storey development nearby. Six storeys may be appropriate within Christchurch CBD, but Jane Deans Close is not CBD and any change of designation is entirely inappropriate for this neighbourhood.	Support
Rod Corbett/636.2	Christchurch International Airport Limited/ #FS2052.313	Oppose	The submitter requests that the current zoning for the block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line be retained as it is currently: Suburban Residential Transitional Zone. The submitter opposes the proposed plan change for the block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line to be designated HRZ (High-density residential zone) in place of its current Suburban Residential Transitional Zone. The submitter is a resident of Jane Deans Close and advises the street a safe enjoyable cul-de-sac for many families who would be adversely affected by any six-storey development nearby. Six storeys may be appropriate within Christchurch CBD, but Jane Deans Close is not CBD and any change of designation is entirely inappropriate for this neighbourhood.	Support
James Ballantine/ #637.2		Seek Amendment	Seeks that building height in the High Density Zone allows for 6 to 10 storeys for residential buildings near commercial centres.	
James Ballantine/ #637.6		Support	Support High Density Zone near city and commercial centres.	
Central Riccarton Residents' Association Inc/ #638.9		Seek Amendment	[Delete b. minimum height for residential units]	
Central Riccarton Residents' Association Inc/638.9	Kāinga Ora/ #FS2082.336	Seek Amendment	[Delete b. minimum height for residential units] We are opposed to this provision. Why should current single level dwellings be compulsorily dwarfed by multi-storey buildings with adverse effects on those single level dwellings? There is absolutely no justification.	Oppose
Wendy Fergusson/ #654.6		Seek Amendment	Reduce all the building height allowances a bit	
Francesca Teague-Wytenburg/ #656.12		Seek Amendment	Enable 6 to 10 storeys for residential buildings near commercial centres.	
Catherine & Peter Morrison/ #664.2		Oppose	Rezone to Residential Special Character	

Cooper Mallett/ #666.2		Seek Amendment	Make all the tall buildings in the middle of the city											
Canterbury / Westland Branch of Architectural Designers NZ/ #685.56		Seek Amendment	<p>Amend subclause (a) to, "Buildings must not exceed the height above ground level in the tablebelow:</p> <table border="1" data-bbox="789 247 2540 730"> <tr> <td><i>Bordering the City Centre Zone</i></td> <td><i>22m</i></td> </tr> <tr> <td><i>Bordering a Town Centre</i></td> <td><i>16m</i></td> </tr> <tr> <td><i>Neighbouring a Town Centre at Riccarton, Hornby or Papanui</i></td> <td><i>18m</i></td> </tr> <tr> <td><i>Bordering a Local Centre</i></td> <td><i>12m</i></td> </tr> <tr> <td><i>Bordering a Neighbourhood Centre</i></td> <td><i>12m</i></td> </tr> </table> <p>.”</p>	<i>Bordering the City Centre Zone</i>	<i>22m</i>	<i>Bordering a Town Centre</i>	<i>16m</i>	<i>Neighbouring a Town Centre at Riccarton, Hornby or Papanui</i>	<i>18m</i>	<i>Bordering a Local Centre</i>	<i>12m</i>	<i>Bordering a Neighbourhood Centre</i>	<i>12m</i>	
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Canterbury / Westland Branch of Architectural Designers NZ/685.56	Anne Dingwall/ #FS2037.1160	Seek Amendment	<p>Amend subclause (a) to, "Buildings must not exceed the height above ground level in the tablebelow:</p> <table border="1" data-bbox="789 982 2540 1465"> <tr> <td><i>Bordering the City Centre Zone</i></td> <td><i>22m</i></td> </tr> <tr> <td><i>Bordering a Town Centre</i></td> <td><i>16m</i></td> </tr> <tr> <td><i>Neighbouring a Town Centre at Riccarton, Hornby or Papanui</i></td> <td><i>18m</i></td> </tr> <tr> <td><i>Bordering a Local Centre</i></td> <td><i>12m</i></td> </tr> <tr> <td><i>Bordering a Neighbourhood Centre</i></td> <td><i>12m</i></td> </tr> </table> <p>.”</p> <p>*These heights are indicative and require further research to ensure their suitability*</p> <p>The wording of this rule will not achieve an intensification greater than that of the MRZ.A maximum height of 14m is only a single storey high than that of the MRZ. When a building is fourstoreys high the NZ Building Code requires a lift. Developers will not add the cost of a lift for only asingle additional storey, this development is uneconomical.</p>	<i>Bordering the City Centre Zone</i>	<i>22m</i>	<i>Bordering a Town Centre</i>	<i>16m</i>	<i>Neighbouring a Town Centre at Riccarton, Hornby or Papanui</i>	<i>18m</i>	<i>Bordering a Local Centre</i>	<i>12m</i>	<i>Bordering a Neighbourhood Centre</i>	<i>12m</i>	Support
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Canterbury / Westland Branch of Architectural Designers NZ/685.56	Kāinga Ora/ #FS2082.401	Seek Amendment	Amend subclause (a) to, "Buildings must not exceed the height above ground level in the tablebelow:	Oppose										

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Canterbury / Westland Branch of Architectural Designers NZ/ #685.57		Seek Amendment	Amend subclause (b) to, “Residential units shall not be less than the maximum height permitted in the MRZ”											
Canterbury / Westland Branch of Architectural Designers NZ/685.57	Anne Dingwall/ #FS2037.1161	Seek Amendment	Amend subclause (b) to, “Residential units shall not be less than the maximum height permitted in the MRZ” The purpose of the HRZ is to further intensify development around commercial centres. The desire is to achieve a gradual intensification as we approach the commercial area. This rule is worded to permit a ‘ring’ of lesser intensification around a commercial centre.	Support										
Canterbury / Westland Branch of Architectural Designers NZ/685.57	Kāinga Ora/ #FS2082.402	Seek Amendment	Amend subclause (b) to, “Residential units shall not be less than the maximum height permitted in the MRZ” The purpose of the HRZ is to further intensify development around commercial centres. The desire is to achieve a gradual intensification as we approach the commercial area. This rule is worded to permit a ‘ring’ of lesser intensification around a commercial centre.	Oppose										
Terence Sissons/ #696.5		Seek Amendment	Require independent geo-tech advice as a precondition to any development over 10 metres.											
Robyn Pollock/ #712.1		Seek Amendment	Reduce permitted building height in Hornby											
Robyn Pollock/ #712.2		Seek Amendment	Six storey buildings should be concentrated in a discrete area rather than scatter them amongst older established suburbs											
Mitchell Coll/ #720.26		Seek Amendment	<p>Amend subclause (a) to, “Buildings must not exceed the height above ground level in the table below:</p> <p><i>Bordering the City Centre Zone: 22m</i></p> <p><i>Bordering a Town Centre: 16m</i></p> <p><i>Neighbouring a Town Centre at Riccarton, Hornby or Papanui: 18m</i></p> <p><i>Bordering a Local Centre: 12m</i></p> <p><i>Bordering a Neighbourhood Centre: 12m</i></p>											

			<i>These heights are indicative and require further research to ensure their suitability.</i>	
Mitchell Coll/ #720.27		Seek Amendment	1. Amend subclause (b) to, "Residential units shall not be less than the maximum height permitted in the MRZ."	
Alan Murphy/ #724.9		Support		
Ryman Healthcare Limited/ #749.4		Seek Amendment	[T]hat the built form standard inserted by PC14 should carry over the [20 metre] height limit approved for the Park Terracesite [78 Park Terrace] through the Replacement Plan process. [For example]: a) Buildings must not exceed 14 metres in height above ground level. The maximum height of any building does not apply to the following land where a maximum building height of 20 metres shall apply to buildings for a retirement village: i. Lot 1 DP 77997 CT CB46D/74; ii. Town Section 118 DP 3780; and iii. Town Section 119 DP 3780.	
Tosh Prodanov/ #758.1		Seek Amendment	[Delete 14.6.2.1.b. Minimum building height]	
Tosh Prodanov/758.1	Patricia Harte/ #FS2069.8	Seek Amendment	[Delete 14.6.2.1.b. Minimum building height] There is no need to impose a minimum building height requirement in the High Density Residential Zone. While it is desirable to allow increased density, forcing it on property owners when doing so is at odds with the property owners objectives for their land is counterproductive and wasteful, because it prevents a productive land use that would otherwise go ahead. The bureaucrats who impose limits on the freedom of land owners to utilise their own land for its best use at any given time have no idea of the real world considerations property owners may be dealing with within the complexity of coordinating the development of their sites. As an example my family owns three adjoining sites in the inner city. Two are currently vacant and a third has an old building which is at end of life. The site ultimately suits a medium rise or high rise development, but given its scale (ballpark \$30 to \$50 million development) this is not feasible in the current economic environment, and may not be so for up to a decade or more. In the intervening period I would like to move transportable, high density accommodation or workers units onto the site in order to create economic benefit by providing accommodation to workers or those wanting affordable accommodation. For example it would make an ideal site for workers on the new Te Kaha stadium as it is only 3 minutes drive or 10 minutes walk away from the site. This site specific use and benefit to both the broader economy and myself is hindered by a minimum building height requirement that prevents me from providing single level units and/or being able to start with single level units before progressing to two level units as part of a progressed development as initial income provides the funding to allow for a second level. Alternatively if I was to move transportable homes to the site to provide housing and generate income, given most transportable homes are single story, '14.15.41 Minimum building height in the High Density Residential Zone' prevents this and creates an unnecessary barrier to utilising the site until a larger scale development becomes economically feasible.	Support
Robert Braithwaite/ #772.1		Seek Amendment	Amend the minimum height rules for the subject area to allow for single level dwellings for older residents. Specific properties affected by this change: - 104 Bristol Street St Albans - 108 Bristol Street St Albans	
Lisa Winchester/ #777.2		Seek Amendment	Resource consent is still required and dwellings in suburbs should be limited to 2 storeys high. Losing valuable sunlight is a major concern.	

Fiona Bennetts/ #793.4		Support	[Retain height limit]	
Fiona Bennetts/793.4	Anne Dingwall/ #FS2037.735	Support	[Retain height limit] I agree that we need to build up not out.	Support
Howard Pegram/ #807.6		Seek Amendment	Amend maximum building height to 7m.	
Retirement Villages Association of New Zealand Inc/ #811.69		Support	Retain Standard 14.6.2.10 as notified.	
Retirement Villages Association of New Zealand Inc/811.69	Summerset Group Holdings Limited/ #FS2097.63	Support	Retain Standard 14.6.2.10 as notified. The RVA supports Standard 14.6.2.1 as it aligns with the intent of the NPS-UD and the Enabling Housing Act.	Support
Carter Group Limited/ #814.172		Seek Amendment	Amend Rule 14.6.2.1, so as to provide for a 23m maximum building height.	
Carter Group Limited/814.172	Clare Dale/ #FS2029.14	Seek Amendment	Amend Rule 14.6.2.1, so as to provide for a 23m maximum building height. Whilst provision for increased building height is supported, a 14m building height is inadequate for a high density residential zone within the central city, where Policy 3(c) of the NPS-UD directs that development of up to six stories is to be 'enabled'. In order to 'enable' development of up to six stories a height limit of 23m as a permitted activity is required for this zone.	Support
Carter Group Limited/814.172	Kāinga Ora/ #FS2082.1002	Seek Amendment	Amend Rule 14.6.2.1, so as to provide for a 23m maximum building height. Whilst provision for increased building height is supported, a 14m building height is inadequate for a high density residential zone within the central city, where Policy 3(c) of the NPS-UD directs that development of up to six stories is to be 'enabled'. In order to 'enable' development of up to six stories a height limit of 23m as a permitted activity is required for this zone.	Seek Amendment
The Catholic Diocese of Christchurch / #823.138		Seek Amendment	Amend, so as to provide for a 23m maximum building height.	
The Catholic Diocese of Christchurch /823.138	Clare Dale/ #FS2029.15	Seek Amendment	Amend, so as to provide for a 23m maximum building height. Whilst provision for increased building height is supported, a 14m building height is inadequate for a high density residential zone within the central city, where Policy 3 (c) of the NPS-UD directs that development of up to six stories is to be 'enabled'.	Support
The Catholic Diocese of Christchurch /823.138	Anne Dingwall/ #FS2037.1370	Seek Amendment	Amend, so as to provide for a 23m maximum building height. Whilst provision for increased building height is supported, a 14m building height is inadequate for a high density residential zone within the central city, where Policy 3 (c) of the NPS-UD directs that development of up to six stories is to be 'enabled'.	Oppose
The Catholic Diocese of Christchurch /823.138	Carter Group Limited/ #FS2045.311	Seek Amendment	Amend, so as to provide for a 23m maximum building height. Whilst provision for increased building height is supported, a 14m building height is inadequate for a high density residential zone within the central city, where Policy 3 (c) of the NPS-UD directs that development of up to six stories is to be 'enabled'.	Support
The Catholic Diocese of Christchurch /823.138	Kāinga Ora/ #FS2082.1154	Seek Amendment	Amend, so as to provide for a 23m maximum building height. Whilst provision for increased building height is supported, a 14m building height is inadequate for a high density residential zone within the central city, where Policy 3 (c) of the NPS-UD directs that development of up to six stories is to be 'enabled'.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.218		Seek Amendment	Amend clause (a) of the rule as follows:a. Buildings must not exceed 14 22metres in height above ground level;b. Buildings located in the HeightVariation Control overlay must not exceed 36 metres in height aboveground level;	
Kāinga Ora – Homes and Communities /834.218	Clare Dale/ #FS2029.16	Seek Amendment	Amend clause (a) of the rule as follows:a. Buildings must not exceed 14 22metres in height above ground level;b. Buildings located in the HeightVariation Control overlay must not exceed 36 metres in height aboveground level; The HRZ is sought to have two height limit areas – a 22m limit for the majority of the area taking in what are currently the MRZ Local intensification precinct, and the Large Local Centre Intensification Precinct. The extent of the HRZ is proportionate to the size of the centre so large centres support a greater walkable catchment. But the height enabled in the HRZ remains the same at 22m. A 36m 'Height Variation Control' is sought to apply 0-400m from the edge of the Metropolitan Centre Zone (as sought within this submission)(Riccarton, Hornby and Papanui centres).	Support

Kāinga Ora – Homes and Communities /834.218	Anne Dingwall/ #FS2037.29	Seek Amendment	<p>Amend clause (a) of the rule as follows:a. Buildings must not exceed 14 22metres in height above ground level;b. Buildings located in the HeightVariation Control overlay must notexceed 36 metres in height aboveground level;</p> <p>The HRZ is sought to have twoheight limit areas – a 22m limitfor the majority of the areataking in what are currently theMRZ Local intensificationprecinct, and the Large LocalCentre Intensification Precinct.The extent of the HRZ isproportionate to the size of thecentre so large centres supporta greater walkable catchment.But the height enabled in theHRZ remains the same at 22m.</p> <p>A 36m ‘Height VariationControl’ is sought to apply 0-400m from the edge of theMetropolitan Centre Zone (assought within this submission)(Riccarton, Hornby andPapanui centres).</p>	Oppose
Kāinga Ora – Homes and Communities /834.218	LMM Investments 2012 Limited/ #FS2049.137	Seek Amendment	<p>Amend clause (a) of the rule as follows:a. Buildings must not exceed 14 22metres in height above ground level;b. Buildings located in the HeightVariation Control overlay must notexceed 36 metres in height aboveground level;</p> <p>The HRZ is sought to have twoheight limit areas – a 22m limitfor the majority of the areataking in what are currently theMRZ Local intensificationprecinct, and the Large LocalCentre Intensification Precinct.The extent of the HRZ isproportionate to the size of thecentre so large centres supporta greater walkable catchment.But the height enabled in theHRZ remains the same at 22m.</p> <p>A 36m ‘Height VariationControl’ is sought to apply 0-400m from the edge of theMetropolitan Centre Zone (assought within this submission)(Riccarton, Hornby andPapanui centres).</p>	Support
Kāinga Ora – Homes and Communities /834.218	Chapman Tripp/ #FS2063.149	Seek Amendment	<p>Amend clause (a) of the rule as follows:a. Buildings must not exceed 14 22metres in height above ground level;b. Buildings located in the HeightVariation Control overlay must notexceed 36 metres in height aboveground level;</p> <p>The HRZ is sought to have twoheight limit areas – a 22m limitfor the majority of the areataking in what are currently theMRZ Local intensificationprecinct, and the Large LocalCentre Intensification Precinct.The extent of the HRZ isproportionate to the size of thecentre so large centres supporta greater walkable catchment.But the height enabled in theHRZ remains the same at 22m.</p> <p>A 36m ‘Height VariationControl’ is sought to apply 0-400m from the edge of theMetropolitan Centre Zone (assought within this submission)(Riccarton, Hornby andPapanui centres).</p>	Support
Kāinga Ora – Homes and Communities /834.218	Chapman Tripp/ #FS2064.143	Seek Amendment	<p>Amend clause (a) of the rule as follows:a. Buildings must not exceed 14 22metres in height above ground level;b. Buildings located in the HeightVariation Control overlay must notexceed 36 metres in height aboveground level;</p> <p>The HRZ is sought to have twoheight limit areas – a 22m limitfor the majority of the areataking in what are currently theMRZ Local intensificationprecinct, and the Large LocalCentre Intensification Precinct.The extent of the HRZ isproportionate to the size of thecentre so large centres supporta greater walkable catchment.But the height enabled in theHRZ remains the same at 22m.</p> <p>A 36m ‘Height VariationControl’ is sought to apply 0-400m from the edge of theMetropolitan Centre Zone (assought within this submission)(Riccarton, Hornby andPapanui centres).</p>	Support
Historic Places Canterbury/ #835.15		Seek Amendment	<p>The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.</p>	
Historic Places Canterbury/835.15	Anne Dingwall/ #FS2037.602	Seek Amendment	<p>The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.</p> <p>The submitter acknowledges that it is sensible and appropriate to concentrate the highest density in the central city. However, they have concerns about the heights in the central city zone and high density. The submitter believes there is a need for a more graduated height around the boundaries in respect of Hagley Park, Cranmer Square and Latimer Square.</p> <ul style="list-style-type: none"> - The proposed heights would allow 90 metres to the west of Latimer Square and 32 metres around Cranmer Square and to the east of Latimer Square. - The proposed heights would allow 32 metres along Park Terrace adjoining Hagley Park. 	Support

Historic Places Canterbury/835.15	Anne Dingwall/ #FS2037.700	Seek Amendment	<p>The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.</p> <p>The submitter acknowledges that it is sensible and appropriate to concentrate the highest density in the central city. However, they have concerns about the heights in the central city zone and high density. The submitter believes there is a need for a more graduated height around the boundaries in respect of Hagley Park, Cranmer Square and Latimer Square.</p> <ul style="list-style-type: none"> - The proposed heights would allow 90 metres to the west of Latimer Square and 32 metres around Cranmer Square and to the east of Latimer Square. - The proposed heights would allow 32 metres along Park Terrace adjoining Hagley Park. 	Support
Historic Places Canterbury/835.15	Chapman Tripp/ #FS2063.161	Seek Amendment	<p>The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.</p> <p>The submitter acknowledges that it is sensible and appropriate to concentrate the highest density in the central city. However, they have concerns about the heights in the central city zone and high density. The submitter believes there is a need for a more graduated height around the boundaries in respect of Hagley Park, Cranmer Square and Latimer Square.</p> <ul style="list-style-type: none"> - The proposed heights would allow 90 metres to the west of Latimer Square and 32 metres around Cranmer Square and to the east of Latimer Square. - The proposed heights would allow 32 metres along Park Terrace adjoining Hagley Park. 	Support
Historic Places Canterbury/835.15	Chapman Tripp/ #FS2064.155	Seek Amendment	<p>The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.</p> <p>The submitter acknowledges that it is sensible and appropriate to concentrate the highest density in the central city. However, they have concerns about the heights in the central city zone and high density. The submitter believes there is a need for a more graduated height around the boundaries in respect of Hagley Park, Cranmer Square and Latimer Square.</p> <ul style="list-style-type: none"> - The proposed heights would allow 90 metres to the west of Latimer Square and 32 metres around Cranmer Square and to the east of Latimer Square. - The proposed heights would allow 32 metres along Park Terrace adjoining Hagley Park. 	Oppose
Historic Places Canterbury/835.15	Kāinga Ora/ #FS2082.761	Seek Amendment	<p>The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.</p> <p>The submitter acknowledges that it is sensible and appropriate to concentrate the highest density in the central city. However, they have concerns about the heights in the central city zone and high density. The submitter believes there is a need for a more graduated height around the boundaries in respect of Hagley Park, Cranmer Square and Latimer Square.</p> <ul style="list-style-type: none"> - The proposed heights would allow 90 metres to the west of Latimer Square and 32 metres around Cranmer Square and to the east of Latimer Square. - The proposed heights would allow 32 metres along Park Terrace adjoining Hagley Park. 	Oppose
Fire and Emergency/ #842.37		Seek Amendment	<p>Amend 14.6.2.1-Building height as follows:</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. See the permitted height exceptions contained within the definition of height 2. Emergency service facilities, emergency service towers and communication poles are exempt from this rule. 	

Lloyd Barclay/ #862.2		Seek Amendment	Seeks that building height is restricted to three storeys in residential areas.	
Douglas Corbett/ #864.2		Seek Amendment	High Density housing in Central City only	
Helen Adair Denize/ #866.2		Oppose	Opposes three storey height in residential areas.	
Robina Dobbie/ #867.2		Oppose	Oppose minimum two-storey building heights in the High Density Residential Zone.	
Susanne Antill/ #870.4		Oppose	Oppose increased height limits of buildings.	
Susanne Elizabeth Hill/ #889.2		Oppose	Opposes a maximum height allowing 4-5 storeys without a resource consent. Oppose any height allowing 6 storeys.	
Graham William Hill/ #890.2		Oppose	Opposes 4-5 storeys builing height in HRZ (particularly in Strowan).	
Wayne Robertson/ #892.4		Oppose	[Remove] height restrictions regarding residential dwellings in High Density Zones.	
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.19		Seek Amendment	[Thatthe permitted] building height [is reduced to no more than] 12metres [outside the city centre].	
Waipuna Halswell-Hornby-Riccarton Community Board/902.19	Chapman Tripp/ #FS2063.187	Seek Amendment	<p>[Thatthe permitted] building height [is reduced to no more than] 12metres [outside the city centre].</p> <p>TheBoard is opposed to a residential building height increase beyond 12 metres inareas other than the City Centre. It considers development up to 20 metres tobe to be totally inappropriate for Town Centres including North Halswell andLarge local Centres such as Church Corner and will be totally at odds with thecharacter of these areas.</p> <p>Commercialbuildings proposal for an increase of building heights to 20 or 22 metres (sixstoreys, depending on building design) in line with High Density ResidentialZone in Riccarton and Hornby. .While the Board understand the importance ofintensification the Plan change as it stands seems likely to achieve this atthe cost of the character and livability of these areas for both existing andnew residents.</p>	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/902.19	Chapman Tripp/ #FS2064.181	Seek Amendment	<p>[Thatthe permitted] building height [is reduced to no more than] 12metres [outside the city centre].</p> <p>TheBoard is opposed to a residential building height increase beyond 12 metres inareas other than the City Centre. It considers development up to 20 metres tobe to be totally inappropriate for Town Centres including North Halswell andLarge local Centres such as Church Corner and will be totally at odds with thecharacter of these areas.</p> <p>Commercialbuildings proposal for an increase of building heights to 20 or 22 metres (sixstoreys, depending on building design) in line with High Density ResidentialZone in Riccarton and Hornby. .While the Board understand the importance ofintensification the Plan change as it stands seems likely to achieve this atthe cost of the character and livability of these areas for both existing andnew residents.</p>	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/902.19	Kāinga Ora/ #FS2082.1281	Seek Amendment	<p>[Thatthe permitted] building height [is reduced to no more than] 12metres [outside the city centre].</p> <p>TheBoard is opposed to a residential building height increase beyond 12 metres inareas other than the City Centre. It considers development up to 20 metres tobe to be totally inappropriate for Town Centres including North Halswell andLarge local Centres such as Church Corner and will be totally at odds with thecharacter of these areas.</p> <p>Commercialbuildings proposal for an increase of building heights to 20 or 22 metres (sixstoreys, depending on building design) in line with High Density ResidentialZone in Riccarton and Hornby. .While the Board understand the importance ofintensification the Plan change as it stands seems likely to achieve this atthe cost of the character and livability of these areas for both existing andnew residents.</p>	Oppose
Danne Mora Limited/ #903.36		Oppose	Delete High Density Zone Built formstandard 14.6.2.1.b requiring residentialunits to be not less than 7m above groundlevel.	
Anna McKenzie/ #1047.4		Oppose	Opposes 12m height in residential suburbs.	
Diana Shand/ #1075.4		Oppose	Oppose high buildings in residential areas that affect heritage and existing dwellings.	
Ian Cumberpatch Architects Ltd/ #2076.35		Seek Amendment	Amend subclause (a) to, "Buildings must not exceed the height above ground level [as follows]: Bordering the City Centre - 22m; Bordering a Town Centre - 16m; Neighbouring a Town Centre at riccarton, Hornby or Papanui - 18m; Bordering a locatl centre - 12m; Bordering a Neighbourhood Centre - 12m.	

Ian Cumberpatch Architects Ltd/2076.35	Ryman Healthcare Limited/ #FS2095.17	Seek Amendment	Amend subclause (a) to, "Buildings must not exceed the height above ground level [as follows]: Bordering the City Centre - 22m; Bordering a Town Centre - 16m; Neighbouring a Town Centre at riccarton, Hornby or Papanui - 18m; Bordering a local centre - 12m; Bordering a Neighbourhood Centre - 12m. The wording of this rule will not achieve an intensification greater than that of the MRZ. A maximum height of 14m is only a single storey high than that of the MRZ. When a building is four storeys high the NZ Building Code requires a lift. Developers will not add the cost of a lift for only a single additional storey, this development is uneconomical.	Support
Ian Cumberpatch Architects Ltd/2076.35	Retirement Village Association of New Zealand Incorporated/ #FS2096.17	Seek Amendment	Amend subclause (a) to, "Buildings must not exceed the height above ground level [as follows]: Bordering the City Centre - 22m; Bordering a Town Centre - 16m; Neighbouring a Town Centre at riccarton, Hornby or Papanui - 18m; Bordering a local centre - 12m; Bordering a Neighbourhood Centre - 12m. The wording of this rule will not achieve an intensification greater than that of the MRZ. A maximum height of 14m is only a single storey high than that of the MRZ. When a building is four storeys high the NZ Building Code requires a lift. Developers will not add the cost of a lift for only a single additional storey, this development is uneconomical.	Support
Ian Cumberpatch Architects Ltd/2076.35	Kainga Ora - Homes and Communities/ #FS2099.47	Seek Amendment	Amend subclause (a) to, "Buildings must not exceed the height above ground level [as follows]: Bordering the City Centre - 22m; Bordering a Town Centre - 16m; Neighbouring a Town Centre at riccarton, Hornby or Papanui - 18m; Bordering a local centre - 12m; Bordering a Neighbourhood Centre - 12m. The wording of this rule will not achieve an intensification greater than that of the MRZ. A maximum height of 14m is only a single storey high than that of the MRZ. When a building is four storeys high the NZ Building Code requires a lift. Developers will not add the cost of a lift for only a single additional storey, this development is uneconomical.	Oppose
Ian Cumberpatch Architects Ltd/ #2076.36		Not Stated	Amend subclause (b) to, "Residential units shall not be less than the maximum height permitted in the MRZ."	
Ian Cumberpatch Architects Ltd/2076.36	Ryman Healthcare Limited/ #FS2095.18	Not Stated	Amend subclause (b) to, "Residential units shall not be less than the maximum height permitted in the MRZ." The purpose of the HRZ is to further intensify development around commercial centres. The desire is to achieve a gradual intensification as we approach the commercial area. This rule is worded to permit a 'ring' of lesser intensification around a commercial centre.	Seek Amendment
Ian Cumberpatch Architects Ltd/2076.36	Retirement Village Association of New Zealand Incorporated/ #FS2096.18	Not Stated	Amend subclause (b) to, "Residential units shall not be less than the maximum height permitted in the MRZ." The purpose of the HRZ is to further intensify development around commercial centres. The desire is to achieve a gradual intensification as we approach the commercial area. This rule is worded to permit a 'ring' of lesser intensification around a commercial centre.	Oppose
Ian Cumberpatch Architects Ltd/2076.36	Kainga Ora - Homes and Communities/ #FS2099.48	Not Stated	Amend subclause (b) to, "Residential units shall not be less than the maximum height permitted in the MRZ." The purpose of the HRZ is to further intensify development around commercial centres. The desire is to achieve a gradual intensification as we approach the commercial area. This rule is worded to permit a 'ring' of lesser intensification around a commercial centre.	Oppose

Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Guy and Anna Parbury/ #12.2		Oppose	<i>[Remove sunlight access qualifying matter]</i>	
Guy and Anna Parbury/12.2	Anne Dingwall/ #FS2037.46	Oppose	<p><i>[Remove sunlight access qualifying matter]</i></p> <p>The sunlight access qualifying matter will delay new construction to the new standards within our city for such an extended long period which impacts our economy and our desire for a vibrant new Christchurch city.</p> <p>The proposed height restrictions would not majorly differ from the existing limits on residential building heights currently imposed on the city; and particularly in our city fringe suburbs such as St Albans, Sydenham Edgware and Addington, where site widths are typically less than the 15m 'common dimension' assumed in the Section 32 Sunlight report. Therefore not achieving the outcomes intended by the government housing intensification legislation.</p>	Oppose
Guy and Anna Parbury/12.2	Kāinga Ora/ #FS2082.2	Oppose	<p><i>[Remove sunlight access qualifying matter]</i></p> <p>The sunlight access qualifying matter will delay new construction to the new standards within our city for such an extended long period which impacts our economy and our desire for a vibrant new Christchurch city.</p>	Support

			The proposed height restrictions would not majorly differ from the existing limits on residential building heights currently imposed on the city; and particularly in our city fringe suburbs such as St Albans, Sydenham Edgware and Addington, where site widths are typically less than the 15m 'common dimension' assumed in the Section 32 Sunlight report. Therefore not achieving the outcomes intended by the government housing intensification legislation.	
Guy and Anna Parbury/12.2	Kāinga Ora/ #FS2082.6	Oppose	<p><i>[Remove sunlight access qualifying matter]</i></p> <p>The sunlight access qualifying matter will delay new construction to the new standards within our city for such an extended long period which impacts our economy and our desire for a vibrant new Christchurch city.</p> <p>The proposed height restrictions would not majorly differ from the existing limits on residential building heights currently imposed on the city; and particularly in our city fringe suburbs such as St Albans, Sydenham Edgware and Addington, where site widths are typically less than the 15m 'common dimension' assumed in the Section 32 Sunlight report. Therefore not achieving the outcomes intended by the government housing intensification legislation.</p>	Oppose
Kathryn Collie/ #14.2		Seek Amendment	Less restrictive recession plane rules to enable the increased density intended by the Government	
Kathryn Collie/ #14.8		Seek Amendment	Prioritise and make an early determination on the recession plane qualifying matter.	
Grant McGirr/ #21.5		Oppose	That no changes to rules lessen the amount of sunlight that any property (house and land) currently receives.	
Linda Barnes/ #23.6		Seek Amendment	Amend Sunlight Access Qualifying Matter so that sunlight can go lower in the winter months.	
John Hurley/ #24.1		Oppose	Opposes changes to recession plane / height in relation to boundary rules.	
Kelvin Lynn/ #45.3		Seek Amendment	Amend Rule 14.6.2.2 Height in relation to boundary in the High Density Residential Zone to provide for more sunlight in winter.	
Gavin Keats/ #52.1		Seek Amendment	Amend 14.6.2.2 to require high density six story housing does not rob neighbours on the Southside of winter sun.	
Gavin Keats/52.1	Anne Dingwall/ #FS2037.81	Seek Amendment	<p>Amend 14.6.2.2 to require high density six story housing does not rob neighbours on the Southside of winter sun.</p> <p>The changes proposed to the government's plan by the Christchurch City Council do not go far enough for the following reasons:</p> <ol style="list-style-type: none"> 1. no mention is made of not shading solar panels on a neighbour's roof. This form of distributed generation is going to be very important in future and it is unacceptable that householders can spend money on solar panels and then have their generating ability reduced by neighbours. 2. it needs to be specified that all height limits should include any chimneys, flues, HVAC units, FCUs etc. <p>I am pleased that CCC is trying really hard to improve things for Christchurch. As the rebuild progresses we have such a lovely liveable, walkable, and bikeable city, it is such a shame if government rules mean developers can push the council into approving poor housing design.</p>	Support
Tobias Meyer/ #55.3		Support	Supports provisions as notified.	
Tobias Meyer/55.3	Christchurch International Airport Limited/ #FS2052.166	Support	<p>Supports provisions as notified.</p> <p>I don't mind the adjusted limit for the south border, but leave the other sides. Otherwise development is severely affected. Allow north and east/west to be according to MDRS at least. Also perimeter blocks make more sense for good development so make the allowable envelope higher/remove for front of property: even if just for less of front 12m or 40% of property.</p>	Oppose

Victoria Neighbourhood Association (VNA) / #61.6		Seek Amendment	<p>Section 14.6.2.2 (a) refers to Appendix 14.15.2 Diagram D. In the absence of any site-specific S32 evaluation of impacts for this site, add a new Diagram E for the HRZ zone which matches the current Plan recession planes being current Appendix 14.16.2 Diagram C (varying from 35 to 50 to 55 degrees, commencing 2.3m above the site boundary). Reference this change in section 14.6.2.2.</p> <p>Section 14.6.2.2 (b). Delete all words from “unless” so that the clause reads: <i>“For any part of a building above 12m in height, the recession plane under a. shall apply.”</i></p> <p>Section 14.6.2.2 (c). Change subclause iv to read: <i>“the construction of three or more residential units of a maximum of 14 metres in height, to any part of a building;</i> <i>A. On a northern site boundary as defined by Diagram D, and</i> <i>B. On any other site boundary where the directly neighbouring building is already constructed to the full extent allowed by this section 14.6.2.2 (c), and</i> <i>C. Along the first 20 metres of a side boundary measured from the road boundary; or</i> <i>D. Within 60% of the site depth, measured from the road boundary, whichever is the lesser. For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below.”</i></p>	
Victoria Neighbourhood Association (VNA) /61.6	Clare Dale/ #FS2029.18	Seek Amendment	<p>Section 14.6.2.2 (a) refers to Appendix 14.15.2 Diagram D. In the absence of any site-specific S32 evaluation of impacts for this site, add a new Diagram E for the HRZ zone which matches the current Plan recession planes being current Appendix 14.16.2 Diagram C (varying from 35 to 50 to 55 degrees, commencing 2.3m above the site boundary). Reference this change in section 14.6.2.2.</p> <p>Section 14.6.2.2 (b). Delete all words from “unless” so that the clause reads: <i>“For any part of a building above 12m in height, the recession plane under a. shall apply.”</i></p> <p>Section 14.6.2.2 (c). Change subclause iv to read: <i>“the construction of three or more residential units of a maximum of 14 metres in height, to any part of a building;</i> <i>A. On a northern site boundary as defined by Diagram D, and</i> <i>B. On any other site boundary where the directly neighbouring building is already constructed to the full extent allowed by this section 14.6.2.2 (c), and</i> <i>C. Along the first 20 metres of a side boundary measured from the road boundary; or</i> <i>D. Within 60% of the site depth, measured from the road boundary, whichever is the lesser. For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below.”</i></p> <p>Our preference remains to maintain the current Plan’s lower recession plane requirements(current Appendix 14.16.2 Diagram C), given that many recently-constructed homes, post-earthquakes, in the HRZ area and elsewhere have been constructed based on the level of shading resulting from those setbacks. The effects on those new homes would be compromised for a very long time by even the revised recession planes. We have yet to see any evaluation within the section 32 report assessing those adverse effects relative to the current Plan.</p> <p>In subsection (a), recession planes are defined by Appendix 14.16.2 Diagram D from points 3m above boundary ground levels. Refer to our comments 2.2 under Issue 2, which apply to this issue also. Whilst we accept that what is proposed in PC14 is a compromise, we have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p>	Oppose

			<p>In subsection (b), recession planes would not apply where buildings are set back to the extent specified. We can see no reason why the recession plane rules should not apply to taller buildings which, even when setback back, would result in dramatically increased shading of neighbours. We have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p> <p>In subsection (c), this standard does not apply to the construction of 3 or more residential units along the first 20 metres of a side boundary measured from the road boundary, or 60% of the site depth, whichever is lesser. This could have a very significant adverse impact on neighbourhoods, for which we have not seen any comprehensive evaluation of effects.</p> <p>Our concern is that this exemption applied to one site could have enormous detrimental and threatening impact on direct neighbours, causing a domino effect of forcing neighbours from their property. A much more collaborative approach, which we would support, would be to allow such concessions on northern property boundaries only, or boundaries adjoining properties constructed to subsection (c) (see Appendix 14.15.2 diagram D), which would encourage the outcomes sought over time without intimidating current residents. We have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p> <p>Sunlight Access Qualifying Matter</p> <p>Generation Zero has asked that I oppose the Sunlight Access Qualifying Matter. I do not oppose this QM, and do strongly support it. The reason for supporting it is nothing to do with supporting existing property values, and everything to do with keeping housing more affordable, and helping to protect the physical and mental health of all residents, and of our environment. Sunlight is essential to these matters. I am disappointed that Generation Zero have not engaged with residents who submitted to CCC on this matter, and are making and publishing incorrect assumptions about the motivations of those residents. As I have been unable to correct the standard form, I have not ticked those sections I disagree with, and make my comments here</p>	
Victoria Neighbourhood Association (VNA) /61.6	Anne Dingwall/ #FS2037.97	Seek Amendment	<p>Section 14.6.2.2 (a) refers to Appendix 14.15.2 Diagram D. In the absence of any site-specific S32 evaluation of impacts for this site, add a new Diagram E for the HRZ zone which matches the current Plan recession planes being current Appendix 14.16.2 Diagram C (varying from 35 to 50 to 55 degrees, commencing 2.3m above the site boundary). Reference this change in section 14.6.2.2.</p> <p>Section 14.6.2.2 (b). Delete all words from "unless" so that the clause reads: <i>"For any part of a building above 12m in height, the recession plane under a. shall apply."</i></p> <p>Section 14.6.2.2 (c). Change subclause iv to read: <i>"the construction of three or more residential units of a maximum of 14 metres in height, to any part of a building;</i></p> <ul style="list-style-type: none"> <i>A. On a northern site boundary as defined by Diagram D, and</i> <i>B. On any other site boundary where the directly neighbouring building is already constructed to the full extent allowed by this section 14.6.2.2 (c), and</i> <i>C. Along the first 20 metres of a side boundary measured from the road boundary; or</i> <i>D. Within 60% of the site depth, measured from the road boundary, whichever is the lesser. For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below."</i> <p>Our preference remains to maintain the current Plan's lower recession plane requirements (current Appendix 14.16.2 Diagram C), given that many recently-constructed homes, post-earthquakes, in the HRZ area and elsewhere have been constructed based on the level of shading resulting from those setbacks. The effects on those new homes would be compromised for a very long time by even the revised recession planes. We have yet to see any evaluation within the section 32 report assessing those adverse effects relative to the current Plan.</p> <p>In subsection (a), recession planes are defined by Appendix 14.16.2 Diagram D from points 3m above boundary ground levels. Refer to our comments 2.2 under Issue 2, which apply to this issue also. Whilst we accept that what is proposed in PC14 is a compromise, we have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p>	Support

			<p>In subsection (b), recession planes would not apply where buildings are set back to the extent specified. We can see no reason why the recession plane rules should not apply to taller buildings which, even when setback back, would result in dramatically increased shading of neighbours. We have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p> <p>In subsection (c), this standard does not apply to the construction of 3 or more residential units along the first 20 metres of a side boundary measured from the road boundary, or 60% of the site depth, whichever is lesser. This could have a very significant adverse impact on neighbourhoods, for which we have not seen any comprehensive evaluation of effects.</p> <p>Our concern is that this exemption applied to one site could have enormous detrimental and threatening impact on direct neighbours, causing a domino effect of forcing neighbours from their property. A much more collaborative approach, which we would support, would be to allow such concessions on northern property boundaries only, or boundaries adjoining properties constructed to subsection (c) (see Appendix 14.15.2 diagram D), which would encourage the outcomes sought over time without intimidating current residents. We have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p> <p>Sunlight Access Qualifying Matter</p> <p>Generation Zero has asked that I oppose the Sunlight Access Qualifying Matter. I do not oppose this QM, and do strongly support it. The reason for supporting it is nothing to do with supporting existing property values, and everything to do with keeping housing more affordable, and helping to protect the physical and mental health of all residents, and of our environment. Sunlight is essential to these matters. I am disappointed that Generation Zero have not engaged with residents who submitted to CCC on this matter, and are making and publishing incorrect assumptions about the motivations of those residents. As I have been unable to correct the standard form, I have not ticked those sections I disagree with, and make my comments here</p>	
Victoria Neighbourhood Association (VNA) / #61.9		Seek Amendment	Amend 14.6.2.2 by requiring that Sunlight Access Qualifying Matter applies as an upper limit of shading for developments.	
Victoria Neighbourhood Association (VNA) /61.9	Clare Dale/ #FS2029.19	Seek Amendment	<p>Amend 14.6.2.2 by requiring that Sunlight Access Qualifying Matter applies as an upper limit of shading for developments.</p> <p>We strongly support the application of a Sunlight Access Qualifying Matter to the MRZ and HRZ zones of Christchurch, for the reasons CCC have identified in the S77 evaluation within the Section 32 Evaluation Report, particularly identifying changes that are beneficial to the environment, energy efficiency, health, and affordability.</p> <p>We note the high level of over-enabling of intensification under PC14. Therefore, we see this as a win-win-win scenario which both reduces the over-enablement, still provides much more intensification than is needed to meet demand projections, and improves the quality and affordability of the outcome.</p> <p>Where identified elsewhere, we challenge the writers of PC14 to consider the shading defined by the proposal in this QM as an upper limit, seeking opportunities to enable the advantages of even more sunlight access provided the capacity for intensification still remains sufficiently within the demand. This approach will maximise the positive impacts of PC14.</p> <p>Regarding exemptions:</p> <p>Section 32 Appendix 34 Sunlight Qualifying Matter also states that the average road frontage in HRZ is 19.8m, whilst this may be true as an average it doesn't reflect the actual reality of many central city sites. In the VNA area, many sections are less than 10m wide. The access to direct sunlight to heat homes and encourage efficient, sustainable energy sources will be significantly compromised if a one size fits all approach is taken to enable build heights in central city areas like the VNA which has a high volume of narrow sections that run north to south. Size of section, aspect, street width, recession plains need to be considered in HRZ such as the streets covered by the VNA to ensure good urban planning and the economic, social, and environment benefits of further densification. Adding across the board higher density by enabling 4 storeys in already high density without considering each site on its own merits makes no sense.</p>	Oppose
Victoria Neighbourhood Association (VNA) /61.9	Cambridge 137 Limited/ #FS2042.12	Seek Amendment	Amend 14.6.2.2 by requiring that Sunlight Access Qualifying Matter applies as an upper limit of shading for developments.	Oppose

			<p>We strongly support the application of a Sunlight Access Qualifying Matter to the MRZ and HRZ zones of Christchurch, for the reasons CCC have identified in the S77 evaluation within the Section 32 Evaluation Report, particularly identifying changes that are beneficial to the environment, energy efficiency, health, and affordability.</p> <p>We note the high level of over-enabling of intensification under PC14. Therefore, we see this as a win-win-win scenario which both reduces the over-enablement, still provides much more intensification than is needed to meet demand projections, and improves the quality and affordability of the outcome.</p> <p>Where identified elsewhere, we challenge the writers of PC14 to consider the shading defined by the proposal in this QM as an upper limit, seeking opportunities to enable the advantages of even more sunlight access provided the capacity for intensification still remains sufficiently within the demand. This approach will maximise the positive impacts of PC14.</p> <p>Regarding exemptions:</p> <p>Section 32 Appendix 34 Sunlight Qualifying Matter also states that the average road frontage in HRZ is 19.8m, whilst this may be true as an average it doesn't reflect the actual reality of many central city sites. In the VNA area, many sections are less than 10m wide. The access to direct sunlight to heat homes and encourage efficient, sustainable energy sources will be significantly compromised if a one size fits all approach is taken to enabled build heights in central city areas like the VNA which has a high volume of narrow sections that run north to south. Size of section, aspect, street width, recession plains need to be considered in HRZ such as the streets covered by the VNA to ensure good urban planning and the economic, social, and environment benefits of further densification. Adding across the board higher density by enabling 4 storeys in already high density without considering each site on its own merits makes no sense.</p>	
Victoria Neighbourhood Association (VNA) / #61.38		Seek Amendment	Amend 14.6.2.2 by including a reference to the proposed Diagram E in Appendix 14.15.2.	
Victoria Neighbourhood Association (VNA) /61.38	Clare Dale/ #FS2029.20	Seek Amendment	<p>Amend 14.6.2.2 by including a reference to the proposed Diagram E in Appendix 14.15.2.</p> <p>In the absence of any site-specific S32 evaluation of impacts for this site, add a new Diagram E for this site which matches the current Plan recession planes being current Appendix 14.16.2 Diagram C (varying from 35 to 50 to 55 degrees, commencing 2.3m above the site boundary).</p> <p>Our preference remains to maintain the current Plan's lower recession plane requirements (current Appendix 14.16.2 Diagram C), given that many recently-constructed homes, post-earthquakes, in the HRZ area and elsewhere have been constructed based on the level of shading resulting from those setbacks. The effects on those new homes would be compromised for a very long time by even the revised recession planes. We have yet to see any evaluation within the section 32 report assessing those adverse effects relative to the current Plan.</p> <p>In subsection (a), recession planes are defined by Appendix 14.16.2 Diagram D from points 3m above boundary ground levels. Refer to our comments 2.2 under Issue 2, which apply to this issue also. Whilst we accept that what is proposed in PC14 is a compromise, we have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p> <p>In subsection (b), recession planes would not apply where buildings are set back to the extent specified. We can see no reason why the recession plane rules should not apply to taller buildings which, even when setback back, would result in dramatically increased shading of neighbours. We have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p> <p>In subsection (c), this standard does not apply to the construction of 3 or more residential units along the first 20 metres of a side boundary measured from the road boundary, or 60% of the site depth, whichever is lesser. This could have a very significant adverse impact on neighbourhoods, for which we have not seen any comprehensive evaluation of effects.</p> <p>Our concern is that this exemption applied to one site could have enormous detrimental and threatening impact on direct neighbours, causing a domino effect of forcing neighbours from their property. A much more collaborative approach, which we would support, would be to allow such concessions on northern property boundaries only, or boundaries adjoining properties constructed to subsection (c) (see Appendix 14.15.2 diagram D), which would encourage the outcomes sought over time without intimidating current residents. We have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p>	Oppose

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Victoria Neighbourhood Association (VNA) /61.38	Cambridge 137 Limited/ #FS2042.23	Seek Amendment	<p>Amend 14.6.2.2 by including a reference to the proposed Diagram E in Appendix 14.15.2.</p> <p>In the absence of any site-specific S32 evaluation of impactsfor this site, add a new Diagram E for this site which matches the current Plan recessionplanes being current Appendix 14.16.2 Diagram C (varying from 35 to 50 to 55 degrees,commencing 2.3m above the site boundary).</p> <p>Our preference remains to maintain the current Plan’s lower recession plane requirements (current Appendix 14.16.2 Diagram C), given that many recently-constructed homes, post-earthquakes, in the HRZ area and elsewhere have been constructed based on the level of shading resulting from</p>	Oppose

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Victoria Neighbourhood Association (VNA) /61.38	Kāinga Ora/ #FS2082.31	Seek Amendment	<p>Amend 14.6.2.2 by including a reference to the proposed Diagram E in Appendix 14.15.2.</p> <p>In the absence of any site-specific S32 evaluation of impacts for this site, add a new Diagram E for this site which matches the current Plan recession planes being current Appendix 14.16.2 Diagram C (varying from 35 to 50 to 55 degrees, commencing 2.3m above the site boundary).</p> <p>Our preference remains to maintain the current Plan's lower recession plane requirements (current Appendix 14.16.2 Diagram C), given that many recently-constructed homes, post-earthquakes, in the HRZ area and elsewhere have been constructed based on the level of shading resulting from those setbacks. The effects on those new homes would be compromised for a very long time by even the revised recession planes. We have yet to see any evaluation within the section 32 report assessing those adverse effects relative to the current Plan.</p> <p>In subsection (a), recession planes are defined by Appendix 14.16.2 Diagram D from points 3m above boundary ground levels. Refer to our comments 2.2 under Issue 2, which apply to this issue also. Whilst we accept that what is proposed in PC14 is a compromise, we have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p> <p>In subsection (b), recession planes would not apply where buildings are set back to the extent specified. We can see no reason why the recession plane rules should not apply to taller buildings which, even when setback back, would result in dramatically increased shading of neighbours. We have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p> <p>In subsection (c), this standard does not apply to the construction of 3 or more residential units along the first 20 metres of a side boundary measured from the road boundary, or 60% of the site depth, whichever is lesser. This could have a very significant adverse impact on neighbourhoods, for which we have not seen any comprehensive evaluation of effects.</p> <p>Our concern is that this exemption applied to one site could have enormous detrimental and threatening impact on direct neighbours, causing a domino effect of forcing neighbours from their property. A much more collaborative approach, which we would support, would be to allow such concessions on northern property boundaries only, or boundaries adjoining properties constructed to subsection (c) (see Appendix 14.15.2 diagram D), which would encourage the outcomes sought over time without intimidating current residents. We have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p> <p>Sunlight Access Qualifying Matter</p> <p>Generation Zero has asked that I oppose the Sunlight Access Qualifying Matter. I do not oppose this QM, and do strongly support it. The reason for supporting it is nothing to do with supporting existing property values, and everything to do with keeping housing more affordable, and helping to protect the physical and mental health of all residents, and of our environment. Sunlight is essential to these matters.</p> <p>I am disappointed that Generation Zero have not engage with residents who submitted to CCC on this matter, and are making and publishing incorrect assumptions about the motivations of those residents.</p> <p>As I have been unable to correct the standard form, I have not ticked those sections I disagree with, and make my comments here</p> <p>Amend 14.6.2.2 by including a reference to the proposed Diagram E in Appendix 14.15.2.</p> <p>In the absence of any site-specific S32 evaluation of impacts for this site, add a new Diagram E for this site which matches the current Plan recession planes being current Appendix 14.16.2 Diagram C (varying from 35 to 50 to 55 degrees, commencing 2.3m above the site boundary).</p>	Oppose

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Victoria Neighbourhood Association (VNA) / #61.40		Seek Amendment	Delete all words from “unless” from 14.6.2.2.	
Victoria Neighbourhood Association (VNA) /61.40	Clare Dale/ #FS2029.21	Seek Amendment	<p>Delete all words from “unless” from 14.6.2.2.</p> <p>Section 14.6.2.2 (b). Delete all words from “unless” so that the clause reads:“For any part of a building above 12m in height, the recession plane under a shall apply.”</p> <p>Our preference remains to maintain the current Plan’s lower recession plane requirements (current Appendix 14.16.2 Diagram C), given that many recently-constructed homes, post-earthquakes, in the HRZ area and elsewhere have been constructed based on the level of shading resulting from those setbacks. The effects on those new homes would be compromised for a very long time by even the revised recession planes. We have yet to see any evaluation within the section 32 report assessing those adverse effects relative to the current Plan.</p> <p>In subsection (a), recession planes are defined by Appendix 14.16.2 Diagram D from points 3m above boundary ground levels. Refer to our comments 2.2 under Issue 2, which apply to this issue also. Whilst we accept that what is proposed in PC14 is a compromise, we have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p> <p>In subsection (b), recession planes would not apply where buildings are set back to the extent specified. We can see no reason why the recession plane rules should not apply to taller buildings which, even when setback back, would result in dramatically increased shading of neighbours. We have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p>	Oppose

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<p>Victoria Neighbourhood Association (VNA) /61.40</p>	<p>Kāinga Ora/ #FS2082.33</p>	<p>Seek Amendment</p>	<p>Delete all words from “unless” from 14.6.2.2.</p> <p>Section 14.6.2.2 (b). Delete all words from “unless” so that the clause reads:“For any part of a building above 12m in height, the recession plane under a shall apply.”</p> <p>Our preference remains to maintain the current Plan’s lower recession plane requirements (current Appendix 14.16.2 Diagram C), given that many recently-constructed homes, post-earthquakes, in the HRZ area and elsewhere have been constructed based on the level of shading resulting from those setbacks. The effects on those new homes would be compromised for a very long time by even the revised recession planes. We have yet to see any evaluation within the section 32 report assessing those adverse effects relative to the current Plan.</p> <p>In subsection (a), recession planes are defined by Appendix 14.16.2 Diagram D from points 3m above boundary ground levels. Refer to our comments 2.2 under Issue 2, which apply to this issue also. Whilst we accept that what is proposed in PC14 is a compromise, we have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p> <p>In subsection (b), recession planes would not apply where buildings are set back to the extent specified. We can see no reason why the recession plane rules should not apply to taller buildings which, even when setback back, would result in dramatically increased shading of neighbours. We have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p> <p>In subsection (c), this standard does not apply to the construction of 3 or more residential units along the first 20 metres of a side boundary measured from the road boundary, or 60% of the site depth, whichever is lesser. This could have a very significant adverse impact on neighbourhoods, for which we have not seen any comprehensive evaluation of effects.</p> <p>Our concern is that this exemption applied to one site could have enormous detrimental and threatening impact on direct neighbours, causing a domino effect of forcing neighbours from their property. A much more collaborative approach, which we would support, would be to allow such concessions on northern property boundaries only, or boundaries adjoining properties constructed to subsection (c) (see Appendix 14.15.2 diagram D), which would encourage the outcomes sought over time without intimidating current residents. We have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p> <p>Sunlight Access Qualifying Matter</p> <p>Generation Zero has asked that I oppose the Sunlight Access Qualifying Matter. I do not oppose this QM, and do strongly support it. The reason for supporting it is nothing to do with supporting existing property values, and everything to do with keeping housing more affordable, and helping to protect the physical and mental health of all residents, and of our environment. Sunlight is essential to these matters.</p> <p>I am disappointed that Generation Zero have not engage with residents who submitted to CCC on this matter, and are making and publishing incorrect assumptions about the motivations of those residents.</p> <p>As I have been unable to correct the standard form, I have not ticked those sections I disagree with, and make my comments here</p> <p>Delete all words from “unless” from 14.6.2.2.</p> <p>Section 14.6.2.2 (b). Delete all words from “unless” so that the clause reads:“For any part of a building above 12m in height, the recession plane under a shall apply.”</p> <p>Our preference remains to maintain the current Plan’s lower recession plane requirements (current Appendix 14.16.2 Diagram C), given that many recently-constructed homes, post-earthquakes, in the HRZ area and elsewhere have been constructed based on the level of shading resulting from those setbacks. The effects on those new homes would be compromised for a very long time by even the revised recession planes. We have yet to see any evaluation within the section 32 report assessing those adverse effects relative to the current Plan.</p> <p>In subsection (a), recession planes are defined by Appendix 14.16.2 Diagram D from points 3m above boundary ground levels. Refer to our comments 2.2 under Issue 2, which apply to this issue also. Whilst we accept that what is proposed in PC14 is a compromise, we have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p>	<p>Oppose</p>
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Victoria Neighbourhood Association (VNA) / #61.41		Seek Amendment	<p>Amend Section 14.6.2.2 (c), subclause iv by including the following sentences: "the construction of three or more residential units of a maximum of 14 metres in height, to any part of a building;</p> <p>A. On a northern site boundary as defined by Diagram D;</p> <p>B. On any other site boundary where the directly neighbouring building is already constructed to the full extent allowed by this section 14.6.2.2 (c); and</p> <p>A-C. Along the first 20 metres of a side boundary measured from the road boundary; or</p> <p>B-D. Within 60% of the site depth, measured from the road boundary, whichever is the lesser. For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below."</p>	
Victoria Neighbourhood Association (VNA) /61.41	Clare Dale/ #FS2029.22	Seek Amendment	<p>Amend Section 14.6.2.2 (c), subclause iv by including the following sentences: "the construction of three or more residential units of a maximum of 14 metres in height, to any part of a building;</p> <p>A. On a northern site boundary as defined by Diagram D;</p> <p>B. On any other site boundary where the directly neighbouring building is already constructed to the full extent allowed by this section 14.6.2.2 (c); and</p> <p>A-C. Along the first 20 metres of a side boundary measured from the road boundary; or</p> <p>B-D. Within 60% of the site depth, measured from the road boundary, whichever is the lesser. For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below."</p> <p>Section 14.6.2.2 (c). Change subclause iv to read: " the construction of three or more residential units of a maximum of 14 metres in height, to any part of a building;</p> <p>A. On a northern site boundary as defined by Diagram D,</p>	Oppose

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Victoria Neighbourhood Association (VNA) /61.41	Cambridge 137 Limited/ #FS2042.25	Seek Amendment	<p>Amend Section 14.6.2.2 (c), subclause iv by including the following sentences: "the construction of three or more residential units of a maximum of 14 metres in height, to any part of a building;</p> <p>A. On a northern site boundary as defined by Diagram D;</p> <p>B. On any other site boundary where the directly neighbouring building is already constructed to the full extent allowed by this section 14.6.2.2 (c),; and</p> <p>A-C. Along the first 20 metres of a side boundary measured from the road boundary; or</p> <p>B-D. Within 60% of the site depth, measured from the road boundary, whichever is the lesser. For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below.”</p>	Oppose

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		<p>B. On any other site boundary where the directly neighbouring building is already constructed to the full extent allowed by this section 14.6.2.2 (c),; and</p> <p>A-C. Along the first 20 metres of a side boundary measured from the road boundary; or</p> <p>B-D. Within 60% of the site depth, measured from the road boundary, whichever is the lesser. For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below.”</p> <p>Section 14.6.2.2 (c). Change subclause iv to read: “ the construction of three or more residential units of a maximum of 14 metres in height, to any part of a building;</p> <p>A. On a northern site boundary as defined by Diagram D,</p> <p>B. On any other site boundary where the directly neighbouring building is already constructed to the full extent allowed by this section 14.6.2.2 (c), and</p> <p>C. Along the first 20 metres of a side boundary measured from the road boundary; or</p> <p>D. Within 60% of the site depth, measured from the road boundary, whichever is the lesser. For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below.”</p> <p>Our preference remains to maintain the current Plan’s lower recession plane requirements (current Appendix 14.16.2 Diagram C), given that many recently-constructed homes, post-earthquakes, in the HRZ area and elsewhere have been constructed based on the level of shading resulting from those setbacks. The effects on those new homes would be compromised for a very long time by even the revised recession planes. We have yet to see any evaluation within the section 32 report assessing those adverse effects relative to the current Plan.</p> <p>In subsection (a), recession planes are defined by Appendix 14.16.2 Diagram D from points 3m above boundary ground levels. Refer to our comments 2.2 under Issue 2, which apply to this issue also. Whilst we accept that what is proposed in PC14 is a compromise, we have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p> <p>In subsection (b), recession planes would not apply where buildings are set back to the extent specified. We can see no reason why the recession plane rules should not apply to taller buildings which, even when setback back, would result in dramatically increased shading of neighbours. We have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p> <p>In subsection (c), this standard does not apply to the construction of 3 or more residential units along the first 20 metres of a side boundary measured from the road boundary, or 60% of the site depth, whichever is lesser. This could have a very significant adverse impact on neighbourhoods, for which we have not seen any comprehensive evaluation of effects.</p> <p>Our concern is that this exemption applied to one site could have enormous detrimental and threatening impact on direct neighbours, causing a domino effect of forcing neighbours from their property. A much more collaborative approach, which we would support, would be to allow such concessions on northern property boundaries only, or boundaries adjoining properties constructed to subsection (c) (see Appendix 14.15.2 diagram D), which would encourage the outcomes sought over time without intimidating current residents. We have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p> <p>Sunlight Access Qualifying Matter</p> <p>Generation Zero has asked that I oppose the Sunlight Access Qualifying Matter. I do not oppose this QM, and do strongly support it. The reason for supporting it is nothing to do with supporting existing property values, and everything to do with keeping housing more affordable, and helping to protect the physical and mental health of all residents, and of our environment. Sunlight is essential to these matters.</p> <p>I am disappointed that Generation Zero have not engage with residents who submitted to CCC on this matter, and are making and publishing incorrect assumptions about the motivations of those residents.</p> <p>As I have been unable to correct the standard form, I have not ticked those sections I disagree with, and make my comments here</p> <p>Amend Section 14.6.2.2 (c), subclause iv by including the following sentences: "the construction of three or more residential units of a maximum of 14 metres in height, to any part of a building;</p>	
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			<p>A. On a northern site boundary as defined by Diagram D;</p> <p>B. On any other site boundary where the directly neighbouring building is already constructed to the full extent allowed by this section 14.6.2.2 (c); and</p> <p>A-C. Along the first 20 metres of a side boundary measured from the road boundary; or</p> <p>B-D. Within 60% of the site depth, measured from the road boundary, whichever is the lesser. For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below.”</p> <p>Section 14.6.2.2 (c). Change subclause iv to read: “ the construction of three or more residential units of a maximum of 14 metres in height, to any part of a building;</p> <p>A. On a northern site boundary as defined by Diagram D,</p> <p>B. On any other site boundary where the directly neighbouring building is already constructed to the full extent allowed by this section 14.6.2.2 (c), and</p> <p>C. Along the first 20 metres of a side boundary measured from the road boundary; or</p> <p>D. Within 60% of the site depth, measured from the road boundary, whichever is the lesser. For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below.”</p> <p>Our preference remains to maintain the current Plan’s lower recession plane requirements (current Appendix 14.16.2 Diagram C), given that many recently-constructed homes, post-earthquakes, in the HRZ area and elsewhere have been constructed based on the level of shading resulting from those setbacks. The effects on those new homes would be compromised for a very long time by even the revised recession planes. We have yet to see any evaluation within the section 32 report assessing those adverse effects relative to the current Plan.</p> <p>In subsection (a), recession planes are defined by Appendix 14.16.2 Diagram D from points 3m above boundary ground levels. Refer to our comments 2.2 under Issue 2, which apply to this issue also. Whilst we accept that what is proposed in PC14 is a compromise, we have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p> <p>In subsection (b), recession planes would not apply where buildings are set back to the extent specified. We can see no reason why the recession plane rules should not apply to taller buildings which, even when setback back, would result in dramatically increased shading of neighbours. We have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p> <p>In subsection (c), this standard does not apply to the construction of 3 or more residential units along the first 20 metres of a side boundary measured from the road boundary, or 60% of the site depth, whichever is lesser. This could have a very significant adverse impact on neighbourhoods, for which we have not seen any comprehensive evaluation of effects.</p> <p>Our concern is that this exemption applied to one site could have enormous detrimental and threatening impact on direct neighbours, causing a domino effect of forcing neighbours from their property. A much more collaborative approach, which we would support, would be to allow such concessions on northern property boundaries only, or boundaries adjoining properties constructed to subsection (c) (see Appendix 14.15.2 diagram D), which would encourage the outcomes sought over time without intimidating current residents. We have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p> <p>Sunlight Access Qualifying Matter</p> <p>Generation Zero has asked that I oppose the Sunlight Access Qualifying Matter. I do not oppose this QM, and do strongly support it. The reason for supporting it is nothing to do with supporting existing property values, and everything to do with keeping housing more affordable, and helping to protect the physical and mental health of all residents, and of our environment. Sunlight is essential to these matters.</p> <p>I am disappointed that Generation Zero have not engage with residents who submitted to CCC on this matter, and are making and publishing incorrect assumptions about the motivations of those residents.</p> <p>As I have been unable to correct the standard form, I have not ticked those sections I disagree with, and make my comments here</p>	
Victoria Neighbourhood Association (VNA) / #61.53		Oppose	Retain recession planes as set out in the operative District Plan.	

Victoria Neighbourhood Association (VNA) /61.53	Clare Dale/ #FS2029.23	Oppose	<p>Retain recession planes as set out in the operative District Plan.</p> <p>The current central city residential area in Christchurch consists of old streets and old sites(originally for small workers cottages), many residential sites in within the 4 Avenues are therefore very small (often less than 300 sq m). It is inappropriate to enable 4-6 storey high buildings in areas without ruining the economic, social and cultural aspects of the existing community including loss of sunlight, privacy, noise pollution, inability to efficiently use passive heating, inability to grow own fruit and vegetables parking congestion, loss of value in their property and negative impacts on mental wellbeing to name some of the obvious costs.</p> <p>These are all costs that will be borne by both the existing and future residential communities living in current central city residential zones. It seems not equal consideration to all peoples' social and cultural needs are being treated with equal consideration in PC14, as it favours the needs of a selected future resident in a new building that may never come, and whose who now and in future occupy existing homes and whose needs could be quite different to what is being enabled.</p> <ul style="list-style-type: none"> • There is plenty of opportunity to enable new HRZ housing within the CHC central city without only focusing on going higher and intensifying even more in the existing residential areas. <p>For example: the VNA neighbourhood currently has a density of 150 households per hectare and with an average section size of 400-300m sq. There exists at least 7 hectares of land on the south side of the city that has zero households per hectare and which is zoned for mixed use. This land could be enabled for HRZ if the CCC were to think more strategically about how to actively encourage more housing the in central city AND meet the needs of the demand without over enabling, thereby also meeting the needs of the existing community AND have an excellent outcome in urban planning. The development of the South Frame in the CCRP has not moved forward in any way to make the South side of the city an attractive place to live, work and play all within 500m of the CBD.</p> <ul style="list-style-type: none"> • There could easily be over 2,000 households enabled within this CCRP central city area if development for residential were to be actively encouraged by rezoning, or offering incentives, and actively discourage further density development in existing central city residential already densely developed. By doing this CCC would be proactively and meaningfully participating in the role of urban planning and signalling that the south side is where they want development. Without Council actively managing this opportunity for residential development as they did for the East frame, Developers will continue to do small infill developments based on yield alone, which will not deliver the right outcomes for the city and its residents in relation to urban planning. Refer to Figures 2 & 3 which clearly show that the CHC central city is very clearly unbalanced with all the residential on one side (north) and all the services on the opposite side (south). You can't shift the amenity, but you can develop houses, which is what the Gov't is asking for. 	Oppose
Victoria Neighbourhood Association (VNA) /61.53	Anne Dingwall/ #FS2037.124	Oppose	<p>Retain recession planes as set out in the operative District Plan.</p> <p>The current central city residential area in Christchurch consists of old streets and old sites(originally for small workers cottages), many residential sites in within the 4 Avenues are therefore very small (often less than 300 sq m). It is inappropriate to enable 4-6 storey high buildings in areas without ruining the economic, social and cultural aspects of the existing community including loss of sunlight, privacy, noise pollution, inability to efficiently use passive heating, inability to grow own fruit and vegetables parking congestion, loss of value in their property and negative impacts on mental wellbeing to name some of the obvious costs.</p> <p>These are all costs that will be borne by both the existing and future residential communities living in current central city residential zones. It seems not equal consideration to all peoples' social and cultural needs are being treated with equal consideration in PC14, as it favours the needs of a selected future resident in a new building that may never come, and whose who now and in future occupy existing homes and whose needs could be quite different to what is being enabled.</p> <ul style="list-style-type: none"> • There is plenty of opportunity to enable new HRZ housing within the CHC central city without only focusing on going higher and intensifying even more in the existing residential areas. <p>For example: the VNA neighbourhood currently has a density of 150 households per hectare and with an average section size of 400-300m sq. There exists at least 7 hectares of land on the south side of the city that has zero households per hectare and which is zoned for mixed use. This land could be enabled for HRZ if the CCC were to think more strategically about how to actively encourage more housing the in central city AND meet the needs of the demand without over enabling, thereby also meeting</p>	Support

			<p>the needs of the existing community AND have an excellent outcome in urban planning. The development of the South Frame in the CCRP has not moved forward in any way to make the South side of the city an attractive place to live, work and play all within 500m of the CBD.</p> <ul style="list-style-type: none"> • There could easily be over 2,000 households enabled within this CCRP central city area if development for residential were to be actively encouraged by rezoning, or offering incentives, and actively discourage further density development in existing central city residential already densely developed. By doing this CCC would be proactively and meaningfully participating in the role of urban planning and signalling that the south side is where they want development. Without Council actively managing this opportunity for residential development as they did for the East frame, Developers will continue to do small infill developments based on yield alone, which will not deliver the right outcomes for the city and its residents in relation to urban planning. Refer to Figures 2 & 3 which clearly show that the CHC central city is very clearly unbalanced with all the residential on one side (north) and all the services on the opposite side (south). You can't shift the amenity, but you can develop houses, which is what the Gov't is asking for. 	
Kathleen Crisley/ #63.89		Support	Retain provisions in relation to recession planes in final plan decision.	
Kathleen Crisley/ #63.90		Seek Amendment	Seek clarification of effects on neighbouring sites arising from compliance with 14.6.2.2(b)	
Kathleen Crisley/63.90	Stantec/ #FS2032.23	Seek Amendment	Seek clarification of effects on neighbouring sites arising from compliance with 14.6.2.2(b) Primarily because I can't find any calculations to show what impact a building that is say 14 metres tall with therequired setbacks would have on a neighbouring property's access to sunlight.	Support
Rachel Davies/ #67.2		Support	Retain and increase the Sunlight Access qualifying matter.	
Rachel Davies/ #67.11		Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land	
Paul Wing/ #70.5		Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.	
Rosemary Neave/ #72.7		Oppose	Remove the Sunlight Access Qualifying Matter from the proposed District Plan.	
Rosemary Neave/72.7	Anne Dingwall/ #FS2037.152	Oppose	Remove the Sunlight Access Qualifying Matter from the proposed District Plan. There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required and would create a less efficient usage of land and limit future housing. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.	Oppose
Andrew Evans/ #89.14		Support	Support provisions as notified.	
Mary Clay/ #100.4		Seek Amendment	Proposed recession planes have the potential to result in poor outcomes that affects access to sunlight and privacy.	
Damian Blogg/ #103.4		Seek Amendment	[Lower recession planes]	
Ann Clay/ #104.4		Seek Amendment	[Lower recession planes]	
Kaye Thomson/ #109.1		Oppose	Oppose more permissive height in relation to boundary rule for Paparoa Street residential properties.	
Nikki Smetham/ #112.8		Support	[Retain Sunlight Access Qualifying Matter]	
Tracey Strack/ #119.6		Seek Amendment	<ul style="list-style-type: none"> • That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and, • That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions. 	
Cameron Matthews/ #121.5		Oppose	Opposes the sunlight access qualifying matter.	
Cameron Matthews/121.5	Ivan Thomson/ #FS2047.6	Oppose	<p>Opposes the sunlight access qualifying matter.</p> <p>Requests removal of the Sunlight Access Qualifying Matter.</p> <p>The proposed QM is designed to undermine the goals of NPS-UD and MDRS regarding housing density, availability, and affordability, it lacks site-specific identification or analysis, is likely to be ineffective at achieving its ostensible goal of achieving weather-parity between Christchurch and Auckland, is not strategic in the medium or long term, and has an unspecified but highly negative impact on housing density and capacity. The proposed Sunlight Access Qualifying Matter should therefore be removed from the plan.</p>	Oppose

			<p>The proposal has a high impact, which is obfuscated by CCC's impact assessment only including the effect on RS zones transitioning to MRZ. They assert 3 that within that group, 96% of the floorspace that would be enabled by MDRS would be achieved with their proposed QM. However, this gives no consideration to the impact on plan-enabled or feasible housing capacity in the extensive areas of the city operatively zoned RMD which will change to MRZ, nor the areas zoned for HRZ around key activity centres. This limitation selectively excludes potentially smaller, more centrally located sites (existing RMD-zone) which are likely at higher demand than the more peripheral RS-zoned sites. Those smaller RMD sites are more negatively impacted by CCC's proposed recession planes than larger ones, as the increased setbacks and lowered recession planes intersect to cause the feasible building height limit to not necessarily reach the full 12m required by MDRS. If these much more extensive zones (all of MRZ and HRZ) were included in the impact assessment, it would likely show a much greater reduction in the number of allowable and feasible homes. As the true impact of the proposed QM is not known to the public and is likely to be high (given the vast scale on which it's proposed to be applied), the Sunlight Access Qualifying Matter should be removed from the proposal.</p> <p>The arguments that CCC put forward in favour of the proposed QM are deficient. In broader context, the implication that national laws should be applied to Auckland, Hamilton, Tauranga, and Wellington as written, but Christchurch – the country's second largest city – with a post-hoc 'calibration' factor is absurd. The rules around NPS-UD and MDRS were clearly considered to apply nation-wide, with enabling legislation passed with supermajorities in parliament backed by all Canterbury and Christchurch MPs, and Christchurch even being mentioned explicitly in the third reading of the MDRS bill 4. The proposal – embarrassingly – treats Christchurch as though it were some forgettable, large-rural-town rather than the forward-looking, community focussed, youthful and diverse city that I think of it as, and seeks special status as such, which if implemented would – in my opinion – not be lawful, and therefore the Sunlight Access Qualifying Matter should be removed from the proposal.</p> <p>Additionally, CCC's premise that differences in outcomes between centres having implemented MDRS and NPS-UD can be calibrated-out by simply accounting for the differences in the angle of the sun's zenith on the winter solstice is simplistic and erroneous. Differences in outcomes in indoor and outdoor temperatures and irradiance between centres will be due to myriad of social, geographical, meteorological, and economic factors, not to mention site-specific factors like grade/slope, vegetation, nearby topographical features, to name a few, not just latitude. These site-specific analyses and evidence are required by the MDRS and NPS-UD rules for Qualifying Matters yet have not been assessed for this proposal. CCC's attempt to neutralise those intrinsic differences between centres – by only altering recession planes, such that they create an un-due restriction on density – will therefore be ineffective at 'managing the specific features' (as per NPS-UD), and therefore the Sunlight Access Qualifying Matter should be removed from the proposal.</p>	
Cameron Matthews/121.5	Christchurch International Airport Limited/ #FS2052.195	Oppose	<p>Opposes the sunlight access qualifying matter.</p> <p>Requests removal of the Sunlight Access Qualifying Matter.</p> <p>The proposed QM is designed to undermine the goals of NPS-UD and MDRS regarding housing density, availability, and affordability, it lacks site-specific identification or analysis, is likely to be ineffective at achieving its ostensible goal of achieving weather-parity between Christchurch and Auckland, is not strategic in the medium or long term, and has an unspecified but highly negative impact on housing density and capacity. The proposed Sunlight Access Qualifying Matter should therefore be removed from the plan.</p> <p>The proposal has a high impact, which is obfuscated by CCC's impact assessment only including the effect on RS zones transitioning to MRZ. They assert 3 that within that group, 96% of the floorspace that would be enabled by MDRS would be achieved with their proposed QM. However, this gives no consideration to the impact on plan-enabled or feasible housing capacity in the extensive areas of the city operatively zoned RMD which will change to MRZ, nor the areas zoned for HRZ around key activity centres. This limitation selectively excludes potentially smaller, more centrally located sites (existing RMD-zone) which are likely at higher demand than the more peripheral RS-zoned sites. Those smaller RMD sites are more negatively impacted by CCC's proposed recession planes than larger ones, as the increased setbacks and lowered recession planes intersect to cause the feasible building height limit to not necessarily reach the full 12m required by MDRS. If these much more extensive zones (all of MRZ and HRZ) were included in the impact assessment, it would likely show a much greater reduction in the number of allowable and feasible homes. As the true impact of the proposed QM is not known to the public and is likely to be high (given the vast scale on which it's proposed to be applied), the Sunlight Access Qualifying Matter should be removed from the proposal.</p> <p>The arguments that CCC put forward in favour of the proposed QM are deficient. In broader context, the implication that national laws should be applied to Auckland, Hamilton, Tauranga, and Wellington as written, but Christchurch – the country's second largest city – with a post-hoc 'calibration' factor is absurd. The rules around NPS-UD and MDRS were clearly considered to apply nation-wide, with enabling legislation passed with supermajorities in parliament backed by all Canterbury and Christchurch MPs, and Christchurch even being mentioned explicitly in the third reading of</p>	Oppose

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Cameron Matthews/121.5	Andrew McCarthy/ #FS2081.3	Oppose	<p>Opposes the sunlight access qualifying matter.</p> <p>Requests removal of the Sunlight Access Qualifying Matter.</p> <p>The proposed QM is designed to undermine the goals of NPS-UD and MDRS regarding housing density, availability, and affordability, it lacks site-specific identification or analysis, is likely to be ineffective at achieving its ostensible goal of achieving weather-parity between Christchurch and Auckland, is not strategic in the medium or long term, and has an unspecified but highly negative impact on housing density and capacity. The proposed Sunlight Access Qualifying Matter should therefore be removed from the plan.</p> <p>The proposal has a high impact, which is obfuscated by CCC’s impact assessment only including the effect on RS zones transitioning to MRZ. They assert 3 that within that group, 96% of the floorspace that would be enabled by MDRS would be achieved with their proposed QM. However, this gives no consideration to the impact on plan-enabled or feasible housing capacity in the extensive areas of the city operatively zoned RMD which will change to MRZ, nor the areas zoned for HRZ around key activity centres. This limitation selectively excludes potentially smaller, more centrally located sites (existing RMD-zone) which are likely at higher demand than the more peripheral RS-zoned sites. Those smaller RMD sites are more negatively impacted by CCC’s proposed recession planes than larger ones, as the increased setbacks and lowered recession planes intersect to cause the feasible building height limit to not necessarily reach the full 12m required by MDRS. If these much more extensive zones (all of MRZ and HRZ) were included in the impact assessment, it would likely show a much greater reduction in the number of allowable and feasible homes. As the true impact of the proposed QM is not known to the public and is likely to be high (given the vast scale on which it’s proposed to be applied), the Sunlight Access Qualifying Matter should be removed from the proposal.</p> <p>The arguments that CCC put forward in favour of the proposed QM are deficient. In broader context, the implication that national laws should be applied to Auckland, Hamilton, Tauranga, and Wellington as written, but Christchurch – the country’s second largest city – with a post-hoc ‘calibration’ factor is absurd. The rules around NPS-UD and MDRS were clearly considered to apply nation-wide, with enabling legislation passed with supermajorities in parliament backed by all Canterbury and Christchurch MPs, and Christchurch even being mentioned explicitly in the third reading of the MDRS bill 4. The proposal – embarrassingly – treats Christchurch as though it were some forgettable, large-rural-town rather than the forward-looking, community focussed, youthful and diverse city that I think of it as, and seeks special status as such, which if implemented would – in my opinion – not be lawful, and therefore the Sunlight Access Qualifying Matter should be removed from the proposal.</p> <p>Additionally, CCC’s premise that differences in outcomes between centres having implemented MDRS and NPS-UD can be calibrated-out by simply accounting for the differences in the angle of the sun’s zenith on the winter solstice is simplistic and erroneous. Differences in outcomes in indoor and outdoor temperatures and irradiance between centres will be due to myriad of social, geographical, meteorological, and economic factors, not to mention site-specific factors like grade/slope, vegetation, nearby topographical features, to name a few, not just latitude. These site-specific analyses and evidence are required by the MDRS and NPS-UD rules for Qualifying Matters yet have not been assessed for this proposal. CCC’s attempt to neutralise those intrinsic differences between centres – by only altering recession planes, such that they create an un-due restriction on density – will therefore be ineffective at ‘managing the specific features’ (as per NPS-UD), and therefore the Sunlight Access Qualifying Matter should be removed from the proposal.</p>	Support

Cameron Matthews/121.5	Brighton Observatory of Environment and Economics/ #FS2092.6	Oppose	<p>Opposes the sunlight access qualifying matter.</p> <p>Requests removal of the Sunlight Access Qualifying Matter.</p> <p>The proposed QM is designed to undermine the goals of NPS-UD and MDRS regarding housing density, availability, and affordability, it lacks site-specific identification or analysis, is likely to be ineffective at achieving its ostensible goal of achieving weather-parity between Christchurch and Auckland, is not strategic in the medium or long term, and has an unspecified but highly negative impact on housing density and capacity. The proposed Sunlight Access Qualifying Matter should therefore be removed from the plan.</p> <p>The proposal has a high impact, which is obfuscated by CCC's impact assessment only including the effect on RS zones transitioning to MRZ. They assert 3 that within that group, 96% of the floorspace that would be enabled by MDRS would be achieved with their proposed QM. However, this gives no consideration to the impact on plan-enabled or feasible housing capacity in the extensive areas of the city operatively zoned RMD which will change to MRZ, nor the areas zoned for HRZ around key activity centres. This limitation selectively excludes potentially smaller, more centrally located sites (existing RMD-zone) which are likely at higher demand than the more peripheral RS-zoned sites. Those smaller RMD sites are more negatively impacted by CCC's proposed recession planes than larger ones, as the increased setbacks and lowered recession planes intersect to cause the feasible building height limit to not necessarily reach the full 12m required by MDRS. If these much more extensive zones (all of MRZ and HRZ) were included in the impact assessment, it would likely show a much greater reduction in the number of allowable and feasible homes. As the true impact of the proposed QM is not known to the public and is likely to be high (given the vast scale on which it's proposed to be applied), the Sunlight Access Qualifying Matter should be removed from the proposal.</p> <p>The arguments that CCC put forward in favour of the proposed QM are deficient. In broader context, the implication that national laws should be applied to Auckland, Hamilton, Tauranga, and Wellington as written, but Christchurch – the country's second largest city – with a post-hoc 'calibration' factor is absurd. The rules around NPS-UD and MDRS were clearly considered to apply nation-wide, with enabling legislation passed with supermajorities in parliament backed by all Canterbury and Christchurch MPs, and Christchurch even being mentioned explicitly in the third reading of the MDRS bill 4. The proposal – embarrassingly – treats Christchurch as though it were some forgettable, large-rural-town rather than the forward-looking, community focussed, youthful and diverse city that I think of it as, and seeks special status as such, which if implemented would – in my opinion – not be lawful, and therefore the Sunlight Access Qualifying Matter should be removed from the proposal.</p> <p>Additionally, CCC's premise that differences in outcomes between centres having implemented MDRS and NPS-UD can be calibrated-out by simply accounting for the differences in the angle of the sun's zenith on the winter solstice is simplistic and erroneous. Differences in outcomes in indoor and outdoor temperatures and irradiance between centres will be due to myriad of social, geographical, meteorological, and economic factors, not to mention site-specific factors like grade/slope, vegetation, nearby topographical features, to name a few, not just latitude. These site-specific analyses and evidence are required by the MDRS and NPS-UD rules for Qualifying Matters yet have not been assessed for this proposal. CCC's attempt to neutralise those intrinsic differences between centres – by only altering recession planes, such that they create an un-due restriction on density – will therefore be ineffective at 'managing the specific features' (as per NPS-UD), and therefore the Sunlight Access Qualifying Matter should be removed from the proposal.</p>	Oppose
Cameron Matthews/ #121.22		Seek Amendment	Increase the maximum permitted height within the Height in Relation to Boundary exemption in the High Density Residential Zone to 18-21m for the front 20m of a site, for 6-storey enablement in the High Density Residential Zone. Consider retaining 14m permitted height limit for rest of site.	
Cameron Matthews/121.22	Christchurch International Airport Limited/ #FS2052.212	Seek Amendment	<p>Increase the maximum permitted height within the Height in Relation to Boundary exemption in the High Density Residential Zone to 18-21m for the front 20m of a site, for 6-storey enablement in the High Density Residential Zone. Consider retaining 14m permitted height limit for rest of site.</p> <p>SEE IMAGES WITHIN SUBMISSION</p> <p>This ensures 6-10m separation between upper-level units in adjacent HRZ buildings is maintained, and that floor width of upper-storeys remain feasible (at 5-9m for site widths of 15-20m). This incentivises development at the front of those sites, and to boost viability of medium density on older, narrow sites. One simple alternative ruleset which might help to achieve this, and which aligns well with the alternative HRZ built form standards above is to:</p> <ul style="list-style-type: none"> • change side/rear height-in-relation-to-boundary rules such that they are MDRS-compliant, i.e., 4m+60°, and, • waive HIRTB recession plane for parts of building in front 20m of a site (optionally for the rest of the site also) which are setback by more than around 3-5m from side/rear boundaries, and, 	Oppose

			<ul style="list-style-type: none"> • retain current height limits for 11+1m nominal, or 14m if LCIP applies, and, • Increase number of permitted units to 4, potentially only if LCIP applies. <p>In High Density Residential (HRZ) zones, nominally 14m height, the building envelope is extremely constrained above 12m, via a combination of recession planes, deep boundary setbacks, and restrictive height limits and building separation rules. This will severely limit the feasibility of many developments within the HRZ zone to achieve the scale nominally permitted by the zone.</p> <p>One mitigating factor is that at the front of sites, below 12m, exemptions for the recession plane, boundary setbacks, and building separation rules are made. While this is good, it is likely to create built forms which could otherwise be enabled under MRZ, if the same front-of-site recession/setback exemptions were to apply. These exemptions to recession planes and setback rules at the front of sites for MRZ were present in earlier versions of the proposed plan and should be re-incorporated.</p> <p>Regarding HRZ, the current proposal requires parts of buildings exceeding 12m height (3-4 storeys) to have 6-8m setbacks from side boundaries, be no higher than 14m (still only ~4 storeys unless low stud heights are used), be no closer than 10m from an a nearby unit, and if built at the rear of sites be confined to only 12m height and aggressive recession planes. CCC's data (Figure 25) shows average road frontage for HRZ land parcels is only ~20m, roughly translating into the site width (though likely inflated by corner sites). Older sites (pre-1970, i.e. the ones located predominantly around historically relevant town centres, like the city centre, Riccarton, Papanui, etc) are noted as being predominantly only 15m wide.</p> <p>Illustrating what the building envelope might look like under these rules, in Figure 26 the top floor is only (maximally, with low floor-separations) the 5th, and it's only maximally 6m wide. Considering that building above 3 storeys requires large fixed-cost investments into additional infrastructure (e.g. elevators, high fire resistance and/or sprinklers, fire engineering, wind report, etc), the limited saleable/rentable floor area from the combined 4th and 5th floors is likely to reduce actual built volume to only 3 storeys; i.e. only the nominal built height of MRZ sites. The building envelope on the right-hand-side shows the more egregious example, using a typical site from pre-1970's suburbs with a width of only 15m. Such a construction envelope completely rules out a 5th floor, further compromising the viability of building anything above 3-storeys in the HRZ zones.</p> <p>Importantly the site widths used for these illustrations show that even the average HRZ site is compromised for development above 3-4 storeys under the proposed rules. That could mean (depending on the statistical distribution of site widths) that around half of all sites zoned HRZ have even less feasible development prospects at heights exceeding 3 storeys. This is problematic in that in feasibly enabling only buildings of similar scale to MRZ – it provides very little incentive/allowances for development at increased scales/intensity in the areas most suited to it, i.e. those zoned for HRZ.</p> <p>In addition to the lack of development incentives exceeding 3 storeys, a low density-differential exists between the buildable envelope – even if built to their theoretical maximum limit – of both:</p> <ul style="list-style-type: none"> • · An HRZ site built up at the road frontage vs built up along the side or rear boundary • · An HRZ site vs an MRZ site. <p>The laudable goal of the proposed road-frontage recession-plane waiver for the front 20m / 60% is to encourage development at the front of sites, to help create a vibrant and active streetscape, to help manage overlooking between adjacent sites (without limiting density below legal minimum standards) and to improve privacy for residents, while boosting safety via 'many-eyes' on the street. However, as proposed it only provides a small bonus in habitable floorspace compared to developing the side or rear of the site. Considering that any provision of on-site car-parking or manoeuvring space provided will come at a cost to habitable area for a front-built site, but not for a side or rear-built site, the proposed waiver may not be sufficient to incentivise development at the road frontage.</p> <p>In addition – while I would argue that subjective aesthetic ideals should not be included in our strategy objectives (see section: INAPPROPRIATE AND SUBJECTIVE STRATEGY OBJECTIVES) – if CCC is aiming to have "legible urban form" with "contrasting building clusters", "appropriate scale, form", and to manage the "clustering, scale and massing" (Chapter 3 Strategic Directions 3.3.7 Objective –Well-functioning urban environment) of our more densely populated centres, then allowing built forms of such similar scale in MRZ and HRZ seems contradictory.</p>	
James and Adriana Baddeley/ #164.5		Support	That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary	
Richard Moylan/ #169.2		Seek Amendment	Support the sunlight qualifying matter and enhancing it to provide for outdoor washing drying.	
Tom Logan/ #187.3		Support	<i>[Retain 14.6.2.2 c. iv.]</i>	
Tom Logan/187.3	Kāinga Ora/ #FS2082.86	Support	<i>[Retain 14.6.2.2 c. iv.]</i> The removal of recession planes for buildings below 14 m within the HRZ, provided the building is within 20 m (or 60% of site	Support

			depth) of the front boundary, is a positive change. This is a clear recognition of the idea of 'eyes on the street', where a street is made safer by placing houses closer to the road boundary. With more people living in these houses in high-density neighbourhoods, this benefit will only increase.	
Tom Logan/ #187.10		Seek Amendment	Remove entirely or relax recession planes for buildings in HRZ.	
Riccarton Bush - Kilmarnock Residents' Association/ #188.5		Seek Amendment	[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.	
Riccarton Bush - Kilmarnock Residents' Association/188.5	Tony Dale/ #FS2036.5	Seek Amendment	<p>[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.</p> <p>RMDS were not formulated taking into account Christchurch conditions or the Christchurch context which makes them unfair and inequitable.</p> <p>The sunlight qualifying matter should not decrease the level of access to light that we currently enjoy, determined after proper consultation and examination during the 2015 Christchurch Replacement District Plan Review.</p> <p>We believe the impact, in terms of the level of densification this would limit, would be insignificant and would in no way jeopardise the overall aims or objectives of the NPS-UD.</p> <p>Notwithstanding the fact the proposed QM proposes a more conservative approach to treat Christchurch the same as Auckland to compensate for latitude difference, the shading (and therefore cooling) impacts are still different in Christchurch. RMDS take no proper account of geography, climate, temperatures or sunshine hours in Christchurch. Additionally, the social impacts of less sun, more shade, and cooler environments have not been properly assessed for Christchurch. Rules around setbacks and recession planes to preserve sunlight should be entirely designed for the Christchurch context</p>	Support
Riccarton Bush - Kilmarnock Residents' Association/188.5	Anne Dingwall/ #FS2037.243	Seek Amendment	<p>[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.</p> <p>RMDS were not formulated taking into account Christchurch conditions or the Christchurch context which makes them unfair and inequitable.</p> <p>The sunlight qualifying matter should not decrease the level of access to light that we currently enjoy, determined after proper consultation and examination during the 2015 Christchurch Replacement District Plan Review.</p> <p>We believe the impact, in terms of the level of densification this would limit, would be insignificant and would in no way jeopardise the overall aims or objectives of the NPS-UD.</p> <p>Notwithstanding the fact the proposed QM proposes a more conservative approach to treat Christchurch the same as Auckland to compensate for latitude difference, the shading (and therefore cooling) impacts are still different in Christchurch. RMDS take no proper account of geography, climate, temperatures or sunshine hours in Christchurch. Additionally, the social impacts of less sun, more shade, and cooler environments have not been properly assessed for Christchurch. Rules around setbacks and recession planes to preserve sunlight should be entirely designed for the Christchurch context</p>	Support
Riccarton Bush - Kilmarnock Residents' Association/188.5	Christchurch International Airport Limited/ #FS2052.290	Seek Amendment	<p>[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.</p> <p>RMDS were not formulated taking into account Christchurch conditions or the Christchurch context which makes them unfair and inequitable.</p> <p>The sunlight qualifying matter should not decrease the level of access to light that we currently enjoy, determined after proper consultation and examination during the 2015 Christchurch Replacement District Plan Review.</p> <p>We believe the impact, in terms of the level of densification this would limit, would be insignificant and would in no way jeopardise the overall aims or objectives of the NPS-UD.</p> <p>Notwithstanding the fact the proposed QM proposes a more conservative approach to treat Christchurch the same as Auckland to compensate for latitude difference, the shading (and therefore cooling) impacts are still different in Christchurch. RMDS take no proper account of geography, climate, temperatures or sunshine hours in Christchurch. Additionally, the social impacts of less sun, more shade, and cooler environments have not been properly assessed for Christchurch. Rules around setbacks and recession planes to preserve sunlight should be entirely designed for the Christchurch context</p>	Support

Riccarton Bush - Kilmarnock Residents' Association/188.5	Chapman Tripp/ #FS2063.26	Seek Amendment	<p>[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.</p> <p>RMDS were not formulated taking into account Christchurch conditions or the Christchurch context which makes them unfair and inequitable.</p> <p>The sunlight qualifying matter should not decrease the level of access to light that we currently enjoy, determined after proper consultation and examination during the 2015 Christchurch Replacement District Plan Review.</p> <p>We believe the impact, in terms of the level of densification this would limit, would be insignificant and would in no way jeopardise the overall aims or objectives of the NPS-UD.</p> <p>Notwithstanding the fact the proposed QM proposes a more conservative approach to treat Christchurch the same as Auckland to compensate for latitude difference, the shading (and therefore cooling) impacts are still different in Christchurch. RMDS take no proper account of geography, climate, temperatures or sunshine hours in Christchurch. Additionally, the social impacts of less sun, more shade, and cooler environments have not been properly assessed for Christchurch. Rules around setbacks and recession planes to preserve sunlight should be entirely designed for the Christchurch context</p>	Oppose
Riccarton Bush - Kilmarnock Residents' Association/188.5	Chapman Tripp/ #FS2064.25	Seek Amendment	<p>[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.</p> <p>RMDS were not formulated taking into account Christchurch conditions or the Christchurch context which makes them unfair and inequitable.</p> <p>The sunlight qualifying matter should not decrease the level of access to light that we currently enjoy, determined after proper consultation and examination during the 2015 Christchurch Replacement District Plan Review.</p> <p>We believe the impact, in terms of the level of densification this would limit, would be insignificant and would in no way jeopardise the overall aims or objectives of the NPS-UD.</p> <p>Notwithstanding the fact the proposed QM proposes a more conservative approach to treat Christchurch the same as Auckland to compensate for latitude difference, the shading (and therefore cooling) impacts are still different in Christchurch. RMDS take no proper account of geography, climate, temperatures or sunshine hours in Christchurch. Additionally, the social impacts of less sun, more shade, and cooler environments have not been properly assessed for Christchurch. Rules around setbacks and recession planes to preserve sunlight should be entirely designed for the Christchurch context</p>	Oppose
Riccarton Bush - Kilmarnock Residents' Association/188.5	Kāinga Ora/ #FS2082.96	Seek Amendment	<p>[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.</p> <p>RMDS were not formulated taking into account Christchurch conditions or the Christchurch context which makes them unfair and inequitable.</p> <p>The sunlight qualifying matter should not decrease the level of access to light that we currently enjoy, determined after proper consultation and examination during the 2015 Christchurch Replacement District Plan Review.</p> <p>We believe the impact, in terms of the level of densification this would limit, would be insignificant and would in no way jeopardise the overall aims or objectives of the NPS-UD.</p> <p>Notwithstanding the fact the proposed QM proposes a more conservative approach to treat Christchurch the same as Auckland to compensate for latitude difference, the shading (and therefore cooling) impacts are still different in Christchurch. RMDS take no proper account of geography, climate, temperatures or sunshine hours in Christchurch. Additionally, the social impacts of less sun, more shade, and cooler environments have not been properly assessed for Christchurch. Rules around setbacks and recession planes to preserve sunlight should be entirely designed for the Christchurch context</p>	Oppose
Matt Edwards/ #189.3		Seek Amendment	Relevant clause: 14.6.2.2.c.iv. Relax requirements for the removal of recession planes to make it more feasible to developers to build on the front of a site.	
Matt Edwards/ #189.5		Oppose	14.6.2.2.a - Remove Sunlight Access QM.	
Matt Edwards/ #189.10		Oppose	Relevant clause: 14.6.2.2.b (Clause that dictates that recession planes still apply on parts of buildings above 12 m). Remove recession planes for taller buildings in HRZ, while maintaining height limits which was intention of NPS-UD.	
Logan Brunner/ #191.13		Support	[Retain c.iv]	
Logan Brunner/ #191.15		Oppose	[Remove proposed QM Sunlight Access]	

Logan Brunner/191.15	Anne Dingwall/ #FS2037.267	Oppose	<p>[Remove proposed QM Sunlight Access]</p> <p>The council's claim that 96% of housing capacity is retained under the Sunlight Access QM is misleading. CCC's Impact Assessment on the Sunlight Access QM only includes the effect on RS zones transitioning to MRZ. This ignores the impact on areas zoned as RMD that are transitioning to MRZ, or areas zoned HRZ. RMD and HRZ sites are more impacted by recession planes than RS, given they tend to be smaller. The example RS site, that is used to demonstrate the supposed loss in capacity, is 750 m². More than 50% of RMD sites and 2/3 of HRZ sites are less than 700 m². This means that the impact of applying recession planes is much more severe than for RS sites. Using an RS site as an example hides a much greater loss in housing capacity. We oppose the Sunlight Access QM on this basis, given it will result in a much greater loss in housing capacity than anticipated.</p> <p>We think that the broad application of the Sunlight Access QM across the city is disappointing and counterproductive. This broad application contradicts the intention of the MDRS, which was to allow 3-storey, 3-unit development across all urban areas in New Zealand. We also believe that amenities other than sunlight should have been considered. NPS-UD Policy 6(b)(ii) states that the significant changes to built form required "... may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and type". This perspective should have been considered by the council when implementing the Sunlight Access QM. If increased sunlight access results in decreased housing affordability, as well as decreased access to employment, services, and amenities, is it really worth it?</p>	Oppose
Logan Brunner/ #191.19		Seek Amendment	[Remove b.] Remove entirely or relax recession planes for buildings in the High Density Residential Zone.	
Brian Gillman/ #196.4		Support	[Retain Sunlight Access Qualifying Matter as proposed]	
Megan Walsh/ #198.2		Oppose	Opposes 3 story buildings that will impact sunlight, privacy, safety and parking in most of the residential neighbourhoods.	
Joshua Wight/ #199.2		Support	<p>[Re: 14.6.2.2.c.iv]</p> <p>Support Perimeter-block form-factors encouraged in high-density neighbourhoods – eyes on the street.</p>	
Steve Petty/ #203.4		Oppose	Opposes building heights of 3 storeys that impact privacy, noise, housing, animals, people, green spaces and parking.	
Addington Neighbourhood Association / #205.8		Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	
Addington Neighbourhood Association /205.8	Chapman Tripp/ #FS2063.31	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Oppose
Addington Neighbourhood Association /205.8	Chapman Tripp/ #FS2064.30	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Oppose
Addington Neighbourhood Association /205.8	Kāinga Ora/ #FS2082.128	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Oppose
Addington Neighbourhood Association / #205.30		Support	Encourage intensification while considering the potential loss of amenity for existing house owners.	
Addington Neighbourhood Association /205.30	Kāinga Ora/ #FS2082.150	Support	<p>Encourage intensification while considering the potential loss of amenity for existing house owners.</p> <p>Existing amenity should be protected at the same time as intensification is encouraged.</p> <p>Loss of sunlight and warmth from the sun on a property, through being overshadowed by a larger building being built next door, is akin to a seat being reclined by the passenger in front of you on a plane. There is a sense of loss of something you believed you were entitled to have.</p> <p>With a long term plan, people will know to consider the intensification potential of their neighbours' properties when they buy a property, They can vote with their feet, by buying in an area which has the right sunlight availability for them</p>	Oppose
Martin Snelson/ #220.5		Seek Amendment	Amend the recession plane angles to maximise sunlight	

Cynthia Snelson/ #221.5		Seek Amendment	Amend the recession plane angles to maximise sunlight	
Deans Avenue Precinct Society Inc./ #222.7		Seek Amendment	Support the proposal to add a Qualifying Matter that would better allow sunshine to reach neighbouring properties, especially in the winter. This must apply to both Medium Density Residential Zone and High Density Residential Zone.	
Deans Avenue Precinct Society Inc./ #222.10		Oppose	Oppose any reduction of sunlight because the recession plane rules, as proposed, allow less sunlight than the existing rules, and should therefore, not be further reduced.	
Paul Clark/ #233.8		Oppose	Oppose [Sunlight Access Qualifying Matter]	
Marjorie Manthei/ #237.42		Seek Amendment	Amend 14.6.2.2 (b) so that the current residential recession plane applies, regardless of height.	
Stephen Bryant/ #258.4		Seek Amendment	Amend recession planes for Christchurch to ensure they meet the Australian standard.	
Maia Gerard/ #261.8		Oppose	Opposes the Sunlight Access Qualifying Matter	
Alfred Lang/ #262.6		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Harley Peddie/ #263.6		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Aaron Tily/ #264.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
John Bryant/ #265.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Alex Hobson/ #266.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Justin Muirhead/ #267.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] The council drop this qualifying matter.	
Clare Marshall/ #268.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Yvonne Gilmore/ #269.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Rob Harris/ #270.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Pippa Marshall/ #271.8		Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.	
Caitriona Cameron/ #272.6		Seek Amendment	<p>The proposal should increase protection of sunlight access to maximise liveability features in new developments.</p> <ul style="list-style-type: none"> - The recession plane angles should be reduced to provide more sunshine access than in Auckland, not the same, to take account of the colder temperatures in Christchurch. - Recession planes and setbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties. Recession plane angles should be reduced for those sites bordering sites narrower than the suggested standard of 15m. 	
Caitriona Cameron/272.6	Anne Dingwall/ #FS2037.389	Seek Amendment	<p>The proposal should increase protection of sunlight access to maximise liveability features in new developments.</p> <ul style="list-style-type: none"> - The recession plane angles should be reduced to provide more sunshine access than in Auckland, not the same, to take account of the colder temperatures in Christchurch. - Recession planes and setbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties. Recession plane angles should be reduced for those sites bordering sites narrower than the suggested standard of 15m. <p>Impact of sunlight reduction on liveability of homes:</p> <ul style="list-style-type: none"> • Impact on existing houses <p>The proposed plans would significantly reduce sunlight access for many existing properties, with the result that many currently warm, healthy homes would no longer be so.</p> <ul style="list-style-type: none"> • Reduction in sunshine hours <p>The proposed variation to recession planes does not compensate sufficiently for reduced sunshine hours and solar strength in Christchurch.</p> <p>The proposal states: <i>"The sun's angle in Christchurch is different to its angle in Auckland, and the colder climate here means each hour of sunlight has greater benefit. The Sunlight Access Qualifying Matter aims to give Christchurch developments under the MDRS the same amount of sunlight access as Auckland developments."</i> (Housing and Business Choice, p. 20)</p>	Support

			<p>However, the proposed new recession planes address only one of these concerns. The altered recession allows for a similar number of days/hours with no sun in Christchurch as in Auckland, but does not address the second point about the greater need for sunlight. A true equivalent with Auckland would require even more generous recession angles to account for this difference.</p> <ul style="list-style-type: none"> • Impact of site width <p>The proposed recession planes (and setbacks) do not provide equitable outcomes for sites that are smaller than the model assumptions.</p> <p>The proposal states: "15m is a common site width in Christchurch and was a standard site used in subdivision until around 1970 ... It is the dominant site in the inner suburbs and around older centres such as Papanui, Riccarton and Spreydon. It is regarded as being important that the rules allow for 3 storey developments on these sites and if they do, it can be assumed that development will be possible elsewhere on the generally wider sites. Whilst there are some narrow sites around, these are a minority. Ensuring 15m wide sites can be developed will ensure that most sites in the city are suitable for 3 storey units." (Technical Report – Residential Recession Planes in Christchurch, p.10)</p> <p>Also, the models for the Sunlight Access (Technical Report – Residential Recession Planes in Christchurch) assume the site on the southern boundary of a new development has a 4m setback from its north boundary.</p> <p>The reality is that there are sites narrower than 15m, often with a setback from the north boundary of less than 4m. (There are many such sites in Rattray St.) The proposed recession planes will mean new developments on their northern boundaries will have a greater impact than the norm. Recession planes and setbacks need to provide an equitable outcome for sites regardless of dimensions.</p>	
Ian Chesterman/ #273.8		Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.	
Robert Fleming/ #274.8		Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.	
Steve Burns/ #276.4		Support	[Retain sunlight access provisions]	
Barry Newman / #295.4		Oppose	I w[ould] like the existing process of council and neighbour consent remain.	
Denis Morgan/ #315.2		Seek Amendment	14.6.2.2 Requested Action o Delete the second sentence of Clause 14.6.2.2	
Denis Morgan/ #315.9		Seek Amendment	<p>Delete the second sentence [in sub-clause a.] of Rule 14.6.2.2 Height in relation to boundary [... Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.]</p> <p>See over for drawing [on the last page of the submission]</p>	
John Stackhouse/ #330.2		Seek Amendment	The submitter requests that where a high-density zone (HDZ) meets medium density zone (MDZ, the boundary) medium density requirements in terms of heights and recession planes should be applied.	
John Stackhouse/ #330.4		Seek Amendment	Recession planes would be applied to the new boundary 6m from the neighbouring MDZ properties.	
Michael Tyuryutikov/ #334.4		Oppose	Retain existing sunlight requirements for residential properties.	
Anna Melling/ #337.4		Seek Amendment	That maximum heights be lowered to account for lower sun height further south.	
Adrien Taylor/ #342.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Luke Baker-Garters/ #344.3		Oppose	Removal of the city-wide sunlight access qualifying matter in its entirety	
Monique Knaggs/ #345.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.	
George Laxton/ #346.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.	
Elena Sharkova/ #347.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.	
Felix Harper/ #350.6		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Waimāero Fendalton-Waimairi-Harewood Community Board/ #354.2		Support	[S]trongly supports the proposed recession planes.	
Rebecca West/ #360.3		Seek Amendment	[Require] greater attention to the mitigation of the loss of sunlight to neighboring properties	
James Gardner/ #361.5		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
James Gardner/361.5	Anne Dingwall/ #FS2037.446	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose

			I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.	
James Gardner/361.5	Kāinga Ora/ #FS2082.296	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.	Support
Cynthia Roberts/ #362.6		Oppose	Opposes the Sunlight Access Qualifying Matter.	
Peter Galbraith/ #363.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Peter Galbraith/363.7	Anne Dingwall/ #FS2037.453	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.	Oppose
John Reily/ #364.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Andrew Douglas-Clifford/ #365.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Andrew Douglas-Clifford/365.7	Anne Dingwall/ #FS2037.459	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.	Oppose
Olivia Doyle/ #366.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
John Bennett/ #367.19		Seek Amendment	That the recession plane angles be lowered to allow adequate sunlight into ground floor housing units on adjacent sites during mid winter.	
Simon Fitchett/ #370.8		Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Julia Tokumaru/ #372.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Mark Stringer/ #373.8		Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Michael Redepenning/ #374.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Aidan Ponsonby/ #375.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Indiana De Boo/ #379.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Christopher Seay/ #384.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Claire Williams/ #385.3		Seek Amendment	[Seeks that] the recession planes for Christchurch should meet the Australian Standard.	
Christopher Henderson/ #387.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Emma Coumbe/ #389.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ezra Holder/ #391.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ella McFarlane/ #392.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Sarah Laxton/ #393.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Lesley Kettle/ #394.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Emily Lane/ #395.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Michael Andrews/ #406.3		Seek Amendment	Seek amendment to the height in relation to boundary rules to ensure ground floors get sunlight all year round.	
William Menzel/ #408.2		Oppose	Oppose the change to allow taller buildings and resultant limited sun access. [No change specified].	
Teresa Parker/ #410.4		Oppose	[O]pposes allowing three storey buildings to be built in residential areas that will block sun for such significant parts of the year.	
Caroline May/ #413.6		Oppose	Increased density / building height be located in the inner city and outer suburbs, not existing suburbs.	

Jenene Parker/ #414.4		Seek Amendment	Maximum height limits for residential homes not interfere with sunlight access for neighbours.	
Blake Thomas/ #415.10		Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Anake Goodall/ #416.7		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.	
Viso NZ Limited/ #417.3		Oppose	Seek amendment to 4m 60° recession plane	
Tom King/ #425.5		Seek Amendment	Consideration needs to be given and requirements increased for developers, as to the impact that high density housing and increased height will have on existing houses/ neighbours to minimise loss of privacy, sunlight and road congestion.	
Sarah Wylie/ #428.2		Support	Support the changes to this standard	
Madeleine Thompson/ #435.4		Oppose	[Oppose High Density Residential Height in relation to boundary provisions]	
Steve Hanson/ #454.2		Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.	
Steve Hanson/ #454.13		Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.	
Beverley Nelson/ #469.5		Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.	
Di Noble/ #477.6		Oppose	Oppose changes to height [and height in relation to boundary] limits in the residential zones.	
John Buckler/ #485.4		Oppose	Oppose height in relation to boundary rules, seeks to preserve current sunlight.	
Kyri Kotzikas/ #502.4		Seek Amendment	Amend the height in relation to boundary recession plane to 45 degrees from 3m at the southern boundary. Allow non-compliances with this standard to be notified to adjacent properties.	
Jamie Lang/ #503.3		Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.	
Jarred Bowden/ #505.7		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Jarred Bowden/505.7	Anne Dingwall/ #FS2037.505	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter. I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.	Oppose
Paul Young/ #507.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Paul Young/ #507.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Paul Young/507.7	Anne Dingwall/ #FS2037.510	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose
Ewan McLennan/ #510.4		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Harrison McEvoy/ #512.5		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ann Vanschevensteen/ #514.7		Oppose	The council drop the Sunlight Access Qualifying Matter.	
Ann Vanschevensteen/514.7	Anne Dingwall/ #FS2037.516	Oppose	The council drop the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.	Oppose
Zachary Freiberg/ #515.8		Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.	
Jessica Nimmo/ #516.10		Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.	
Alex McNeill/ #517.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Sarah Meikle/ #518.8		Seek Amendment	[That the Sunlight Access Qualifying Matter only applies to developments within the 4 Avenues].	
James Carr/ #519.17		Oppose	[O]ppose the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.	
James Carr/519.17	Anne Dingwall/ #FS2037.524	Oppose	[O]ppose the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter. I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.	Oppose
Amelie Harris/ #520.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.	

Thomas Garner/ #521.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.	
Lisa Smailes/ #522.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.	
Adam Currie/ #523.7		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.	
Daniel Tredinnick/ #524.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Gideon Hodge/ #525.8		Oppose	That Council drops [the Sunlight Access] qualifying matter.	
Kaden Adlington/ #527.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Lesley Clouston/ #528.5		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Daniel Carter/ #529.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Claire Cox/ #531.7		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Albert Nisbet/ #532.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Frederick Markwell/ #533.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Matt Johnston/ #537.6		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Henry Seed/ #551.12		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Henry Seed/551.12	Brighton Observatory of Environment and Economics/ #FS2092.19	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter. I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.	Oppose
David Moore/ #552.11		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
David Moore/552.11	Brighton Observatory of Environment and Economics/ #FS2092.20	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter. I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.	Oppose
Josh Flores/ #553.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Fraser Beckwith/ #554.9		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
James Cunniffe/ #555.9		Oppose		
Winton Land Limited/ #556.13		Seek Amendment	<p>Amend 14.6.2.2 as follows:</p> <p>14.6.2.2 Height in relation to boundary</p> <p>. No part of any building below a height of 12m shall project beyond a 60o building-envelope constructed by recession planes shown in Appendix 14.16.2 Diagram D- measured from points 34m vertically above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</p> <p>b. For any part of a building above 12m in height, the recession plane under a. shall apply, unless that part of the building above 12m in height is set back from the relevant boundary of a development site as set out below:</p> <p>i. northern boundary: 6 metres;</p> <p>ii. southern boundary: 8 metres; and</p> <p>iii. eastern and western boundaries: 7 metres where the boundary orientation is as identified in Appendix 14.16.2 Diagram D, in which case there shall be no recession plane requirement for that part of the building above 12m in height.</p> <p>c. This standard does not apply to—</p> <p>i. a boundary with a road;</p> <p>ii. existing or proposed internal boundaries within a site;</p> <p>iii. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</p> <p>iv. the construction of three or more residential units of a maximum of 14 23 metres in height from ground level, to any part of a building:</p> <p>A. along the first 20 metres of a side boundary measured from the road boundary; or</p> <p>B. within 60% of the site depth, measured from the road boundary, whichever is lesser.</p> <p>For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below.</p> <p>Delete figure 1 and replace with new figure as per the submission</p>	

			<p>Insert new diagram:</p>	
Peter Beswick/ #557.6		Oppose	Delete sunlight access qualifying matter	
Mitchell Tobin/ #559.9		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Reece Pomeroy/ #560.9		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Rob McNeur/ #562.9		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Peter Cross/ #563.7		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Angela Nathan/ #565.8		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Bruce Chen/ #566.9		Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.	
Mark Mayo/ #567.8		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Hazel Shanks/ #568.8		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Christine Albertson/ #570.8		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
James Harwood/ #571.8		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Yu Kai Lim/ #572.8		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Jeff Louttit/ #573.8		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Henry Bersani/ #574.8		Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter.	
Jeremy Ditzel/ #575.8		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Juliette Sargeant/ #576.10		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
James Robinson/ #577.9		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Jamie Dawson/ #578.8		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter	
Darin Cusack/ #580.4		Seek Amendment	That the Sunlight Qualifying Matter be more conservative than proposed.	
Claudia M Staudt/ #584.8		Seek Amendment	<p>That sunlight access be better protected by further amending the medium/highdensity southern boundary recession plane to 45° from 3m at the boundary; and,</p> <p>That neighbours along the southern boundaries of any proposed developmentsthat involve non-compliances with height or access to sunlight rules can be notifiedof the required resource consents and to make submissions.</p>	
Ciaran Mee/ #587.8		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
David Lee/ #588.8		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Krystal Boland/ #589.8		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Todd Hartshorn/ #590.8		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter	
Helen Jacka/ #591.8		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
David Townshend/ #599.2		Oppose	[Delete Sunlight Access Qualifying Matter]	
Hamish McLeod/ #612.6		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	

Noah Simmonds/ #613.6		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Analijia Thomas/ #615.24		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Peter Dobbs/ #623.10		Seek Amendment	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Daniel Scott/ #624.7		Oppose	[Opposes] the Sunlight Access Qualifying Matter. Seek that the council drop this qualifying matter.	
Pamela-Jayne Cooper/ #625.11		Seek Amendment	[That b. is deleted]	
Pamela-Jayne Cooper/625.11	Anne Dingwall/ #FS2037.1211	Seek Amendment	[That b. is deleted] Because of no recession plane requirement for buildings over 12m. The setback alone is unlikely to provide sufficient access to sunlight for neighbouring properties.	Support
James Dunne/ #633.4		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Central Riccarton Residents' Association Inc/ #638.11		Seek Amendment	[Remove exemptions and amend recession plane to provide more sunlight access]	
Central Riccarton Residents' Association Inc/638.11	Kāinga Ora/ #FS2082.338	Seek Amendment	[Remove exemptions and amend recession plane to provide more sunlight access] The changes made do not go far enough to safeguard mental and physical well-being of those Riccarton residents who live in single-level dwellings. Cutting out the sun makes houses unhealthy and more expensive to heat. Water, light and sunlight are recognised by all health experts to be essential for health - mental and physical well-being. The proposed changes do not provide the right to light and sunlight for those whose lives may be restricted to their residences due to age or disability	Oppose
Rory Evans Fee/ #639.7		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Keegan Phipps/ #643.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Fay Brorens/ #644.5		Seek Amendment	The submitter supports higher density with no specific residential zone identified	
Archie Manur/ #646.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Declan Cruickshank/ #652.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.	
David McLauchlan/ #653.5		Seek Amendment	Review the recession plane angle to preserve the morning sun.	
Daymian Johnson/ #655.8		Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter.	
Francesca Teague-Wytenburg/ #656.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council [remove] this qualifying matter.	
Ben Thorpe/ #658.7		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Ben Thorpe/658.7	Anne Dingwall/ #FS2037.1192	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter. I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter. There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.	Support
Bray Cooke/ #660.8		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Edward Parkes/ #661.7		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Bryce Harwood/ #662.7		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.	
Anne Ott/ #673.3		Seek Amendment	Amend the recession planes to ensure that they meet the Australian standard and ensure at least 2 hours of sunlight a day.	
David Ott/ #674.9		Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.	
Jack Gibbons/ #676.1		Seek Amendment	Remove clause 14.6.2.2.b that requires setbacks in the HRZ zone for parts of the building over 14m	
Jack Gibbons/ #676.2		Seek Amendment	c.iv.A - Deepen the allowable building to 21.5m to account for front setbacks (or remove front setbacks)	

Canterbury / Westland Branch of Architectural Designers NZ/ #685.58		Seek Amendment	Add a subclause to (b) reading, "the upper 50% of a gable roof, measured vertically", with an appropriate illustration	
Canterbury / Westland Branch of Architectural Designers NZ/685.58	Anne Dingwall/ #FS2037.1162	Seek Amendment	Add a subclause to (b) reading, "the upper 50% of a gable roof, measured vertically", with an appropriate illustration this rule is flawed in its wording. It will result in a predominance of hip roof forms on new developments, further eroding the Christchurch Style architectural language. [The proposed amendment will] remove ambiguity.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.58	Kāinga Ora/ #FS2082.403	Seek Amendment	Add a subclause to (b) reading, "the upper 50% of a gable roof, measured vertically", with an appropriate illustration this rule is flawed in its wording. It will result in a predominance of hip roof forms on new developments, further eroding the Christchurch Style architectural language. [The proposed amendment will] remove ambiguity.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.59		Seek Amendment	Amend subclause (c)(i) to, "A boundary with a road where the property boundary across the road is further than <u> </u> "	
Canterbury / Westland Branch of Architectural Designers NZ/685.59	Anne Dingwall/ #FS2037.1163	Seek Amendment	Amend subclause (c)(i) to, "A boundary with a road where the property boundary across the road is further than <u> </u> Removing the requirement to apply height in relation to boundary rules on the boundary with a road can have perverse outcomes in some instances. On narrow streets where a building across the street can impact on access to sunlight, this rule should be removed.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.59	Kāinga Ora/ #FS2082.404	Seek Amendment	Amend subclause (c)(i) to, "A boundary with a road where the property boundary across the road is further than <u> </u> Removing the requirement to apply height in relation to boundary rules on the boundary with a road can have perverse outcomes in some instances. On narrow streets where a building across the street can impact on access to sunlight, this rule should be removed.	Oppose
Girish Ramlugun/ #713.10		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Sara Campbell/ #715.10		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council remove this qualifying matter.	
Jonty Coulson/ #717.10		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Jonty Coulson/717.10	Brighton Observatory of Environment and Economics/ #FS2092.22	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.	Oppose
Gareth Holler/ #718.8		Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Andrew Cockburn/ #719.8		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Mitchell Coll/ #720.28		Seek Amendment	Add a subclause to (b) reading, "the upper 50% of a gable roof, measured vertically", with an appropriate illustration to remove ambiguity.	
Mitchell Coll/ #720.29		Seek Amendment	Change the rule so it applies along road boundaries. Amend subclause (c)(i) to, "A boundary with a road where the property boundary across the road is further than (a distance to be determined).	
Ethan Pasco/ #721.7		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Ethan Pasco/721.7	Anne Dingwall/ #FS2037.586	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter. I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter. There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.	Oppose
Alan Murphy/ #724.5		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.	
Birdie Young/ #727.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Michael Hall/ #733.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Marie Byrne/ #734.6		Seek Amendment	Increase the height threshold for sunlight recession minimums.	
Paula Rowell/ #735.2		Oppose	Seeks that apartment blocks are not allowed in Merivale	

Hannah Wilson Black/ #736.2		Seek Amendment	Stronger protections for the sunlight access of neighbouring properties where development may occur.	
Pim Van Duin/ #738.8		Oppose	Seeks the Council drops Sunlight Access qualifying matter.	
Amanda Smithies/ #752.8		Oppose	oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Piripi Baker/ #753.10		Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Alex Shaw/ #754.10		Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
New Zealand Institute of Architects Canterbury Branch/ #762.11		Support	[Supports] [s]unlight access qualifying matters	
New Zealand Institute of Architects Canterbury Branch/762.11	Anne Dingwall/ #FS2037.776	Support	[Supports] [s]unlight access qualifying matters We support adjusting the MDRS rules and sunlight angles to be better suited to Christchurch's sunlight hours and climate, this is a much-needed adjustment to ensure the health and wellbeing of our people. Whilst the council have achieved maintaining an equal amount of sunlight hours as to Auckland (by adjusting the angles), further consideration must be given to the colder climatic conditions and the impact that sun access has on the habitability of space over the winter months in Christchurch. Due to the colder climate solar gain makes a larger difference than our Auckland counterparts and this should be taken into consideration.	Support
New Zealand Institute of Architects Canterbury Branch/762.11	Kāinga Ora/ #FS2082.552	Support	[Supports] [s]unlight access qualifying matters We support adjusting the MDRS rules and sunlight angles to be better suited to Christchurch's sunlight hours and climate, this is a much-needed adjustment to ensure the health and wellbeing of our people. Whilst the council have achieved maintaining an equal amount of sunlight hours as to Auckland (by adjusting the angles), further consideration must be given to the colder climatic conditions and the impact that sun access has on the habitability of space over the winter months in Christchurch. Due to the colder climate solar gain makes a larger difference than our Auckland counterparts and this should be taken into consideration.	Oppose
New Zealand Institute of Architects Canterbury Branch/ #762.46		Support	[Supports] [s]unlight access qualifying matters	
New Zealand Institute of Architects Canterbury Branch/762.46	Anne Dingwall/ #FS2037.811	Support	[Supports] [s]unlight access qualifying matters We support adjusting the MDRS rules and sunlight angles to be better suited to Christchurch's sunlight hours and climate, this is a much-needed adjustment to ensure the health and wellbeing of our people. Whilst the council have achieved maintaining an equal amount of sunlight hours as to Auckland (by adjusting the angles), further consideration must be given to the colder climatic conditions and the impact that sun access has on the habitability of space over the winter months in Christchurch. Due to the colder climate solar gain makes a larger difference than our Auckland counterparts and this should be taken into consideration.	Support
New Zealand Institute of Architects Canterbury Branch/762.46	Kāinga Ora/ #FS2082.570	Support	[Supports] [s]unlight access qualifying matters We support adjusting the MDRS rules and sunlight angles to be better suited to Christchurch's sunlight hours and climate, this is a much-needed adjustment to ensure the health and wellbeing of our people. Whilst the council have achieved maintaining an equal amount of sunlight hours as to Auckland (by adjusting the angles), further consideration must be given to the colder climatic conditions and the impact that sun access has on the habitability of space over the winter months in Christchurch. Due to the colder climate solar gain makes a larger difference than our Auckland counterparts and this should be taken into consideration.	Oppose
Roman Shmakov/ #783.4		Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek[s] that the Christchurch City Council removes the details in sub-chapter 14.6.2.2 that enable this qualifying matter.	
Marie Dysart/ #791.4		Support	Supports that the current proposal of the CCC sets lower recession planes on the south side of sites throughout the whole city, in order to reduce shading on properties to the south.	
Retirement Villages Association of New Zealand Inc/ #811.70		Seek Amendment	[S]eeks to amend the standard as follows: a. No part of any building below a height of 12 m shall project beyond a 60 degree recession plane measured from a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from a points 4-3 m above ground level along all boundaries, as shown in Appendix 14.16.12 diagram D. w Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of	

			way, entrance strip, access site, or pedestrian access way.	
Retirement Villages Association of New Zealand Inc/811.70	Summerset Group Holdings Limited/ #FS2097.64	Seek Amendment	[S]eeks to amend the standard as follows: a. No part of any building below a height of 12 m shall project beyond a 60 degree recession plane measured from a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from a points 4-3 m above ground level along all boundaries, as shown in Appendix 14.16.12 diagram D. w Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. The RVA opposes Standard 14.6.2.2 to the extent it is inconsistent with the MDRS. The insertion of the MDRS as drafted is a mandatory requirement of the Act. The RVA opposes Standard 14.6.2.2 to the extent it is inconsistent with the MDRS. The insertion of the MDRS as drafted is a mandatory requirement of the Act.	Support
Carter Group Limited/ #814.173		Seek Amendment	Amend Rule 14.6.2.2, to align with Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Amendment Act.	
Carter Group Limited/814.173	Clare Dale/ #FS2029.24	Seek Amendment	Amend Rule 14.6.2.2, to align with Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Amendment Act. The submitter opposes the height in relation to boundary QM and submits that only the angles and heights that must be included from Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Housing Supply Act be included in the District Plan. The QM/ appendix compromises the enablement of development and does not reduce regulatory constraints and increase housing supply as required through the Amendment Act and the NPS-UD.	Support
Carter Group Limited/814.173	Kāinga Ora/ #FS2082.1003	Seek Amendment	Amend Rule 14.6.2.2, to align with Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Amendment Act. The submitter opposes the height in relation to boundary QM and submits that only the angles and heights that must be included from Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Housing Supply Act be included in the District Plan. The QM/ appendix compromises the enablement of development and does not reduce regulatory constraints and increase housing supply as required through the Amendment Act and the NPS-UD.	Seek Amendment
The Catholic Diocese of Christchurch / #823.139		Oppose	Amend Rule 14.6.2.2 and Appendix 14.16.2, to align with Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Amendment Act.	
The Catholic Diocese of Christchurch /823.139	Clare Dale/ #FS2029.25	Oppose	Amend Rule 14.6.2.2 and Appendix 14.16.2, to align with Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Amendment Act. The submitter opposes the height in relation to boundary QM and submits that only the angles and heights that must be included from Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Housing Supply Act be included in the District Plan.	Support

			The QM/ appendix compromises the enablement of development and does not reduce regulatory constraints and increase housing supply as required through the Amendment Act and the NPS-UD.	
The Catholic Diocese of Christchurch /823.139	Anne Dingwall/ #FS2037.1371	Oppose	<p>Amend Rule 14.6.2.2 and Appendix 14.16.2, to align with Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Amendment Act.</p> <p>The submitter opposes the height in relation to boundary QM and submits that only the angles and heights that must be included from Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Housing Supply Act be included in the District Plan.</p> <p>The QM/ appendix compromises the enablement of development and does not reduce regulatory constraints and increase housing supply as required through the Amendment Act and the NPS-UD.</p>	Oppose
The Catholic Diocese of Christchurch /823.139	Carter Group Limited/ #FS2045.312	Oppose	<p>Amend Rule 14.6.2.2 and Appendix 14.16.2, to align with Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Amendment Act.</p> <p>The submitter opposes the height in relation to boundary QM and submits that only the angles and heights that must be included from Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Housing Supply Act be included in the District Plan.</p> <p>The QM/ appendix compromises the enablement of development and does not reduce regulatory constraints and increase housing supply as required through the Amendment Act and the NPS-UD.</p>	Support
The Catholic Diocese of Christchurch /823.139	Kāinga Ora/ #FS2082.1155	Oppose	<p>Amend Rule 14.6.2.2 and Appendix 14.16.2, to align with Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Amendment Act.</p> <p>The submitter opposes the height in relation to boundary QM and submits that only the angles and heights that must be included from Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the</p>	Seek Amendment

			Housing Supply Act be included in the District Plan. The QM/ appendix compromises the enablement of development and does not reduce regulatory constraints and increase housing supply as required through the Amendment Act and the NPS-UD.	
Finn Jackson/ #832.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Kāinga Ora – Homes and Communities / #834.77		Oppose	14.6.2.2 – Height in relation toBoundary. Delete the Sunlight Access qualifyingmatter and all associated provisions.	
Kāinga Ora – Homes and Communities /834.77	Clare Dale/ #FS2029.26	Oppose	14.6.2.2 – Height in relation toBoundary. Delete the Sunlight Access qualifyingmatter and all associated provisions. Kāinga Ora oppose ‘SunlightAccess’ being a qualifyingmatter and considers this to beinconsistent with therequirements of Section 77L.	Support
Kāinga Ora – Homes and Communities /834.77	Catholic Diocese of Christchurch/ #FS2044.49	Oppose	14.6.2.2 – Height in relation toBoundary. Delete the Sunlight Access qualifyingmatter and all associated provisions. Kāinga Ora oppose ‘SunlightAccess’ being a qualifyingmatter and considers this to beinconsistent with therequirements of Section 77L.	Support
Kāinga Ora – Homes and Communities /834.77	Carter Group Limited/ #FS2045.52	Oppose	14.6.2.2 – Height in relation toBoundary. Delete the Sunlight Access qualifyingmatter and all associated provisions. Kāinga Ora oppose ‘SunlightAccess’ being a qualifyingmatter and considers this to beinconsistent with therequirements of Section 77L.	Support
Kāinga Ora – Homes and Communities /834.77	LMM Investments 2012 Limited/ #FS2049.25	Oppose	14.6.2.2 – Height in relation toBoundary. Delete the Sunlight Access qualifyingmatter and all associated provisions. Kāinga Ora oppose ‘SunlightAccess’ being a qualifyingmatter and considers this to beinconsistent with therequirements of Section 77L.	Support
Kāinga Ora – Homes and Communities / #834.219		Seek Amendment	Redraft provisions to improve clarity forplan users and ensure that dimensionsreferred to in the provision reflects blocksizes within the High Density Zone.	
Kāinga Ora – Homes and Communities /834.219	LMM Investments 2012 Limited/ #FS2049.138	Seek Amendment	Redraft provisions to improve clarity forplan users and ensure that dimensionsreferred to in the provision reflects blocksizes within the High Density Zone. Kāinga Ora supports theencouragement of perimeterblock development and buildingmass at front edge. Howeverthere is some concern over ifthe 20m, or 60% element of theprovision is appropriate. Forexample, the 20m length shouldbe increased to better align withstandard block sizes in the HighDensity Zone. Kāinga Ora isalso concerned, while the intentof the rule will achieve desireddevelopment outcomes, itsdrafting could be simplified.	Support
Historic Places Canterbury/ #835.18		Support	The submitter supports sunlight access being a qualifying matter in the high density zone.	
Historic Places Canterbury/835.18	Anne Dingwall/ #FS2037.605	Support	The submitter supports sunlight access being a qualifying matter in the high density zone. The submitter supports making sunlight access a qualifying matter so that recession planes can be adjusted to allow Christchurch developments under the MDRS to have the same amount of sunlight access as Auckland developments. Furthermore, we would argue that a similar amount of sunlight access to Auckland represents a bare minimum of what is acceptable because, with the lower temperatures experienced in Christchurch over winter, maximising sun access is a desirable objective not only to mitigate the need for greater energy use associated with heating but also to enhance health and well-being.	Support
Historic Places Canterbury/835.18	Anne Dingwall/ #FS2037.703	Support	The submitter supports sunlight access being a qualifying matter in the high density zone. The submitter supports making sunlight access a qualifying matter so that recession planes can be adjusted to allow Christchurch developments under the MDRS to have the same amount of sunlight access as Auckland developments. Furthermore, we would argue that a similar amount of sunlight access to Auckland represents a bare minimum of what is acceptable because, with the lower temperatures experienced in Christchurch over winter, maximising sun access is a desirable objective not only to mitigate the need for greater energy use associated with heating but also to enhance health and well-being.	Support
Sylvia Maclaren/ #837.8		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Jacinta O'Reilly/ #839.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Rosa Shaw/ #840.9		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Jess Gaisford/ #841.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Allan Taunt/ #843.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Hayden Smythe/ #844.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Lauren Bonner/ #846.11		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Will Struthers/ #847.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Robert Leonard Broughton/ #851.3		Seek Amendment	Seek amendment to the qualifying matter [make them more restrictive].	

Ministry of Housing and Urban Development/ #859.3		Oppose	That the Sunlight Access Qualifying Matter is deleted	
Ministry of Housing and Urban Development/859.3	Clare Dale/ #FS2029.27	Oppose	That the Sunlight Access Qualifying Matter is deleted HUD questions whether this qualifying matter only modifies the MDRS as little as possible to accommodate the matter the council is attempting to address. HUD notes that the height in relation to boundary rules in Auckland Council's Mixed Housing Urban zone which enabled 3storeys buildings were considered by Ministers as a possible base for the MDRS, but not followed as they specifically did not enable a full width third storey on many sites. A larger envelope provides for a more diverse range of typologies and bulk and location design to be considered in development.	Support
Ministry of Housing and Urban Development/859.3	Anne Dingwall/ #FS2037.1220	Oppose	That the Sunlight Access Qualifying Matter is deleted HUD questions whether this qualifying matter only modifies the MDRS as little as possible to accommodate the matter the council is attempting to address. HUD notes that the height in relation to boundary rules in Auckland Council's Mixed Housing Urban zone which enabled 3storeys buildings were considered by Ministers as a possible base for the MDRS, but not followed as they specifically did not enable a full width third storey on many sites. A larger envelope provides for a more diverse range of typologies and bulk and location design to be considered in development.	Oppose
Ministry of Housing and Urban Development/859.3	Andrew McCarthy/ #FS2081.26	Oppose	That the Sunlight Access Qualifying Matter is deleted HUD questions whether this qualifying matter only modifies the MDRS as little as possible to accommodate the matter the council is attempting to address. HUD notes that the height in relation to boundary rules in Auckland Council's Mixed Housing Urban zone which enabled 3storeys buildings were considered by Ministers as a possible base for the MDRS, but not followed as they specifically did not enable a full width third storey on many sites. A larger envelope provides for a more diverse range of typologies and bulk and location design to be considered in development.	Support
Julie Robertson-Steel/ #861.2		Seek Amendment	Seek amendment to the recession planes because they may still result in no ground-floor sun for over three months of the year if an adjoining property ends up with a three-storey or higher dwelling to the north.	
Susanne Antill/ #870.16		Oppose	Oppose denser housing which will actually cut sunlight from residences	
Alan and Robyn Ogle/ #876.5		Seek Amendment	Seek amendment to the Sunlight Qualifying Matter to be more conservative than proposed.	
Alan and Robyn Ogle/876.5	Robert Broughton/ #FS2083.13	Seek Amendment	Seek amendment to the Sunlight Qualifying Matter to be more conservative than proposed. SUNLIGHT PRESERVATION: SEEKING AMENDMENT TO THE QUALIFYING MATTER	Support
Susanne and Janice Antill/ #893.17		Oppose	Oppose denser housing which will actually cut sunlight from residences.	
Geoff Banks/ #918.8		Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council maintain this qualifying matter.	
Dylan Lange/ #1049.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ian Cumberpatch Architects Ltd/ #2076.37		Seek Amendment	Add a subclause to (b) reading, "the upper 50% of a gable roof, measured vertically", with an appropriate illustration to remove ambiguity.	
Ian Cumberpatch Architects Ltd/2076.37	Kainga Ora - Homes and Communities/ #FS2099.49	Seek Amendment	Add a subclause to (b) reading, "the upper 50% of a gable roof, measured vertically", with an appropriate illustration to remove ambiguity. Further to our commentary on Urban Context, this rule is flawed in its wording. It will result in a predominance of hip roof forms on new developments, further eroding the Christchurch Style architectural language. This can easily be addressed in part with this rule.	Oppose
Ian Cumberpatch Architects Ltd/ #2076.38		Seek Amendment	Amend subclause (c)(i) to, "A boundary with a road where the property boundary across the road is further than .	
Ian Cumberpatch Architects Ltd/2076.38	Kainga Ora - Homes and Communities/ #FS2099.50	Seek Amendment	Amend subclause (c)(i) to, "A boundary with a road where the property boundary across the road is further than . Removing the requirement to apply height in relation to boundary rules on the boundary with a road can have perverse outcomes in some instances. On narrow streets where a building across the street can impact on access to sunlight, this rule should be removed.	Oppose

Residential > Rules - High Density Residential Zone > Built form standards > Setbacks

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Linda Barnes/ #23.2		Seek Amendment	[Increase setbacks]	
Debbie Smith/ #57.3		Oppose	Amend 14.6.2.3-Setbacks to mitigate the loss of light to neighbouring property.	
Andrew Evans/ #89.15		Support	Support provisions as notified in particular 14.6.2.3.b iii. and 14.6.2.3.b ii.	

Addington Neighbourhood Association / #205.13		Oppose	Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs.	
Addington Neighbourhood Association /205.13	Kāinga Ora/ #FS2082.133	Oppose	Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs. Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs.	Oppose
Martin Snelson/ #220.8		Seek Amendment	Increase setbacks	
Cynthia Snelson/ #221.8		Seek Amendment	Increase setbacks	
Rebecca West/ #360.1		Seek Amendment	Increase the minimum setbacks from the front boundary	
Colin Dunn/ #383.2		Seek Amendment	[That] 2 and 3 level buildings [are required] to be more than 1 meter from the boundary	
Beverley Nelson/ #469.6		Seek Amendment	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.	
Central Riccarton Residents' Association Inc/ #638.6		Seek Amendment	[Delete b.ii exemption for internal access accessory buildings or garages]	
Central Riccarton Residents' Association Inc/638.6	Kāinga Ora/ #FS2082.333	Seek Amendment	[Delete b.ii exemption for internal access accessory buildings or garages] We oppose exemptions for internal garage setbacks.	Oppose
David McLauchlan/ #653.2		Seek Amendment	Have a building setback of 11.5m from the road centre line.	
Anne Ott/ #673.4		Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.	
David Ott/ #674.8		Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.	
Jack Gibbons/ #676.4		Seek Amendment	Change side and front setbacks to 0m.	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.60		Seek Amendment	Add a further subclause to restrict garage doors to those that do not extend past the property boundary.	
Canterbury / Westland Branch of Architectural Designers NZ/685.60	Anne Dingwall/ #FS2037.1164	Seek Amendment	Add a further subclause to restrict garage doors to those that do not extend past the property boundary. When this rule is applied to a garage with a door facing the street, there is potential for some garage doors to impact on the passage of pedestrians on the footpath. Should a garage door be 1.5m off the boundary and a tilting garage door is installed, this door may impede pedestrians.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.60	Kāinga Ora/ #FS2082.405	Seek Amendment	Add a further subclause to restrict garage doors to those that do not extend past the property boundary. When this rule is applied to a garage with a door facing the street, there is potential for some garage doors to impact on the passage of pedestrians on the footpath. Should a garage door be 1.5m off the boundary and a tilting garage door is installed, this door may impede pedestrians.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.61		Seek Amendment	Develop a mechanism where public property can accommodate tree planting, for example a financial contribution to aid in street planting upgrades in lieu of building setbacks.	
Canterbury / Westland Branch of Architectural Designers NZ/685.61	Anne Dingwall/ #FS2037.1165	Seek Amendment	Develop a mechanism where public property can accommodate tree planting, for example a financial contribution to aid in street planting upgrades in lieu of building setbacks. [O]ur understanding is that part of rationality of having a 1.5m minimum building setback from the street boundary is to provide for area for street trees and landscaping to mitigate, at a human scale, large building facades. The reliance of this amenity to occur solely through private land may not lead to the desired outcomes	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.61	Kāinga Ora/ #FS2082.406	Seek Amendment	Develop a mechanism where public property can accommodate tree planting, for example a financial contribution to aid in street planting upgrades in lieu of building setbacks. [O]ur understanding is that part of rationality of having a 1.5m minimum building setback from the street boundary is to provide for area for street trees and landscaping to mitigate, at a human scale, large building facades. The reliance of this amenity to occur solely through private land may not lead to the desired outcomes	Oppose

Canterbury / Westland Branch of Architectural Designers NZ/ #685.62		Seek Amendment	Rewrite subclause (b)(iii) to, "Front boundary setbacks: Eaves, roof overhangs and / or guttering to a total maximum of 300mm in width measured from the outside extent of a building."	
Canterbury / Westland Branch of Architectural Designers NZ/685.62	Anne Dingwall/ #FS2037.1166	Seek Amendment	Rewrite subclause (b)(iii) to, "Front boundary setbacks: Eaves, roof overhangs and / or guttering to a total maximum of 300mm in width measured from the outside extent of a building." Subclause (b)(iii) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mm gutter to be excluded from the setback requirement; we believe this is not the intent.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.62	Kāinga Ora/ #FS2082.407	Seek Amendment	Rewrite subclause (b)(iii) to, "Front boundary setbacks: Eaves, roof overhangs and / or guttering to a total maximum of 300mm in width measured from the outside extent of a building." Subclause (b)(iii) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mm gutter to be excluded from the setback requirement; we believe this is not the intent.	Oppose
Ian McChesney/ #701.9		Seek Amendment	[S]etbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties.	
Ian McChesney/701.9	Anne Dingwall/ #FS2037.561	Seek Amendment	[S]etbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties. The proposed recession planes (and setbacks) do not provide equitable outcomes for sites that are smaller than the model assumptions. The proposal assumes 15m as a common site width, with the models for the sunlight access assuming the building on the southern boundary of a new development has a 4m setback from its north boundary (Technical Report – Residential Recession Planes in Christchurch, p.10). This report largely discounts narrower sites by stating "these are a minority". But the reality is that sites narrower than 15m are not uncommon in the proposed HDRZ in Riccarton, where setbacks of the existing residences from the north boundary can be less than 4m. Thus the proposed recession planes will impact even more on these properties. Recession planes and setbacks need to provide liveable and equitable outcomes for sites regardless of dimensions.	Support
Ian McChesney/701.9	Anne Dingwall/ #FS2037.982	Seek Amendment	[S]etbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties. The proposed recession planes (and setbacks) do not provide equitable outcomes for sites that are smaller than the model assumptions. The proposal assumes 15m as a common site width, with the models for the sunlight access assuming the building on the southern boundary of a new development has a 4m setback from its north boundary (Technical Report – Residential Recession Planes in Christchurch, p.10). This report largely discounts narrower sites by stating "these are a minority". But the reality is that sites narrower than 15m are not uncommon in the proposed HDRZ in Riccarton, where setbacks of the existing residences from the north boundary can be less than 4m. Thus the proposed recession planes will impact even more on these properties. Recession planes and setbacks need to provide liveable and equitable outcomes for sites regardless of dimensions.	Support
Ian McChesney/701.9	Christchurch International Airport Limited/ #FS2052.263	Seek Amendment	[S]etbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties. The proposed recession planes (and setbacks) do not provide equitable outcomes for sites that are smaller than the model assumptions. The proposal assumes 15m as a common site width, with the models for the sunlight access assuming the building on the southern boundary of a new development has a 4m setback from its north boundary (Technical Report – Residential Recession Planes in Christchurch, p.10). This report largely discounts narrower sites by stating "these are a minority". But the reality is that sites narrower than 15m are not uncommon in the proposed HDRZ in Riccarton, where setbacks of the existing residences from the north boundary can be less than 4m. Thus the proposed recession planes will impact even more on these properties. Recession planes and setbacks need to provide liveable and equitable outcomes for sites regardless of dimensions.	Support
Mitchell Coll/ #720.30		Seek Amendment	Add a further subclause to restrict garage doors to those that do not extend past the property boundary.	
Mitchell Coll/ #720.32		Seek Amendment	Rewrite subclause (b)(iii) to, "Front boundary setbacks: Eaves, roof overhangs and / or guttering to a total maximum of 300mm in width measured from the outside extent of a building."	
Marie Byrne/ #734.4		Seek Amendment	[Seek] adding an interface between heritage properties and residential areas	
New Zealand Institute of Architects Canterbury Branch/ #762.25		Seek Amendment	[That the Council develops a proposal where the public domain can accommodate for building setbacks over time, such as development contributions to aid in street upgrades in lieu of having a setback].	

New Zealand Institute of Architects Canterbury Branch/762.25	Anne Dingwall/ #FS2037.790	Seek Amendment	[That the Council develops a proposal where the public domain can accommodate for building setbacks over time, such as development contributions to aid in street upgrades in lieu of having a setback]. We note our understanding is that part of rationality of having a min 1.5m building setback within these areas is to provide for area for street trees and landscaping to soften the industrial settings where the standard is typically being introduced. There are concerns on the reliance of this amenity to occur solely through private land and would challenge the council to come up with a proposal where the public domain can accommodate for this change over time i.e. development contributions to aid in street upgrades in lieu of having a setback.	Support		
Roman Shmakov/ #783.6		Seek Amendment	[S]eek[s] that setbacks on the roadside side of section perimeters are removed to allow for perimeter block development.			
Retirement Villages Association of New Zealand Inc/ #811.71		Not Stated	Retain Standard 14.6.2.3 as notified.			
Retirement Villages Association of New Zealand Inc/811.71	Summerset Group Holdings Limited/ #FS2097.65	Not Stated	Retain Standard 14.6.2.3 as notified. The RVA supports Standard 14.6.2.3 and the minimum building setbacks as they reflect the MDRS.	Support		
Kiwi Rail/ #829.11		Seek Amendment	Amend Rule 14.6.2.3 as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <p>14.6 Rules – <u>High Density Residential Central City Zone</u></p> </td> <td style="width: 50%; padding: 5px;"> <p>14.6.2.3 Road boundary building Setbacks <u>a. Buildings must be set back from the relevant boundary by the minimum depth listed below:</u> i. <u>Front: 1.5 metres</u> ii. <u>Side: 1 metre</u> iii. <u>Rear: 1 metre (excluded on corner sites)</u> <u>(iv). Rail corridor boundary: 5 metres</u></p> </td> </tr> </table>	<p>14.6 Rules – <u>High Density Residential Central City Zone</u></p>	<p>14.6.2.3 Road boundary building Setbacks <u>a. Buildings must be set back from the relevant boundary by the minimum depth listed below:</u> i. <u>Front: 1.5 metres</u> ii. <u>Side: 1 metre</u> iii. <u>Rear: 1 metre (excluded on corner sites)</u> <u>(iv). Rail corridor boundary: 5 metres</u></p>	
<p>14.6 Rules – <u>High Density Residential Central City Zone</u></p>	<p>14.6.2.3 Road boundary building Setbacks <u>a. Buildings must be set back from the relevant boundary by the minimum depth listed below:</u> i. <u>Front: 1.5 metres</u> ii. <u>Side: 1 metre</u> iii. <u>Rear: 1 metre (excluded on corner sites)</u> <u>(iv). Rail corridor boundary: 5 metres</u></p>					
Kiwi Rail/829.11	Kāinga Ora/ #FS2082.746	Seek Amendment	Amend Rule 14.6.2.3 as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <p>14.6 Rules – <u>High Density Residential Central City Zone</u></p> </td> <td style="width: 50%; padding: 5px;"> <p>14.6.2.3 Road boundary building Setbacks <u>a. Buildings must be set back from the relevant boundary by the minimum depth listed below:</u> i. <u>Front: 1.5 metres</u> ii. <u>Side: 1 metre</u> iii. <u>Rear: 1 metre (excluded on corner sites)</u> <u>(iv). Rail corridor boundary: 5 metres</u></p> </td> </tr> </table> <p>Seeks amendment to increase the rail corridor setback from 4 to 5m.</p>	<p>14.6 Rules – <u>High Density Residential Central City Zone</u></p>	<p>14.6.2.3 Road boundary building Setbacks <u>a. Buildings must be set back from the relevant boundary by the minimum depth listed below:</u> i. <u>Front: 1.5 metres</u> ii. <u>Side: 1 metre</u> iii. <u>Rear: 1 metre (excluded on corner sites)</u> <u>(iv). Rail corridor boundary: 5 metres</u></p>	Oppose
<p>14.6 Rules – <u>High Density Residential Central City Zone</u></p>	<p>14.6.2.3 Road boundary building Setbacks <u>a. Buildings must be set back from the relevant boundary by the minimum depth listed below:</u> i. <u>Front: 1.5 metres</u> ii. <u>Side: 1 metre</u> iii. <u>Rear: 1 metre (excluded on corner sites)</u> <u>(iv). Rail corridor boundary: 5 metres</u></p>					
Kāinga Ora – Homes and Communities / #834.220		Seek Amendment	Retain clause (a) and (b)(i) as notified. Amend clause (b)(ii) and (iii) as follows: (b) This standard does not apply to site boundaries: (i) ... (ii) side and rear setbacks: for accessory buildings or garages, including garages that internally access a residential unit, where the accessory building or garage is less than 3 metres in height and the total length of the building does not exceed 10.1m; and (iii) front boundary setbacks: where eaves, and roof overhangs, and porches up to 300 600mm 600mm in width and guttering up to 200mm in width from the wall of a building intrude into the boundary setback.			

Fire and Emergency/ #842.38		Seek Amendment	Amend 14.6.2.3-Setbacks as follows: <i>Advice note:</i> <i>Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.</i>	
Ian Cumberpatch Architects Ltd/ #2076.39		Seek Amendment	[14.6.2.3 (a)(i)] Add a further subclause to restrict garage doors to those that do not extend past the property boundary.	
Ian Cumberpatch Architects Ltd/2076.39	Kainga Ora - Homes and Communities/ #FS2099.51	Seek Amendment	[14.6.2.3 (a)(i)] Add a further subclause to restrict garage doors to those that do not extend past the property boundary. When this rule is applied to a garage with a door facing the street, there is potential for some garage doors to impact on the passage of pedestrians on the footpath. Should a garage door be 1.5m off the boundary and a tilting garage door is installed, this door may impede pedestrians. Moreover, our understanding is that part of rationality of having a 1.5m minimum building setback from the street boundary is to provide for area for street trees and landscaping to mitigate, at human scale, large building facades. The reliance of this amenity to occur solely through private land may not lead to the desired outcomes.	Oppose
Ian Cumberpatch Architects Ltd/ #2076.40		Seek Amendment	Develop a mechanism where public property can accommodate tree planting, for example a financial contribution to aid in street planting upgrades in lieu of building setbacks.	
Ian Cumberpatch Architects Ltd/2076.40	Kainga Ora - Homes and Communities/ #FS2099.52	Seek Amendment	Develop a mechanism where public property can accommodate tree planting, for example a financial contribution to aid in street planting upgrades in lieu of building setbacks. When this rule is applied to a garage with a door facing the street, there is potential for some garage doors to impact on the passage of pedestrians on the footpath. Should a garage door be 1.5m off the boundary and a tilting garage door is installed, this door may impede pedestrians. Moreover, our understanding is that part of rationality of having a 1.5m minimum building setback from the street boundary is to provide for area for street trees and landscaping to mitigate, at human scale, large building facades. The reliance of this amenity to occur solely through private land may not lead to the desired outcomes.	Oppose
Ian Cumberpatch Architects Ltd/ #2076.41		Seek Amendment	[14.6.2.3 (b)(iii)] we believe this is not the intent. The reliance of this amenity to occur solely through private land may not lead to the desired outcomes.	
Ian Cumberpatch Architects Ltd/2076.41	Kainga Ora - Homes and Communities/ #FS2099.53	Seek Amendment	[14.6.2.3 (b)(iii)] we believe this is not the intent. The reliance of this amenity to occur solely through private land may not lead to the desired outcomes. [Clarify] Subclause (b)(iii) [as it] is ambiguous. This can be interpreted as allowing a 300mm eave AND a 200mm gutter to be excluded from the setback requirement;	Oppose

Residential > Rules - High Density Residential Zone > Built form standards > Outlook space

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Anne Ott/ #673.5		Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.	
David Ott/ #674.6		Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.	
David Ott/ #674.7		Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.	

Canterbury / Westland Branch of Architectural Designers NZ/ #685.63		Seek Amendment	Add a further subclause to subclause (i) reading, “be contained within the property boundaries.”	
Canterbury / Westland Branch of Architectural Designers NZ/685.63	Anne Dingwall/ #FS2037.1167	Seek Amendment	Add a further subclause to subclause (i) reading, “be contained within the property boundaries.” This rule is ambiguous. It is easy to interpret this rule as allowing the 4m depth of the outlook space to extend to the neighbouring property’s building.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.63	Kāinga Ora/ #FS2082.408	Seek Amendment	Add a further subclause to subclause (i) reading, “be contained within the property boundaries.” This rule is ambiguous. It is easy to interpret this rule as allowing the 4m depth of the outlook space to extend to the neighbouring property’s building.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.64		Seek Amendment	Rewrite the subclause [i.i] to, “be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room); and”	
Canterbury / Westland Branch of Architectural Designers NZ/685.64	Anne Dingwall/ #FS2037.1168	Seek Amendment	Rewrite the subclause [i.i] to, “be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room); and” This rule allows for the outlook space to be impeded by fences within the property, and also excludes windows on the desired exclusion.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.64	Kāinga Ora/ #FS2082.409	Seek Amendment	Rewrite the subclause [i.i] to, “be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room); and” This rule allows for the outlook space to be impeded by fences within the property, and also excludes windows on the desired exclusion.	Oppose
Mitchell Coll/ #720.33		Seek Amendment	Rule 14.6.2.4 (i) - Outlook Space Add a further subclause to subclause (i) reading, “be contained within the property boundaries.”	
Mitchell Coll/ #720.34		Seek Amendment	Rule 14.6.2.4 (i)(i) Outlook Space Rewrite the subclause to, “be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room); and”	
Retirement Villages Association of New Zealand Inc/ #811.72		Support	Retain Standard 14.6.2.4 as notified.	
Retirement Villages Association of New Zealand Inc/811.72	Summerset Group Holdings Limited/ #FS2097.66	Support	Retain Standard 14.6.2.4 as notified. Although these internal amenity standards are not applicable to retirement villages, the RVA would like to reiterate their support for the exclusion of retirement villages from these standards.	Support
Kāinga Ora – Homes and Communities / #834.221		Support	Retain [standard] as notified.	
Kāinga Ora – Homes and Communities /834.221	LMM Investments 2012 Limited/ #FS2049.140	Support	Retain [standard] as notified. Support as implements MDRSAs per Schedule 3A. Minor amendment to clarify clause (i) is also supported.	Support
Ian Cumberpatch Architects Ltd/ #2076.42		Seek Amendment	Add a further subclause to subclause (i) reading, “be contained within the property boundaries.”	
Ian Cumberpatch Architects Ltd/2076.42	Kainga Ora - Homes and Communities/ #FS2099.54	Seek Amendment	Add a further subclause to subclause (i) reading, “be contained within the property boundaries.” This rule is ambiguous. It is easy to interpret this rule as allowing the 4m depth of the outlook space to extend to the neighbouring property’s building.	Oppose
Ian Cumberpatch Architects Ltd/ #2076.43		Seek Amendment	Rewrite the subclause to, “be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room)”	
Ian Cumberpatch Architects Ltd/2076.43	Kainga Ora - Homes and Communities/ #FS2099.55	Seek Amendment	Rewrite the subclause to, “be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room)” This rule allows for the outlook space to be impeded by fences within the property, and also excludes windows on the desired exclusion.	Oppose

Residential > Rules - High Density Residential Zone > Built form standards > Building separation

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Andrew Evans/ #89.16		Seek Amendment	Oppose the provision as notified.	
Cameron Matthews/ #121.21		Seek Amendment	Remove 10m High Density Residential Zone building separation rule – 14.6.2.5.	
Cameron Matthews/121.21	Christchurch International Airport Limited/ #FS2052.211	Seek Amendment	<p>Remove 10m High Density Residential Zone building separation rule – 14.6.2.5. SEE IMAGES WITHIN SUBMISSION</p> <p>This ensures 6-10m separation between upper-level units in adjacent HRZ buildings is maintained, and that floor width of upper-storeys remain feasible (at 5-9m for site widths of 15-20m). This incentivises development at the front of those sites, and to boost viability of medium density on older, narrow sites. One simple alternative ruleset which might help to achieve this, and which aligns well with the alternative HRZ built form standards above is to:</p> <ul style="list-style-type: none"> • change side/rear height-in-relation-to-boundary rules such that they are MDRS-compliant, i.e., 4m+60°, and, • waive HIRTB recession plane for parts of building in front 20m of a site (optionally for the rest of the site also) which are setback by more than around 3-5m from side/rear boundaries, and, • retain current height limits for 11+1m nominal, or 14m if LCIP applies, and, • Increase number of permitted units to 4, potentially only if LCIP applies. <p>In High Density Residential (HRZ) zones, nominally 14m height, the building envelope is extremely constrained above 12m, via a combination of recession planes, deep boundary setbacks, and restrictive height limits and building separation rules. This will severely limit the feasibility of many developments within the HRZ zone to achieve the scale nominally permitted by the zone.</p> <p>One mitigating factor is that at the front of sites, below 12m, exemptions for the recession plane, boundary setbacks, and building separation rules are made. While this is good, it is likely to create built forms which could otherwise be enabled under MRZ, if the same front-of-site recession/setback exemptions were to apply. These exemptions to recession planes and setback rules at the front of sites for MRZ were present in earlier versions of the proposed plan and should be re-incorporated.</p> <p>Regarding HRZ, the current proposal requires parts of buildings exceeding 12m height (3-4 storeys) to have 6-8m setbacks from side boundaries, be no higher than 14m (still only ~4 storeys unless low stud heights are used), be no closer than 10m from an a nearby unit, and if built at the rear of sites be confined to only 12m height and aggressive recession planes. CCC's data (Figure 25) shows average road frontage for HRZ land parcels is only ~20m, roughly translating into the site width (though likely inflated by corner sites). Older sites (pre-1970, i.e. the ones located predominantly around historically relevant town centres, like the city centre, Riccarton, Papanui, etc) are noted as being predominantly only 15m wide.</p> <p>Illustrating what the building envelope might look like under these rules, in Figure 26 the top floor is only (maximally, with low floor-separations) the 5th, and it's only maximally 6m wide. Considering that building above 3 storeys requires large fixed-cost investments into additional infrastructure (e.g. elevators, high fire resistance and/or sprinklers, fire engineering, wind report, etc), the limited saleable/rentable floor area from the combined 4th and 5th floors is likely to reduce actual built volume to only 3 storeys; i.e. only the nominal built height of MRZ sites. The building envelope on the right-hand-side shows the more egregious example, using a typical site from pre-1970's suburbs with a width of only 15m. Such a construction envelope completely rules out a 5th floor, further compromising the viability of building anything above 3-storeys in the HRZ zones.</p> <p>Importantly the site widths used for these illustrations show that even the average HRZ site is compromised for development above 3-4 storeys under the proposed rules. That could mean (depending on the statistical distribution of site widths) that around half of all sites zoned HRZ have even less feasible development prospects at heights exceeding 3 storeys. This is problematic in that in feasibly enabling only buildings of similar scale to MRZ – it provides very little incentive/allowances for development at increased scales/intensity in the areas most suited to it, i.e. those zoned for HRZ.</p> <p>In addition to the lack of development incentives exceeding 3 storeys, a low density-differential exists between the buildable envelope – even if built to their theoretical maximum limit – of both:</p> <ul style="list-style-type: none"> • An HRZ site built up at the road frontage vs built up along the side or rear boundary 	Oppose

			<p>· An HRZ site vs an MRZ site.</p> <p>The laudable goal of the proposed road-frontage recession-plane waiver for the front 20m / 60% is to encourage development at the front of sites, to help create a vibrant and active streetscape, to help manage overlooking between adjacent sites (without limiting density below legal minimum standards) and to improve privacy for residents, while boosting safety via ‘many-eyes’ on the street. However, as proposed it only provides a small bonus in habitable floorspace compared to developing the side or rear of the site. Considering that any provision of on-site car-parking or manoeuvring space provided will come at a cost to habitable area for a front-built site, but not for a side or rear-built site, the proposed waiver may not be sufficient to incentivise development at the road frontage.</p> <p>In addition – while I would argue that subjective aesthetic ideals should not be included in our strategy objectives (see section: INAPPROPRIATE AND SUBJECTIVE STRATEGY OBJECTIVES) – if CCC is aiming to have “legible urban form” with “contrasting building clusters”, “appropriate scale, form”, and to manage the “clustering, scale and massing” (Chapter 3 Strategic Directions 3.3.7 Objective – Well-functioning urban environment) of our more densely populated centres, then allowing built forms of such similar scale in MRZ and HRZ seems contradictory.</p>	
Anne Ott/ #673.6		Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.	
David Ott/ #674.5		Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.65		Seek Amendment	Amend the clause to read, “Residential units above 12 metres in height above ground level must be separated from any other residential units on the same site by at least 10 metres measured horizontally, except where a common wall is included.	
Canterbury / Westland Branch of Architectural Designers NZ/685.65	Anne Dingwall/ #FS2037.1169	Seek Amendment	Amend the clause to read, “Residential units above 12 metres in height above ground level must be separated from any other residential units on the same site by at least 10 metres measured horizontally, except where a common wall is included. This clause is ambiguous.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.65	Chapman Tripp/ #FS2063.79	Seek Amendment	Amend the clause to read, “Residential units above 12 metres in height above ground level must be separated from any other residential units on the same site by at least 10 metres measured horizontally, except where a common wall is included. This clause is ambiguous.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.65	Chapman Tripp/ #FS2064.76	Seek Amendment	Amend the clause to read, “Residential units above 12 metres in height above ground level must be separated from any other residential units on the same site by at least 10 metres measured horizontally, except where a common wall is included. This clause is ambiguous.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.65	Kāinga Ora/ #FS2082.410	Seek Amendment	Amend the clause to read, “Residential units above 12 metres in height above ground level must be separated from any other residential units on the same site by at least 10 metres measured horizontally, except where a common wall is included. This clause is ambiguous.	Oppose
Mitchell Coll/ #720.35		Seek Amendment	Amend the clause to read, “Residential units above 12 metres in height above ground level must be separated from any other residential units on the same site by at least 10 metres measured horizontally, except where a common wall is included.”	
Carter Group Limited/ #814.175		Oppose	Oppose Rule 14.6.2.5. Seek that this is deleted.	
Carter Group Limited/814.175	Kāinga Ora/ #FS2082.1005	Oppose	Oppose Rule 14.6.2.5. Seek that this is deleted. The requirements of this rule are not required by and are inconsistent with, the NPS-UD and Amendment Act.	Seek Amendment
The Catholic Diocese of Christchurch / #823.141		Oppose	Delete	
The Catholic Diocese of Christchurch /823.141	Anne Dingwall/ #FS2037.1373	Oppose	Delete The requirements of this rule are not required by and are inconsistent with, the NPS-UD and Amendment Act.	Oppose
The Catholic Diocese of Christchurch /823.141	Carter Group Limited/ #FS2045.314	Oppose	Delete The requirements of this rule are not required by and are inconsistent with, the NPS-UD and Amendment Act.	Support
The Catholic Diocese of Christchurch /823.141	Kāinga Ora/ #FS2082.1157	Oppose	Delete The requirements of this rule are not required by and are inconsistent with, the NPS-UD and Amendment Act.	Seek Amendment

Kāinga Ora – Homes and Communities / #834.222		Seek Amendment	Delete the rule and replace as follows: Any parts of a building located more than 12m above ground level shall be separated by at least 10m from any other buildings on the same site that are also located more than 12m above ground level. Or alternatively, delete the rule entirely.	
Kāinga Ora – Homes and Communities /834.222	Clare Dale/ #FS2029.28	Seek Amendment	Delete the rule and replace as follows: Any parts of a building located more than 12m above ground level shall be separated by at least 10m from any other buildings on the same site that are also located more than 12m above ground level. Or alternatively, delete the rule entirely. The outcome of having reasonable space between taller built elements on the same site is supported, subject to the rule being amended to make its application clear. The other option is to delete the rule and rely on separation being addressed in part through the outlook space rule, plus urban design assessment matters, and therefore this rule is unnecessary.	Support
Kāinga Ora – Homes and Communities /834.222	LMM Investments 2012 Limited/ #FS2049.142	Seek Amendment	Delete the rule and replace as follows: Any parts of a building located more than 12m above ground level shall be separated by at least 10m from any other buildings on the same site that are also located more than 12m above ground level. Or alternatively, delete the rule entirely. The outcome of having reasonable space between taller built elements on the same site is supported, subject to the rule being amended to make its application clear. The other option is to delete the rule and rely on separation being addressed in part through the outlook space rule, plus urban design assessment matters, and therefore this rule is unnecessary.	Support
Ian Cumberpatch Architects Ltd/ #2076.44		Seek Amendment	Amend the clause to read, “Residential units above 12 metres in height above ground level must be separated from any other residential units on the same site by at least 10 metres measured horizontally, except where a common wall is included.”	
Ian Cumberpatch Architects Ltd/2076.44	Ryman Healthcare Limited/ #FS2095.19	Seek Amendment	Amend the clause to read, “Residential units above 12 metres in height above ground level must be separated from any other residential units on the same site by at least 10 metres measured horizontally, except where a common wall is included.” This clause is ambiguous.	Oppose
Ian Cumberpatch Architects Ltd/2076.44	Retirement Village Association of New Zealand Incorporated/ #FS2096.19	Seek Amendment	Amend the clause to read, “Residential units above 12 metres in height above ground level must be separated from any other residential units on the same site by at least 10 metres measured horizontally, except where a common wall is included.” This clause is ambiguous.	Oppose
Ian Cumberpatch Architects Ltd/2076.44	Kainga Ora - Homes and Communities/ #FS2099.56	Seek Amendment	Amend the clause to read, “Residential units above 12 metres in height above ground level must be separated from any other residential units on the same site by at least 10 metres measured horizontally, except where a common wall is included.” This clause is ambiguous.	Oppose

Residential > Rules - High Density Residential Zone > Built form standards > Fencing and screening

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Doug Latham/ #30.8		Seek Amendment	Amend Rule 14.6.2.6 'Fencing and screening' to revert to current provisions.	
Andrew Evans/ #89.17		Seek Amendment	Seek amendment to 14.5.2.9 a. i. to require fence heights to be 1.8m (not 1.5m), or; Provide for 1.5m fencing height and amend to have 0.3m above this to be partially transparent.	
Wayne Bond/ #684.7		Seek Amendment	[That] “i” be removed, with [‘i’ / new ‘i’] amended as follows: Location will read “Road boundary”; Fence height standard will read “Access visibility spay area 1.0m. Balance boundary width 1.8m.”	

Canterbury / Westland Branch of Architectural Designers NZ/ #685.66		Seek Amendment	Rewrite the rule to, "Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level."										
Canterbury / Westland Branch of Architectural Designers NZ/685.66	Anne Dingwall/ #FS2037.1170	Seek Amendment	Rewrite the rule to, "Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level." This rule is irrelevant when used in Flood Management Areas where the minimum floor level is increased. In some cases, the top of a 2m high fence will be at or below the floor level of a dwelling.	Support									
Canterbury / Westland Branch of Architectural Designers NZ/685.66	Kāinga Ora/ #FS2082.411	Seek Amendment	Rewrite the rule to, "Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level." This rule is irrelevant when used in Flood Management Areas where the minimum floor level is increased. In some cases, the top of a 2m high fence will be at or below the floor level of a dwelling.	Oppose									
Mitchell Coll/ #720.36		Seek Amendment	Rule 14.6.2.6 (a) Rewrite the rule to, "Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level."										
Carter Group Limited/ #814.176		Oppose	Oppose 14.6.2.6. Seek that this be deleted.										
Carter Group Limited/814.176	Kāinga Ora/ #FS2082.1006	Oppose	Oppose 14.6.2.6. Seek that this be deleted. The requirements of this rule are not required by and are inconsistent with, the NPS-UD and Amendment Act.	Seek Amendment									
The Catholic Diocese of Christchurch / #823.142		Oppose	Delete										
The Catholic Diocese of Christchurch /823.142	Anne Dingwall/ #FS2037.1374	Oppose	Delete The requirements of this rule are not required by and are inconsistent with, the NPS-UD and Amendment Act.	Oppose									
The Catholic Diocese of Christchurch /823.142	Carter Group Limited/ #FS2045.315	Oppose	Delete The requirements of this rule are not required by and are inconsistent with, the NPS-UD and Amendment Act.	Support									
The Catholic Diocese of Christchurch /823.142	Kāinga Ora/ #FS2082.1158	Oppose	Delete The requirements of this rule are not required by and are inconsistent with, the NPS-UD and Amendment Act.	Seek Amendment									
Kāinga Ora – Homes and Communities / #834.223		Seek Amendment	Retain clause (iii) relating to internal boundaries as notified. Delete clauses (i) and (ii) and replace with the following (Operative Plan rule and associated diagrams reinstated): <table border="1" data-bbox="1006 1423 1676 1906"> <thead> <tr> <th></th> <th><u>Fence type</u></th> <th><u>standard</u></th> </tr> </thead> <tbody> <tr> <td><u>i</u></td> <td><u>Where at least 50% of the fence structure is visually transparent</u></td> <td><u>1.8m</u></td> </tr> <tr> <td><u>ii</u></td> <td><u>Where less than 50% of the fence structure is visually transparent</u></td> <td><u>1.2m</u></td> </tr> </tbody> </table>		<u>Fence type</u>	<u>standard</u>	<u>i</u>	<u>Where at least 50% of the fence structure is visually transparent</u>	<u>1.8m</u>	<u>ii</u>	<u>Where less than 50% of the fence structure is visually transparent</u>	<u>1.2m</u>	
	<u>Fence type</u>	<u>standard</u>											
<u>i</u>	<u>Where at least 50% of the fence structure is visually transparent</u>	<u>1.8m</u>											
<u>ii</u>	<u>Where less than 50% of the fence structure is visually transparent</u>	<u>1.2m</u>											
Kāinga Ora – Homes and Communities /834.223	LMM Investments 2012 Limited/ #FS2049.143	Seek Amendment		Support									

			<p>Retain clause (iii) relating to internal boundaries as notified. Delete clauses (i) and (ii) and replace with the following (Operative Plan rule and associated diagrams reinstated):</p> <table border="1"> <thead> <tr> <th></th> <th><u>Fence type</u></th> <th><u>standard</u></th> </tr> </thead> <tbody> <tr> <td><u>i</u></td> <td><u>Where at least 50% of the fence structure is visually transparent</u></td> <td><u>1.8m</u></td> </tr> <tr> <td><u>ii</u></td> <td><u>Where less than 50% of the fence structure is visually transparent</u></td> <td><u>1.2m</u></td> </tr> </tbody> </table> <p>The proposed rules will result in a significant loss of occupant amenity where outdoor living is located between the unit and the street. Whilst such a layout is not generally preferred, forecast-west streets, the units on the southern side of the street will face north where it can often result in good design outcomes for the outdoor living to be located between the unit and the street to take advantage of the northern orientation. Retain the Operative Plan rules on road frontage fencing which are well understood by the design community and achieve an appropriate balance in occupant amenity and streetscape outcomes.</p>		<u>Fence type</u>	<u>standard</u>	<u>i</u>	<u>Where at least 50% of the fence structure is visually transparent</u>	<u>1.8m</u>	<u>ii</u>	<u>Where less than 50% of the fence structure is visually transparent</u>	<u>1.2m</u>	
	<u>Fence type</u>	<u>standard</u>											
<u>i</u>	<u>Where at least 50% of the fence structure is visually transparent</u>	<u>1.8m</u>											
<u>ii</u>	<u>Where less than 50% of the fence structure is visually transparent</u>	<u>1.2m</u>											
Ian Cumberpatch Architects Ltd/ #2076.45		Seek Amendment	Rewrite the rule to, "Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level."										
Ian Cumberpatch Architects Ltd/2076.45	Kainga Ora - Homes and Communities/ #FS2099.57	Seek Amendment	Rewrite the rule to, "Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level." This rule is irrelevant when used in Flood Management Areas where the minimum floor level is increased. In some cases, the top of a 2m high fence will be at or below the floor level of a dwelling.	Oppose									

Residential > Rules - High Density Residential Zone > Built form standards > Landscaped area and tree canopy cover

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Gavin Keats/ #52.9		Seek Amendment	Amend 14.5.2.2 to require that the 20 sq m of planting/outdoor living per section needs to be a usable shaped area, eg not a long narrow strip.	
Victoria Neighbourhood Association (VNA) / #61.3		Seek Amendment	Amend 14.6.2.7 to require that a residential unit at ground floor level must have a landscaped area of a minimum of 25% of a developed site with grass or plants and trees.	
Victoria Neighbourhood Association (VNA) /61.3	Anne Dingwall/ #FS2037.95	Seek Amendment	<p>Amend 14.6.2.7 to require that a residential unit at ground floor level must have a landscaped area of a minimum of 25% of a developed site with grass or plants and trees.</p> <p>We submit that in many cases the provisions need to be strengthened, a message consistent with VNA's submission on the Urban Forest Plan.</p> <p>We support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.</p> <p>Landscaping at ground level performs a function of allowing excess stormwater to percolate into the soils to help mitigate excess stormwater load to infrastructure, and should therefore not be reduced below the minimum designated percentage.</p>	Support

Victoria Neighbourhood Association (VNA) /61.3	Cambridge 137 Limited/ #FS2042.10	Seek Amendment	<p>Amend 14.6.2.7 to require that a residential unit at ground floor level must have a landscaped area of a minimum of 25% of a developed site with grass or plants and trees.</p> <p>We submit that in many cases the provisions need to be strengthened, a message consistent with VNA's submission on the Urban Forest Plan.</p> <p>We support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.</p> <p>Landscaping at ground level performs a function of allowing excess stormwater to percolate into the soils to help mitigate excess stormwater load to infrastructure, and should therefore not be reduced below the minimum designated percentage.</p>	Oppose
Victoria Neighbourhood Association (VNA) / #61.34		Seek Amendment	Amend 14.2.6.7 to discourage the use of impervious/impermeable surfaces.	
Victoria Neighbourhood Association (VNA) /61.34	Anne Dingwall/ #FS2037.114	Seek Amendment	<p>Amend 14.2.6.7 to discourage the use of impervious/impermeable surfaces.</p> <p>The VNA supports the provisions for retaining, increasing and maintaining the health of Christchurch's tree canopy cover, set out in 6.10A and supported by the Section 32 Evaluation report (Part 7). In particular, we support, as written Policies 6.10A.2.1.2 and 2.1.3 Standard 6.10A.4.2.2 (Financial Contributions).</p> <p>We submit that in many cases the provisions need to be strengthened, a message consistent with VNA's submission on the Urban Forest Plan, including:</p> <ul style="list-style-type: none"> - Commercial/industrial sites in Strategic Objective 3.3.10 (a) (ii) E, - Objective 6.10A.2.1, Policy 6.10A.2.1.1 and Standard 6.10A.4.1.1; Increase the minimum cover from 20% to 25% (6.10A.4.1.1); - Discourage the use of impervious/impermeable surfaces; - Increase the Financial Contribution per tree significantly as a disincentive to removing or not replacing trees on the development site; - Rewrite the Matters of Discretion to make it less likely that trees will be removed or not replaced on site. 	Support
Ali McGregor/ #65.4		Seek Amendment	Encourage retention of tree canopy and green space on residential sites.	
Ali McGregor/65.4	Anne Dingwall/ #FS2037.133	Seek Amendment	<p>Encourage retention of tree canopy and green space on residential sites.</p> <p>This [multi-unit residential development] has the effect of removing all the trees from sections. Where once there was about 50% of a section which was 'green' it is now all concrete. My personal experience is that two of my boundaries which were tree lined are now bare of those mature trees and I have neighbours so close that I can hear their conversations.</p> <p>This has a detrimental effect on the physical environment. The loss of greenery also has a negative impact on the mental and emotional health of the residents.</p> <p>Apart from that, the increase in sealed areas means more run-off and makes the area more prone to flooding. Climate change has seen heavier rainfall and therefore more frequent flooding events already, so if this trend is to continue it will only lead to more problems.</p>	Support
Andrew Evans/ #89.18		Oppose	<p>Oppose the proposed provisions 14.6.2.7d-f Landscaped area and tree canopy</p> <p>Seek amendment to 14.6.2.7c: alter clause to 'The 20% landscaped area may be provided as a sum across the site, as long as there is a minimum dimension of 0.45m. (was 0.6m).</p>	
Te Mana Ora/Community and Public Health/ #145.13		Support	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to update tree setbacks to better protect individual trees and to incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other Trees becoming a Qualifying matter.	

Julie Kidd/ #146.3		Support	[S]upport[s] as much being done as possible to maintain tree canopy cover.	
Paul Clark/ #233.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Marjorie Manthei/ #237.37		Support	[Retain 14.6.2.7]	
Emma Besley/ #254.7		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Maia Gerard/ #261.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Alfred Lang/ #262.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Harley Peddie/ #263.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Aaron Tily/ #264.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
John Bryant/ #265.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Alex Hobson/ #266.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Justin Muirhead/ #267.3		Support	The council retains the tree canopy requirement and contributions plan.	
Clare Marshall/ #268.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Yvonne Gilmore/ #269.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Rob Harris/ #270.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Pippa Marshall/ #271.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Caitriona Cameron/ #272.9		Seek Amendment	The proposal should increase minimum protection of green space and canopy cover. o All developments should include whatever green space is considered to be the minimum (i.e. no 'buying out'). o The CCC should provide, and consult on, a detailed plan about how green space will be provided, particularly in High Densitiy Residential zones, before any changes are made to residential planning regulations.	
Ian Chesterman/ #273.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Robert Fleming/ #274.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
John Stackhouse/ #330.3		Seek Amendment	The submitter requests that where a high-density zone (HDZ) meets medium density zone (MDZ, the boundary) ensure at least a 10m natural planting corridor on HDZ areas where the HDZ bounds a MDZ.	
John Stackhouse/330.3	Kāinga Ora/ #FS2082.276	Seek Amendment	<p>The submitter requests that where a high-density zone (HDZ) meets medium density zone (MDZ, the boundary) ensure at least a 10m natural planting corridor on HDZ areas where the HDZ bounds a MDZ.</p> <p>The application of a buffer zone on the zone edge would soften the impact of high-density development on neighbouring medium-density properties. This would lead to more consistent respect of the living conditions for those in neighbouring medium-density housing, particularly with regard to light and privacy.</p> <p>The current 'hard' boundaries in effect have HDZ regulations applied to one or more boundaries of MDZ properties leading to an inequitable and detrimental outcome for those properties. This is not a desirable outcome as it immediately disadvantages these property owners of MDZ properties and does not lead to an outcome based on 'natural justice'. It disadvantages them significantly with regard to privacy and sunlight in particular by applying HDZ regulations to at least one boundary of a MDZ property.</p>	Oppose
Adrien Taylor/ #342.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Monique Knaggs/ #345.3		Support	Seeks that the council retains the tree canopy requirement and contributions plan.	
George Laxton/ #346.3		Support	[Seek] that the council retains the tree canopy requirement and contributions plan.	
Elena Sharkova/ #347.3		Support	I seek that the council retains the tree canopy requirement and contributions plan.	
Felix Harper/ #350.3		Support	[S]eek[s] that the council retains the tree canopyrequirement and contributions plan.	
James Gardner/ #361.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
James Gardner/361.3	Kāinga Ora/ #FS2082.294	Support	<p>[S]eek[s] that the council retains the tree canopy requirement and contributions plan.</p> <p>I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.</p>	Support
Cynthia Roberts/ #362.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Peter Galbraith/ #363.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
John Reily/ #364.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	

Andrew Douglas-Clifford/ #365.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Olivia Doyle/ #366.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Simon Fitchett/ #370.3		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Nkau Ferguson-spence/ #371.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Julia Tokumaru/ #372.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Mark Stringer/ #373.3		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan	
Michael Redepenning/ #374.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Aidan Ponsonby/ #375.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Indiana De Boo/ #379.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Christopher Seay/ #384.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Christopher Henderson/ #387.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Emma Coumbe/ #389.11		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Ezra Holder/ #391.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Ella McFarlane/ #392.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Sarah Laxton/ #393.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Lesley Kettle/ #394.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Emily Lane/ #395.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Blake Thomas/ #415.6		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan	
Anake Goodall/ #416.10		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Summerset Group Holdings Limited/ #443.4		Seek Amendment	amend 14.6.2.7 as follows: ... d. For single and/or multi residential unit developments, excluding retirement villages a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit..	
Summerset Group Holdings Limited/443.4	Clare Dale/ #FS2029.30	Seek Amendment	amend 14.6.2.7 as follows: ... d. For single and/or multi residential unit developments, excluding retirement villages a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit.. Summerset provides an extensive amount of landscape treatment,including substantial tree planting, as part of its developments. . The Plancontains specific assessment matters for retirement villages whichinclude consideration of matters relating to site design, visualamenity and landscape treatment. These provisions further ensurethat adequate landscaping and tree planting is incorporated intoretirement village design. To avoid confusion associated with terminology and applicability ofprovisions, Summerset considers that the proposed tree canopyprovisionsrelating to retirement villages are adequately provided forby other provisions in the Plan and requests that these be deleted.The requirements for non-residential activities, together with theretirement village specific assessment, would be sufficient to ensurelandscape and tree provision	Support
Summerset Group Holdings Limited/443.4	Kāinga Ora/ #FS2082.315	Seek Amendment	amend 14.6.2.7 as follows: ... d. For single and/or multi residential unit developments, excluding retirement villages a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the	Oppose

			landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit.. Summerset provides an extensive amount of landscape treatment, including substantial tree planting, as part of its developments. . The Plan contains specific assessment matters for retirement villages which include consideration of matters relating to site design, visual amenity and landscape treatment. These provisions further ensure that adequate landscaping and tree planting is incorporated into retirement village design. To avoid confusion associated with terminology and applicability of provisions, Summerset considers that the proposed tree canopy provisions relating to retirement villages are adequately provided for by other provisions in the Plan and requests that these be deleted. The requirements for non-residential activities, together with the retirement village specific assessment, would be sufficient to ensure landscape and tree provision	
Michelle Alexandre/ #456.4		Support	Support more greenery, more trees	
Jamie Lang/ #503.5		Support	Seeks that the council retains the tree canopy requirement and contributions plan.	
Jamie Lang/503.5	Anne Dingwall/ #FS2037.501	Support	Seeks that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Oppose
Jarred Bowden/ #505.10		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Alex McMahon/ #506.5		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Alex McMahon/506.5	Anne Dingwall/ #FS2037.507	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Oppose
Ewan McLennan/ #510.9		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Harrison McEvoy/ #512.9		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Ann Vanschevensteen/ #514.9		Support	The council retains the tree canopy requirement and contributions plan.	
Zachary Freiberg/ #515.3		Support	Seek that the council retains the tree canopy requirement and contributions plan.	
Jessica Nimmo/ #516.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Alex McNeill/ #517.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Sarah Meikle/ #518.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
James Carr/ #519.20		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek that the council retains the tree canopy requirement and contributions plan.	
James Carr/ #519.28		Seek Amendment	It would be good to have a limit on hard site coverage (and enforce it).	
Amelie Harris/ #520.3		Support	I seek that the council retains the tree canopy requirement and contributions plan.	
Thomas Garner/ #521.3		Support	I seek that the council retains the tree canopy requirement and contributions plan.	
Lisa Smailes/ #522.3		Support	I seek that the council retains the tree canopy requirement and contributions plan.	
Adam Currie/ #523.10		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Daniel Tredinnick/ #524.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Gideon Hodge/ #525.3		Support	Seeks that Council retains the tree canopy requirement and contributions plan.	
Kaden Adlington/ #527.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan	
Lesley Clouston/ #528.8		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Daniel Carter/ #529.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Claire Cox/ #531.10		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Albert Nisbet/ #532.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Frederick Markwell/ #533.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Matt Johnston/ #537.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan	
Henry Seed/ #551.8		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	

David Moore/ #552.6		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Josh Flores/ #553.6		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Fraser Beckwith/ #554.6		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
James Cunniffe/ #555.6		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Peter Beswick/ #557.14		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Jan-Yves Ruzicka/ #558.5		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan	
Mitchell Tobin/ #559.6		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Reece Pomeroy/ #560.6		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Rob McNeur/ #562.6		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Peter Cross/ #563.13		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Angela Nathan/ #565.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Bruce Chen/ #566.4		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Mark Mayo/ #567.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Hazel Shanks/ #568.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Marcus Devine/ #569.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Christine Albertson/ #570.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
James Harwood/ #571.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Yu Kai Lim/ #572.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Jeff Louttit/ #573.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Henry Bersani/ #574.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Jeremy Ditzel/ #575.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Juliette Sargeant/ #576.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
James Robinson/ #577.4		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Jamie Dawson/ #578.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Darin Cusack/ #580.12		Seek Amendment	[That] more green space [is] provided if there are any changes in additional housing density.	
Joe Clowes/ #586.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Joe Clowes/586.3	Anne Dingwall/ #FS2037.533	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Ciaran Mee/ #587.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
David Lee/ #588.5		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Krystal Boland/ #589.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Todd Hartshorn/ #590.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Helen Jacka/ #591.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Hao Ning Tan/ #594.7		Support	Seeks that the Council retains the tree canopy requirement and contributions plan	
Logan Sanko/ #595.6		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Hayley Woods/ #596.6		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Karl Moffatt-Vallance/ #597.6		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	

Caleb Sixtus/ #598.6		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Maggie Lawson/ #600.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Jack Hobern/ #601.6		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Devanh Patel/ #602.6		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Evan Ross/ #603.6		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Daniel Morris/ #604.6		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Benjamin Wilton/ #605.3		Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Benjamin Wilton/605.3	Anne Dingwall/ #FS2037.1214	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Alanna Reid/ #606.6		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Ailbhe Redmile/ #611.5		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Analijia Thomas/ #615.6		Support	Seek that the council retains the tree canopy requirement and contributions plan.	
Loren Kennedy/ #621.3		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Ella Herriot/ #622.3		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Peter Dobbs/ #623.7		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Seek that the council retains the tree canopy requirement and contributions plan.	
Daniel Scott/ #624.4		Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Seek that the council retains the tree canopy requirement and contributions plan.	
Rory Evans Fee/ #639.10		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Keegan Phipps/ #643.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Archie Manur/ #646.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Declan Cruickshank/ #652.6		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Daymian Johnson/ #655.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Francesca Teague-Wytenburg/ #656.3		Support	Seeks that the council retains the tree canopy requirement and contributions plan.	
Ben Thorpe/ #658.10		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Ben Thorpe/658.10	Anne Dingwall/ #FS2037.1195	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.	Support
Lucy Wingrove/ #659.3		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Bray Cooke/ #660.3		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Edward Parkes/ #661.10		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Bryce Harwood/ #662.10		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan.	
Catherine & Peter Morrison/ #664.3		Oppose	Require minimum tree cover. Oppose financial contributions as mitigation.	

Girish Ramlugun/ #713.3		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Russell Stewart/ #714.2		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Sara Campbell/ #715.3		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Jonty Coulson/ #717.3		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Gareth Holler/ #718.3		Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Andrew Cockburn/ #719.3		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Mitchell Coll/ #720.31		Support	Develop a mechanism where public property can accommodate tree planting, for example a financial contribution to aid in street planting upgrades in lieu of building setbacks.	
Ethan Pasco/ #721.10		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan.	
Birdie Young/ #727.10		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Michael Hall/ #733.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Michael Hall/733.4	Anne Dingwall/ #FS2037.972	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Pim Van Duin/ #738.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Amanda Smithies/ #752.3		Support	support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Amanda Smithies/752.3	Anne Dingwall/ #FS2037.821	Support	support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.	Support
Piripi Baker/ #753.3		Support	[Support] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Alex Shaw/ #754.3		Support	Supports the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Alex Shaw/754.3	Anne Dingwall/ #FS2037.818	Support	Supports the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
New Zealand Institute of Architects Canterbury Branch/ #762.5		Support	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions.	
New Zealand Institute of Architects Canterbury Branch/762.5	Anne Dingwall/ #FS2037.770	Support	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions. Christchurch will benefit from sustaining current tree canopy cover and increasing canopy coverage to areas that lack this amenity currently.	Support

New Zealand Institute of Architects Canterbury Branch/762.5	Kāinga Ora/ #FS2082.546	Support	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions. Christchurch will benefit from sustaining current tree canopy cover and increasing canopy coverage to areas that lack this amenity currently.	Oppose
New Zealand Institute of Architects Canterbury Branch/ #762.26		Seek Amendment	[Amend text to address spelling mistake in rule 14.6.2.7 g.ii "lanscaping"]	
New Zealand Institute of Architects Canterbury Branch/762.26	Anne Dingwall/ #FS2037.791	Seek Amendment	[Amend text to address spelling mistake in rule 14.6.2.7 g.ii "lanscaping"]	Support
Greater Hornby Residents Association/ #788.5		Seek Amendment	Hornby should be exempt from the Tree Levy and Developers should be made to ensure density developments have a 20% tree canopycover.	
Greg Partridge/ #794.5		Oppose	The submitter opposes the reduction in Christchurch's tree canopy cover by housing intensification. The Council should seek an immediate amendment to the Enabling Housing Supply and Other Matters Act to be implemented in order for regulations to be introduced that protect the city's tree canopy from being decimated by property developers.	
Greg Partridge/794.5	Anne Dingwall/ #FS2037.728	Oppose	<p>The submitter opposes the reduction in Christchurch's tree canopy cover by housing intensification. The Council should seek an immediate amendment to the Enabling Housing Supply and Other Matters Act to be implemented in order for regulations to be introduced that protect the city's tree canopy from being decimated by property developers.</p> <p>The submitter has concerns regarding the loss of the city's tree canopy from housing intensification and lack of effort by Council to protect trees or increase the tree canopy. The submitter provides the following analysis on the importance of protecting and enhancing the tree canopy:</p> <ul style="list-style-type: none"> - The tree canopy coverage of our city is essential, and as green infrastructure it should be viewed by the City Council and Council policy as a "Priority #1 Must Have" rather than a "Nice to Have." - Disappointingly however, since declaring a Climate and Ecological Emergency four years ago in May 2019, the Christchurch City Council have not added any additional trees the list of protected trees in our city in spite of the fact the City Council has been advised through academic reports and assessments that the percentage of tree canopy coverage has diminished across Christchurch and significant trees have been lost from our landscape. - A mapping report commissioned by the City Council through the University of Canterbury provided the Council with a snapshot of the tree canopy cover in Christchurch between 2018 and 2019. It revealed that since the previous mapping was completed in 2015 and 2016 tree canopy coverage had dropped from 15.59% down to 13.56% in less than three years. That 2-percentage point reduction equates to a 13.02% decrease in the overall tree canopy coverage of our city. - In a city that has declared a Climate and Ecological Emergency, that should set off alarm bells, however given the fact again there appears to be no mention of the retention of our cities existing established trees in the Growing Christchurch Plan, it would appear the Council are either very much asleep at the wheel, disinterested or are disingenuous in terms of the declaration in spite of all the rhetoric. - The Council's Head of Parks Andrew Ruttledge has said trees are going to play an increasingly vital role in carbon sequestration as the Council tries to achieve its goal of becoming carbon neutral by 2045, and yet in the Ōtautahi Urban Forest Plan the Council have only set a target to increase the tree canopy coverage of Christchurch to 20%, and not until 2070 – that's 47 years away. When compared to neighbouring cities in Australia, the aims of our City Council are lacking. - Not only should it be retained, but the tree canopy coverage of our entire city must be enhanced in order for the Council's declaration of a Climate and Ecological Emergency to be given any tangible meaning, and not just in the public parks of our city, but throughout every suburb and residential street of Christchurch. - Over recent years, thousands of well-established trees have been clear felled by property developers who operate with no environmental code of ethics in their business. Their primary focus is on making money, which is understandable, however the commercial interests and short-term financial gains of a limited few should not be given preference over the long-term environmental gains of the masses, nor should it compromise the environment that will be inherited by generations of today's citizens, nor those of the future. - The Council's declaration of a Climate and Ecological Emergency was a call to action, but four years have passed and nothing has been done to protect and guarantee that the existing established trees of our city and suburbs are retained. 	Support

			<ul style="list-style-type: none"> - Elected members of the Council and Staff have given the excuse that due to government legislation it is very difficult to protect trees. Auckland Council however have managed to increase its number of protected trees over the same four years. - If the city is to grow and is to be a healthy sustainable city that functions well, a city that puts the wellbeing of its citizens, visitors and environment first, it must be well planned and well considered rather than blindly adhering to the edict and directives of political parties who have a vested interest in gaining political support. - The commercial gains and wants of a limited few should not be put first and enabled at the expense and wellbeing of those who live here, nor should the environment be compromised. 	
Fred Coughlan/ #798.9		Oppose	delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA	
Fred Coughlan/798.9	Chapman Tripp/ #FS2063.96	Oppose	<p>delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA</p> <ul style="list-style-type: none"> - will add another layer of complexity to the development process and is considered to 'double up' on the charges already levied by council as part of Development Contributions. - proposed requirement goes beyond the mandate of the NPS-UD and MDRS requiring a minimum landscaped area of 20% of a development site. - Wolfbrook developments in Christchurch consistently provide for more than 20% landscaping across an application site and seeks to incorporate native grasses, shrubs and trees where suitable. There have also been recent instances where council has required Wolfbrook to remove trees and replace these with shrubs in order to avoid effects on utilities which run through privately owned sites. - The use of financial contributions through PC14 as a means to promote urban tree canopy cover in Christchurch is a blunt instrument and represents a one-size-fitsall approach which does not account for the varying site characteristics 	Support
Fred Coughlan/798.9	Chapman Tripp/ #FS2064.93	Oppose	<p>delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA</p> <ul style="list-style-type: none"> - will add another layer of complexity to the development process and is considered to 'double up' on the charges already levied by council as part of Development Contributions. - proposed requirement goes beyond the mandate of the NPS-UD and MDRS requiring a minimum landscaped area of 20% of a development site. - Wolfbrook developments in Christchurch consistently provide for more than 20% landscaping across an application site and seeks to incorporate native grasses, shrubs and trees where suitable. There have also been recent instances where council has required Wolfbrook to remove trees and replace these with shrubs in order to avoid effects on utilities which run through privately owned sites. - The use of financial contributions through PC14 as a means to promote urban tree canopy cover in Christchurch is a blunt instrument and represents a one-size-fitsall approach which does not account for the varying site characteristics 	Support
Fred Coughlan/798.9	Kāinga Ora/ #FS2082.580	Oppose	<p>delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA</p> <ul style="list-style-type: none"> - will add another layer of complexity to the development process and is considered to 'double up' on the charges already levied by council as part of Development Contributions. - proposed requirement goes beyond the mandate of the NPS-UD and MDRS requiring a minimum landscaped area of 20% of a development site. - Wolfbrook developments in Christchurch consistently provide for more than 20% landscaping across an application site and seeks to incorporate native grasses, shrubs and trees where suitable. There have also been recent instances where council has required Wolfbrook to remove trees and replace these with shrubs in order to avoid effects on utilities which run through privately owned sites. - The use of financial contributions through PC14 as a means to promote urban tree canopy cover in Christchurch is a blunt instrument and represents a one-size-fitsall approach which does not account for the varying site characteristics 	Support
Retirement Villages Association of New Zealand Inc/ #811.73		Support	[Retain Standard 14.6.2.7 as notified]	

Retirement Villages Association of New Zealand Inc/811.73	Summerset Group Holdings Limited/ #FS2097.67	Support	[Retain Standard 14.6.2.7 as notified] Retain Standard 14.6.2.7 as notified. Although these internal amenity standards are not applicable to retirement villages, the RVA would like to reiterate their support for the exclusion of retirement villages from these standards.	Support
Carter Group Limited/ #814.177		Oppose	Oppose Rule 14.6.2.7. Seek that this is deleted.	
Carter Group Limited/814.177	Kāinga Ora/ #FS2082.1007	Oppose	Oppose Rule 14.6.2.7. Seek that this is deleted. The requirements of this rule are not required by and are inconsistent with, the NPS-UD and Amendment Act. The requirements will limit development capacity and are otherwise opposed for the reasons expressed in the submission on chapter 6.10A.	Seek Amendment
The Catholic Diocese of Christchurch / #823.143		Oppose	Delete	
The Catholic Diocese of Christchurch /823.143	Anne Dingwall/ #FS2037.1375	Oppose	Delete The requirements of this rule are not required by and are inconsistent with, the NPS-UD and Amendment Act. The requirements will limit development capacity and are otherwise opposed for the reasons expressed in the submission on chapter 6.10A.	Oppose
The Catholic Diocese of Christchurch /823.143	Carter Group Limited/ #FS2045.316	Oppose	Delete The requirements of this rule are not required by and are inconsistent with, the NPS-UD and Amendment Act. The requirements will limit development capacity and are otherwise opposed for the reasons expressed in the submission on chapter 6.10A.	Support
The Catholic Diocese of Christchurch /823.143	Kāinga Ora/ #FS2082.1159	Oppose	Delete The requirements of this rule are not required by and are inconsistent with, the NPS-UD and Amendment Act. The requirements will limit development capacity and are otherwise opposed for the reasons expressed in the submission on chapter 6.10A.	Seek Amendment
Finn Jackson/ #832.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Kāinga Ora – Homes and Communities / #834.121		Oppose	Delete Section 6.10A and all associated provisions.	
Kāinga Ora – Homes and Communities /834.121	Catholic Diocese of Christchurch/ #FS2044.86	Oppose	Delete Section 6.10A and all associated provisions. Kāinga Ora welcomes the Council's recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m ² of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species	Support
Kāinga Ora – Homes and Communities /834.121	LMM Investments 2012 Limited/ #FS2049.44	Oppose	Delete Section 6.10A and all associated provisions. Kāinga Ora welcomes the Council's recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m ² of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that	Support

			Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species	
Kāinga Ora – Homes and Communities /834.121	Chapman Tripp/ #FS2063.138	Oppose	Delete Section 6.10A and all associated provisions. Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species	Support
Kāinga Ora – Homes and Communities /834.121	Chapman Tripp/ #FS2064.133	Oppose	Delete Section 6.10A and all associated provisions. Kāinga Ora welcomes the Council’s recognition of trees as a key element in successful urban environments. Kāinga Ora strongly support the Council increasing its prioritisation of the need to renew streetscapes, especially in areas where intensification has and will continue to occur. Such renewals should include kerb and channel replacement, undergrounding of overhead wires, and street tree planting. Kāinga Ora has substantial concerns with the 20% tree canopy cover target and considers it fundamentally unachievable in medium and high density environments on private land. Kāinga Ora consider the requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD, and the Medium Density Residential Standard (MDRS) provisions of the Housing Supply Act. Kāinga Ora considers that the proposed financial contribution calculator is complicated and flawed, a simpler formula would be to require 1 tree to be planted per 100m2 of site area, as an easier compliance threshold than a trigger of 10% of future canopy cover. It also has concerns with the reliance on Financial Contributions. Given that Council already own extensive areas of park and open space land (including several thousand hectares of land on the Port Hills and Red Zone), in addition to extensive road reserve and local park areas, and given that Council takes Development Contributions for new parkland as part of any new development, the need for the land component to form part of the financial contributions appears to be particularly hard to justify. The need to provide rapid canopy cover potentially creates a perverse incentive to plant faster growing exotic species rather than natives. The proposed Financial Contribution could therefore result in a decline in biodiversity by driving developers to plant exotics over natives, with attendant adverse biodiversity outcomes, which is contrary of the desire in the Urban Forest Plan to seek diversity in tree species	Support
Kāinga Ora – Homes and Communities / #834.224		Seek Amendment	Delete [standard] and replace with the following:14.5.2.2 landscaped area(1) A residential unit at ground floorlevel must have a landscaped area of a minimum of 20% of a developed sitewith grass or plants, and can includethe canopy of trees regardless of theground treatment below them.2. The landscaped area may be locatedon any part of the development site,and does not need to be associatedwith each residential unit.3. Non-residential activities must havea landscaped area of a minimum of20% of a developed site with grass orplants, and can include the canopy oftrees regardless of the groundtreatment below them.	
Kāinga Ora – Homes and Communities /834.224	Geoffrey Banks/ #FS2018.2	Seek Amendment	Delete [standard] and replace with the following:14.5.2.2 landscaped area(1) A residential unit at ground floorlevel must have a landscaped area of a minimum of 20% of a developed sitewith grass or plants, and can includethe canopy of trees regardless of theground treatment below them.2. The landscaped area may be locatedon any part of the development site,and does not need to be associatedwith each residential unit.3. Non-residential activities must havea landscaped area of a minimum of20% of a developed site with grass orplants, and can include the canopy oftrees regardless of the groundtreatment below them. In accordance with [the sought] deletion ofthe tree canopy financialcontribution rule, thelandscaping and tree canopy [built form standard] is also sought to be deletedand replaced with the MDRSstandard.An additional clause is proposed for non-residentialactivities that aligns with theMDRS outcomes.	Oppose
Kāinga Ora – Homes and Communities /834.224	LMM Investments 2012 Limited/ #FS2049.144	Seek Amendment	Delete [standard] and replace with the following:14.5.2.2 landscaped area(1) A residential unit at ground floorlevel must have a landscaped area of a minimum of 20% of a developed sitewith grass or plants, and can includethe canopy of trees regardless of theground treatment below them.2. The landscaped area may be locatedon any part of the development site,and does not need to be associatedwith each residential unit.3. Non-residential activities must havea landscaped area of a minimum of20% of a developed site with grass orplants, and can include the canopy oftrees regardless of the groundtreatment below them. In accordance with [the sought] deletion ofthe tree canopy financialcontribution rule,	Support

			thelandscaping and tree canopy [built form standard] is also sought to be deletedand replaced with the MDRSstandard.An additional clause isproposed for non-residentialactivities that aligns with theMDRS outcomes.	
Historic Places Canterbury/ #835.11		Not Stated	The submitter supports all efforts to incentivise tree planting, including the canopy cover requirements relatingto development and subdivision consents.	
Historic Places Canterbury/835.11	Anne Dingwall/ #FS2037.598	Not Stated	The submitter supports all efforts to incentivise tree planting, including the canopy cover requirements relatingto development and subdivision consents. Even where mature trees are retained, it is vital to ensure that this will not just be for long enough to obtain the desired resource consent, only to have the trees die or require removal a few years down the track. All too often around the city large trees are seen to be dying back because they have suffered unsustainable root damage during construction nearby. While the rules make provision for providing sufficient soil volume and tree root dimensions for the tree's requirements and provide for maintenance of the trees or removal and replacement of any that are damaged, it is not clear how this will, in practice, be monitored.	Support
Historic Places Canterbury/835.11	Anne Dingwall/ #FS2037.696	Not Stated	The submitter supports all efforts to incentivise tree planting, including the canopy cover requirements relatingto development and subdivision consents. Even where mature trees are retained, it is vital to ensure that this will not just be for long enough to obtain the desired resource consent, only to have the trees die or require removal a few years down the track. All too often around the city large trees are seen to be dying back because they have suffered unsustainable root damage during construction nearby. While the rules make provision for providing sufficient soil volume and tree root dimensions for the tree's requirements and provide for maintenance of the trees or removal and replacement of any that are damaged, it is not clear how this will, in practice, be monitored.	Support
Sylvia Maclaren/ #837.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Jacinta O'Reilly/ #839.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Rosa Shaw/ #840.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Jess Gaisford/ #841.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Allan Taunt/ #843.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Hayden Smythe/ #844.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Lauren Bonner/ #846.5		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Will Struthers/ #847.3		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Otautahi Community Housing Trust/ #877.18		Seek Amendment	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.	
Otautahi Community Housing Trust/877.18	Chapman Tripp/ #FS2063.175	Seek Amendment	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletionof the tree canopy financial contribution rules, the related proposedreferences to tree canopy in the subdivision chapter policies and rules is alsoopposed. [Please see attachment]	Support
Otautahi Community Housing Trust/877.18	Chapman Tripp/ #FS2064.169	Seek Amendment	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletionof the tree canopy financial contribution rules, the related proposedreferences to tree canopy in the subdivision chapter policies and rules is alsoopposed. [Please see attachment]	Support
Otautahi Community Housing Trust/877.18	Kāinga Ora/ #FS2082.1246	Seek Amendment	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletionof the tree canopy financial contribution rules, the related proposedreferences to tree canopy in the subdivision chapter policies and rules is alsoopposed. [Please see attachment]	Seek Amendment
Otautahi Community Housing Trust/877.18	Kāinga Ora/ #FS2082.1314	Seek Amendment	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletionof the tree canopy financial contribution rules, the related proposedreferences to tree canopy in the subdivision chapter policies and rules is alsoopposed.	Seek Amendment

			[Please see attachment]	
Otautahi Community Housing Trust/ #877.30		Seek Amendment	<p>[Regarding 14.6.2.7] Delete rule and replace with the following:</p> <p>14.5.2.2 landscaped area</p> <p>(1)A residential unit atground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of treesregardless of the ground treatment below them.</p> <p>2.The landscaped area may be located on any part of the development site, anddoes not need to be associated with each residential unit.</p> <p>3. Non-residentialactivities must have a landscaped area of a minimum of 20% of a developed sitewith grass or plants, and can include the canopy of trees regardless of theground treatment below them.</p>	
Otautahi Community Housing Trust/877.30	Kāinga Ora/ #FS2082.1258	Seek Amendment	<p>[Regarding 14.6.2.7] Delete rule and replace with the following:</p> <p>14.5.2.2 landscaped area</p> <p>(1)A residential unit atground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of treesregardless of the ground treatment below them.</p> <p>2.The landscaped area may be located on any part of the development site, anddoes not need to be associated with each residential unit.</p> <p>3. Non-residentialactivities must have a landscaped area of a minimum of 20% of a developed sitewith grass or plants, and can include the canopy of trees regardless of theground treatment below them.</p> <p>In accordance with our submission seeking deletion of the treecanopy financial contribution rule, the landscaping and tree canopy rule shouldbe deleted and replaced with the MDRS standard.</p> <p>Anadditional clause is proposed for non-residential activities that aligns withthe MDRS outcomes.</p> <p>[Please see attachment]</p>	Seek Amendment
Otautahi Community Housing Trust/877.30	Kāinga Ora/ #FS2082.1326	Seek Amendment	<p>[Regarding 14.6.2.7] Delete rule and replace with the following:</p> <p>14.5.2.2 landscaped area</p> <p>(1)A residential unit atground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of treesregardless of the ground treatment below them.</p> <p>2.The landscaped area may be located on any part of the development site, anddoes not need to be associated with each residential unit.</p> <p>3. Non-residentialactivities must have a landscaped area of a minimum of 20% of a developed sitewith grass or plants, and can include the canopy of trees regardless of theground treatment below them.</p> <p>In accordance with our submission seeking deletion of the treecanopy financial contribution rule, the landscaping and tree canopy rule shouldbe deleted and replaced with the MDRS standard.</p> <p>Anadditional clause is proposed for non-residential activities that aligns withthe MDRS outcomes.</p> <p>[Please see attachment]</p>	Seek Amendment
Geoff Banks/ #918.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	

Dylan Lange/ #1049.3		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
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Residential > Rules - High Density Residential Zone > Built form standards > Windows to street

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Tobias Meyer/ #55.5		Support	Retain Rule 14.6.2.8 - Windows to street.	
Tobias Meyer/55.5	Christchurch International Airport Limited/ #FS2052.168	Support	Retain Rule 14.6.2.8 - Windows to street. Current glazing requirement for street fronts is good. Enclosed streets make better spaces where people want to be. Wider streets feel nicer with taller buildings.	Oppose
Andrew Evans/ #89.19		Seek Amendment	Amend 14.6.2.8. b. to remove all mention of a single gable exclusion and replace to exclude all roof spaces.	
Andrew Evans/ #89.27		Seek Amendment	Amend 14.6.2.8 a. to be 15% of street facing facade to be in glazing (proposed is 20%). or alternatively amend 14.6.2.8 e. to have concession to being 15% (proposed is 17.5%)	
Andrew Evans/89.27	Kāinga Ora/ #FS2082.48	Seek Amendment	Amend 14.6.2.8 a. to be 15% of street facing facade to be in glazing (proposed is 20%). or alternatively amend 14.6.2.8 e. to have concession to being 15% (proposed is 17.5%)	Support
Geordie Shaw/ #235.2		Seek Amendment	[That the standard allows more flexibility in achieving the intent of the policies]	
Central Riccarton Residents' Association Inc/ #638.7		Seek Amendment	[Remove] exemptions for street-facing glazing	
Central Riccarton Residents' Association Inc/638.7	Kāinga Ora/ #FS2082.334	Seek Amendment	[Remove] exemptions for street-facing glazing We oppose these exemptions. We do not want windowless multi-storey solid block buildings hard up against the footpath making those footpaths very dangerous for pedestrians in a Christchurch winter.	Oppose
Anne Ott/ #673.7		Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.	
David Ott/ #674.4		Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.67		Seek Amendment	Amend subclause (c) from 12m to 6m	
Canterbury / Westland Branch of Architectural Designers NZ/685.67	Anne Dingwall/ #FS2037.1171	Seek Amendment	Amend subclause (c) from 12m to 6m While moving the requirement to only the first 12m of a site probably excludes buildings toward the rear of a site, it still encompasses many potential alteration and addition projects where the 20% glazing rule becomes significantly onerous. Moreover, a 20% glazing rule applied, for example, 11.5m off the boundary does not achieve the desired engagement with the street that the rule is intended to provide.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.67	Kāinga Ora/ #FS2082.412	Seek Amendment	Amend subclause (c) from 12m to 6m While moving the requirement to only the first 12m of a site probably excludes buildings toward the rear of a site, it still encompasses many potential alteration and addition projects where the 20% glazing rule becomes significantly onerous. Moreover, a 20% glazing rule applied, for example, 11.5m off the boundary does not achieve the desired engagement with the street that the rule is intended to provide.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.68		Seek Amendment	[Require that t]he area be measured on the visible interior faces of walls.	

Canterbury / Westland Branch of Architectural Designers NZ/685.68	Anne Dingwall/ #FS2037.1172	Seek Amendment	[Require that t]he area be measured on the visible interior faces of walls. This is the area of wall that occupants experience so is a more realistic measure.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.68	Kāinga Ora/ #FS2082.413	Seek Amendment	[Require that t]he area be measured on the visible interior faces of walls. This is the area of wall that occupants experience so is a more realistic measure.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.69		Seek Amendment	[That t]he area of measurement be more clearly defined, is it from finished floor level to finished ceiling level, or from ground level?	
Canterbury / Westland Branch of Architectural Designers NZ/685.69	Anne Dingwall/ #FS2037.1173	Seek Amendment	[That t]he area of measurement be more clearly defined, is it from finished floor level to finished ceiling level, or from ground level?	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.69	Kāinga Ora/ #FS2082.414	Seek Amendment	[That t]he area of measurement be more clearly defined, is it from finished floor level to finished ceiling level, or from ground level?	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.70		Seek Amendment	That the area calculation exclude any garage walls.	
Canterbury / Westland Branch of Architectural Designers NZ/685.70	Anne Dingwall/ #FS2037.1174	Seek Amendment	That the area calculation exclude any garage walls.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.70	Kāinga Ora/ #FS2082.415	Seek Amendment	That the area calculation exclude any garage walls.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.71		Seek Amendment	Amend subclause (e) from 17.5% to 15%.	
Canterbury / Westland Branch of Architectural Designers NZ/685.71	Anne Dingwall/ #FS2037.1175	Seek Amendment	Amend subclause (e) from 17.5% to 15%.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.71	Kāinga Ora/ #FS2082.416	Seek Amendment	Amend subclause (e) from 17.5% to 15%.	Oppose
Mitchell Coll/ #720.37		Seek Amendment	<p>Rule 14.6.2.8</p> <ol style="list-style-type: none"> 1. Amend subclause (c) from 12m to 6m 2. The area be measured on the visible interior faces of walls. This is the area of wall that occupants experience so is a more realistic measure. 3. The area of measurement be more clearly defined, is it from finished floor level to finished ceiling level, or from ground level? 4. That the area calculation exclude any garage walls. 5. Amend subclause (e) from 17.5% to 15%. 	
New Zealand Institute of Architects Canterbury Branch/ #762.18		Seek Amendment	[Introduce Clause or amend proposed rule] to address thermal performance of windows, including overheating or loss of heat depending on the orientation.	
New Zealand Institute of Architects Canterbury Branch/762.18	Anne Dingwall/ #FS2037.783	Seek Amendment	[Introduce Clause or amend proposed rule] to address thermal performance of windows, including overheating or loss of heat depending on the orientation. We note that this clause may inhibit thermal performance, including overheating or loss of heat depending on the orientation. We ask that a Clause is introduced or that this rule is modified to address this foreseeable issue.	Support
Retirement Villages Association of New Zealand Inc/ #811.74		Support	Retain Standard 14.6.2.8 as notified.	
Retirement Villages Association of New Zealand Inc/811.74	Summerset Group Holdings Limited/ #FS2097.68	Support	Retain Standard 14.6.2.8 as notified. Although these internal amenity standards are not applicable to retirement villages, the RVA would like to reiterate their support for the exclusion of retirement villages from these standards.	Support
Kāinga Ora – Homes and Communities / #834.225		Seek Amendment	Delete clause (e).	

			Retain clause (a)-(d) as notified.	
Kāinga Ora – Homes and Communities /834.225	LMM Investments 2012 Limited/ #FS2049.145	Seek Amendment	Delete clause (e). Retain clause (a)-(d) as notified. Clause (e), whilst trying to be enabling, adds considerable (and unnecessary) complexity to the rule for little gain. Clause (a) of the rule implements MDRS as per Schedule 3A. Clause (b) re excluding gables is supported. Clause (c) relating to units with large streetscene setbacks is also supported as the large setbacks meant that the streetscene outcomes sought by the rule are less relevant. Clause (d) to incentivise front doors and their contribution towards an attractive street façade is supported.	Support
Danne Mora Limited/ #903.41		Seek Amendment	Amend 14.6.2.8 to ensure the term 'road' is identified as a definition.	
Davie Lovell-Smith Ltd / #914.17		Seek Amendment	Amend 14.6.2.8 to ensure the term 'road' is identified as a definition.	
Ian Cumberpatch Architects Ltd/ #2076.31		Seek Amendment	Add a rule requiring that at least every 'X' m width of a street facing façade there is a minimum 400mm step in the building line	
Ian Cumberpatch Architects Ltd/2076.31	Ryman Healthcare Limited/ #FS2095.9	Seek Amendment	Add a rule requiring that at least every 'X' m width of a street facing façade there is a minimum 400mm step in the building line Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Oppose
Ian Cumberpatch Architects Ltd/2076.31	Retirement Village Association of New Zealand Incorporated/ #FS2096.9	Seek Amendment	Add a rule requiring that at least every 'X' m width of a street facing façade there is a minimum 400mm step in the building line Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Oppose
Ian Cumberpatch Architects Ltd/2076.31	Kainga Ora - Homes and Communities/ #FS2099.43	Seek Amendment	Add a rule requiring that at least every 'X' m width of a street facing façade there is a minimum 400mm step in the building line Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Oppose
Ian Cumberpatch Architects Ltd/ #2076.32		Seek Amendment	Within each street facing frontage, a minimum area of the façade is to protrude or intrude by a at least 200mm for 'Y'% of the façade.	
Ian Cumberpatch Architects Ltd/2076.32	Ryman Healthcare Limited/ #FS2095.11	Seek Amendment	Within each street facing frontage, a minimum area of the façade is to protrude or intrude by a at least 200mm for 'Y'% of the façade. Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Oppose
Ian Cumberpatch Architects Ltd/2076.32	Retirement Village Association of New Zealand Incorporated/ #FS2096.11	Seek Amendment	Within each street facing frontage, a minimum area of the façade is to protrude or intrude by a at least 200mm for 'Y'% of the façade. Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Oppose
Ian Cumberpatch Architects Ltd/2076.32	Kainga Ora - Homes and Communities/ #FS2099.44	Seek Amendment	Within each street facing frontage, a minimum area of the façade is to protrude or intrude by a at least 200mm for 'Y'% of the façade. Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape. The current proposed rules will allow tall, blank street facades.	Oppose
Ian Cumberpatch Architects Ltd/ #2076.46		Seek Amendment	Amend subclause (c) from 12m to 6m	
Ian Cumberpatch Architects Ltd/2076.46	Kainga Ora - Homes and Communities/ #FS2099.58	Seek Amendment	Amend subclause (c) from 12m to 6m Despite this rule being amended to be more restrictive, there is still potential for this rule to be restricted further without impacting the desired outcomes of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. While moving the requirement to only the first 12m of a site probably excludes buildings towards the rear of a site, it still encompasses many potential alteration and addition projects where the 20% glazing rule becomes significantly onerous. Moreover, a 20% glazing rule applied, for example, 11.5m off the boundary does not achieve the desired engagement with the street that the rule is intended to provide.	Oppose
Ian Cumberpatch Architects Ltd/ #2076.47		Seek Amendment	The area be measured on the visible interior faces of walls. This is the area of wall that occupants experience so is a more realistic measure.	

Ian Cumberpatch Architects Ltd/2076.47	Kainga Ora - Homes and Communities/ #FS2099.59	Seek Amendment	The area be measured on the visible interior faces of walls. This is the area of wall that occupants experience so is a more realistic measure. Despite this rule being amended to be more restrictive, there is still potential for this rule to be restricted further without impacting the desired outcomes of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. While moving the requirement to only the first 12m of a site probably excludes buildings towards the rear of a site, it still encompasses many potential alteration and addition projects where the 20% glazing rule becomes significantly onerous. Moreover, a 20% glazing rule applied, for example, 11.5m off the boundary does not achieve the desired engagement with the street that the rule is intended to provide.	Oppose
Ian Cumberpatch Architects Ltd/ #2076.48		Seek Amendment	The area of measurement be more clearly defined, is it from finished floor level to finished ceiling level, or from ground level?	
Ian Cumberpatch Architects Ltd/2076.48	Kainga Ora - Homes and Communities/ #FS2099.60	Seek Amendment	The area of measurement be more clearly defined, is it from finished floor level to finished ceiling level, or from ground level? Despite this rule being amended to be more restrictive, there is still potential for this rule to be restricted further without impacting the desired outcomes of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. While moving the requirement to only the first 12m of a site probably excludes buildings towards the rear of a site, it still encompasses many potential alteration and addition projects where the 20% glazing rule becomes significantly onerous. Moreover, a 20% glazing rule applied, for example, 11.5m off the boundary does not achieve the desired engagement with the street that the rule is intended to provide.	Oppose
Ian Cumberpatch Architects Ltd/ #2076.49		Seek Amendment	That the area calculation exclude any garage walls.	
Ian Cumberpatch Architects Ltd/2076.49	Kainga Ora - Homes and Communities/ #FS2099.61	Seek Amendment	That the area calculation exclude any garage walls. Despite this rule being amended to be more restrictive, there is still potential for this rule to be restricted further without impacting the desired outcomes of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. While moving the requirement to only the first 12m of a site probably excludes buildings towards the rear of a site, it still encompasses many potential alteration and addition projects where the 20% glazing rule becomes significantly onerous. Moreover, a 20% glazing rule applied, for example, 11.5m off the boundary does not achieve the desired engagement with the street that the rule is intended to provide.	Oppose
Ian Cumberpatch Architects Ltd/ #2076.50		Seek Amendment	Amend subclause (e) from 17.5% to 15%.	
Ian Cumberpatch Architects Ltd/2076.50	Kainga Ora - Homes and Communities/ #FS2099.62	Seek Amendment	Amend subclause (e) from 17.5% to 15%. Despite this rule being amended to be more restrictive, there is still potential for this rule to be restricted further without impacting the desired outcomes of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. While moving the requirement to only the first 12m of a site probably excludes buildings towards the rear of a site, it still encompasses many potential alteration and addition projects where the 20% glazing rule becomes significantly onerous. Moreover, a 20% glazing rule applied, for example, 11.5m off the boundary does not achieve the desired engagement with the street that the rule is intended to provide.	Oppose

Residential > Rules - High Density Residential Zone > Built form standards > Ground floor habitable room

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Linda Blake/ #78.3		Seek Amendment	Supports Sunlight Access Qualifying Matters but opposes requiring a minimum of 30-50% of habitable ground floor rooms 14.6.2.9 condemns those living in ground floors adjacent to multistorey buildings to no sun for 3 months, as seasonal affective disorder (SAD) of reduced sun is a recognized medical condition and no sun for several months is not healthy.	
Anne Ott/ #673.8		Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.	
David Ott/ #674.3		Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.	
Kāinga Ora – Homes and Communities / #834.226		Seek Amendment	Amend the rule as follows: a. Any building that includes a residential unit shall: i. Where the residential unit fronts a road or public open space, unless built over a separate ground floor residential unit, have a habitable room located at ground floor level with a minimum internal dimension of 3 metres; and ii. Any residential unit shall have at least 50% of any ground floor area as habitable rooms. a. Where a residential unit fronts a road or public open space, it shall have a habitable room with a minimum internal dimension of 3 metres located at the ground floor level facing the frontage. This rule does not apply to upper-level units that are built over a separate ground floor residential unit; and b. have at least 50% of any ground floor area as habitable rooms, except on sites where at least 25% of the building footprint is more than 4 storeys, which shall have at least 30% of any ground floor area as habitable rooms. A minimum of 50% of the ground floor area across the site shall be occupied by habitable spaces and/or indoor communal living space. This area may include pedestrian access to lifts, stairs, and foyers	

Kāinga Ora – Homes and Communities /834.226	LMM Investments 2012 Limited/ #FS2049.146	Seek Amendment	<p>Amend the rule as follows:a. Any building that includes a residential unit shall: i. Where the residential unit fronts a road or public open space, unless built over a separate ground floor residential unit, have a habitable room located at ground floor level with a minimum internal dimension of 3 metres; and ii. Any residential unit shall have at least 50% of any ground floor area as habitable rooms. a. Where a residential unit fronts a road or public open space, it shall have a habitable room with a minimum internal dimension of 3 metres located at the ground floor level facing the frontage. This rule does not apply to upper-level units that are built over a separate ground floor residential unit; and</p> <p>b. have at least 50% of any ground floor area as habitable rooms, except on sites where at least 25% of the building footprint is more than 4 storeys, which shall have at least 30% of any ground floor area as habitable rooms. A minimum of 50% of the ground floor area across the site shall be occupied by habitable spaces and/or indoor communal living space. This area may include pedestrian access to lifts, stairs, and foyers</p> <p>The Operative Plan includes a rule controlling ground floor habitable rooms which is well-established and appears to be working well. There are two key design outcomes sought, namely 1) the ground floor on the road frontage is habitable space rather than garaging in order to deliver positive streetscape outcomes; and 2) that at least 50% of the ground floor across the site is habitable space, to avoid the ground floor of complexes being overly dominated by garaging and undercroft parking areas. The proposed rule is sought to be amended to better articulate these two outcomes and to avoid developments arranged as horizontally stacked low-rise apartments being unnecessarily penalised through a requirement for every unit to individually have ground floor space. The outcome of 50% habitable at ground floor across a site is an appropriate outcome for HRZ.</p>	Support
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Residential > Rules - High Density Residential Zone > Built form standards > Outdoor living space

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Cheryl Horrell/ #11.7		Seek Amendment	Provide enclosed outside private space	
Ali McGregor/ #65.5		Seek Amendment	Provide adequate outdoor space for families.	
Ali McGregor/65.5	Anne Dingwall/ #FS2037.134	Seek Amendment	Provide adequate outdoor space for families. The sections with multi-units are not suitable for children to play outside. In a society where there is already concern for the well-being of young people, reducing the opportunity for them to be outside and gaining the benefits of exercise, fresh air and socialisation is foolhardy and is the opposite of what we are trying to promote. Isolation in small units is the result.	Support
Andrew Evans/ #89.20		Support	Support provisions as notified	
Michael Tyuryutikov/ #334.5		Oppose	Retain existing minimal courtyard area rules for residential properties.	
Retirement Villages Association of New Zealand Inc/ #811.75		Support	Retain Standard 14.6.2.10 as notified.	
Retirement Villages Association of New Zealand Inc/811.75	Summerset Group Holdings Limited/ #FS2097.69	Support	Retain Standard 14.6.2.10 as notified. Although these internal amenity standards are not applicable to retirement villages, the RVA would like to reiterate their support for the exclusion of retirement villages from these standards.	Support
Kāinga Ora – Homes and Communities / #834.227		Support	Retain [standard] as notified.	
Kāinga Ora – Homes and Communities /834.227	LMM Investments 2012 Limited/ #FS2049.147	Support	Retain [standard] as notified. Clauses (a) and (b) implement MDRS as per Schedule 3A Clause (c) provides a useful reduction for studio/ 1 bed unit to 15m ² (ground floor) or 6m ² balcony if located above ground floor	Support

Residential > Rules - High Density Residential Zone > Built form standards > Service, storage and waste management

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Doug Latham/ #30.10		Seek Amendment	Amend Rule 14.6.2.11 'Service, storage, and waste management' to reduce storage volumes required and/or allow bedroom & garage storage to be included.	
Andrew Evans/ #89.22		Oppose	Oppose the provisions as notified and seek to have it removed.	
Andrew Evans/89.22	Stantec/ #FS2032.44	Oppose	Oppose the provisions as notified and seek to have it removed. 1) Having required storage in each unit is a nightmare – -this is worse than the current rules, the MDRS/ new rules are supposed to make it easier to do multi-unit dwellings, it might sound drab but please let the market decide & stop micromanaging; if future occupants want to add a garden shed they can, if they don't they wont don't make developers add them, its more cost for both design and construction & red tape. 2) should the panel not accept deleting this clause then at least excludes garages- garages are basically storage areas and should be allowed to be included in the storage requirements, it is non-sensical to not allow this (in fact if you have a garage it should be deemed to comply)	Oppose
Andrew Evans/89.22	Kāinga Ora/ #FS2082.46	Oppose	Oppose the provisions as notified and seek to have it removed. 1) Having required storage in each unit is a nightmare – -this is worse than the current rules, the MDRS/ new rules are supposed to make it easier to do multi-unit dwellings, it might sound drab but please let the market decide & stop micromanaging; if future occupants want to add a garden shed they can, if they don't they wont don't make developers add them, its more cost for both design and construction & red tape. 2) should the panel not accept deleting this clause then at least excludes garages- garages are basically storage areas and should be allowed to be included in the storage requirements, it is non-sensical to not allow this (in fact if you have a garage it should be deemed to comply)	Support
Nikki Smetham/ #112.13		Support	[Retain minimum storage standard]	
Stantec/ #184.10		Support	Support in part Concerned about the prescriptiveness of this rule and the potential for perverse, albeit unintentional, design outcomes for a development. Similar concern with Rule 14.5.2.13 (a)(ii) in the Medium Residential Zone	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.72		Seek Amendment	Amend subclause (a)(i) to, "Each residential unit shall have sufficient accessible, useable and screened space for the storage and use of three wheelie bins, or provision for shared waste storage facilities."	
Canterbury / Westland Branch of Architectural Designers NZ/685.72	Anne Dingwall/ #FS2037.1176	Seek Amendment	Amend subclause (a)(i) to, "Each residential unit shall have sufficient accessible, useable and screened space for the storage and use of three wheelie bins, or provision for shared waste storage facilities." The wording of this rule can have perverse outcomes where too much space is required to be allocated to waste storage in some instances.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.72	Kāinga Ora/ #FS2082.417	Seek Amendment	Amend subclause (a)(i) to, "Each residential unit shall have sufficient accessible, useable and screened space for the storage and use of three wheelie bins, or provision for shared waste storage facilities." The wording of this rule can have perverse outcomes where too much space is required to be allocated to waste storage in some instances.	Oppose
Mitchell Coll/ #720.38		Seek Amendment	14.6.2.11 (a)(i) Amend subclause (a)(i) to, "Each residential unit shall have sufficient accessible, useable and screened space for the storage and use of three wheelie bins, or provision for shared waste storage facilities."	
Fred Coughlan/ #798.14		Seek Amendment	Washing line space should not be a dedicated area if a fold down system is proposed.	
Fred Coughlan/798.14	Kāinga Ora/ #FS2082.585	Seek Amendment	Washing line space should not be a dedicated area if a fold down system is proposed. This will allow integrating washing lines with outdoor living area to maximise efficient use of space for compact housing typologies.	Support
Fred Coughlan/ #798.15		Seek Amendment	Clarify Storage requirement	

Fred Coughlan/798.15	Kāinga Ora/ #FS2082.586	Seek Amendment	Clarify Storage requirement The storage requirement drafting is confusing (e.g. it could be interpreted as needing 6m ³ of internal storage + 6m ³ covered and secured storage = 12m ² for a 1- bed unit). All units will effectively need sheds or lock ups, which may not be desirable for middle terrace units. It is accepted that PC14 requires bike parking on-site, but this can be achieved in common spaces where necessary. If outdoor storage is required, then outdoor living should be more enabling to discount the shed area from the calculation.	Support
Fred Coughlan/ #798.16		Seek Amendment	Amend waste management space requirement to be more flexible for communal bin areas and waste management plans.	
Fred Coughlan/798.16	Kāinga Ora/ #FS2082.587	Seek Amendment	Amend waste management space requirement to be more flexible for communal bin areas and waste management plans. Having communal bin areas which are a sum of the individual bin requirements is inefficient and does not provide flexibility for communal bin areas. There should be an exception for a waste management plan that reflects the estimated waste demand for a residential development that may also provide for greater frequency of collection and therefore less bin space (and the resulting land use efficiency).	Support
Kāinga Ora – Homes and Communities / #834.228		Seek Amendment	Delete clause (b). Retain clause (a), noting that if outdoor storage is addressed as an urban design assessment matter then a separate rule may be unnecessary.	
Kāinga Ora – Homes and Communities /834.228	Stantec/ #FS2032.46	Seek Amendment	Delete clause (b). Retain clause (a), noting that if outdoor storage is addressed as an urban design assessment matter then a separate rule may be unnecessary. Clause (a) relating to outdoor storage is supported, although may be an unnecessary level of regulation if this matter is covered by urban design assessment matters. Clause (b) is a new rule in PC14. It requires a minimum amount of internal storage to be provided. Whilst internal storage spaces are useful, this rule is considered to be an unnecessary level of regulation.	Oppose
Kāinga Ora – Homes and Communities /834.228	LMM Investments 2012 Limited/ #FS2049.148	Seek Amendment	Delete clause (b). Retain clause (a), noting that if outdoor storage is addressed as an urban design assessment matter then a separate rule may be unnecessary. Clause (a) relating to outdoor storage is supported, although may be an unnecessary level of regulation if this matter is covered by urban design assessment matters. Clause (b) is a new rule in PC14. It requires a minimum amount of internal storage to be provided. Whilst internal storage spaces are useful, this rule is considered to be an unnecessary level of regulation.	Support
Ian Cumberpatch Architects Ltd/ #2076.51		Seek Amendment	Amend subclause (a)(i) to, “Each residential unit shall have sufficient accessible, useable and screened space for the storage and use of three wheelie bins, or provision for shared waste storage facilities.”	
Ian Cumberpatch Architects Ltd/2076.51	Kainga Ora - Homes and Communities/ #FS2099.63	Seek Amendment	Amend subclause (a)(i) to, “Each residential unit shall have sufficient accessible, useable and screened space for the storage and use of three wheelie bins, or provision for shared waste storage facilities.” The wording of this rule can have perverse outcomes where too much space is required to be allocated to waste storage in some instances.	Oppose

Residential > Rules - High Density Residential Zone > Built form standards > Building coverage

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Cheryl Horrell/ #11.6		Seek Amendment	<i>[Less impervious surfaces]</i>	
Cheryl Horrell/11.6	Anne Dingwall/ #FS2037.44	Seek Amendment	<i>[Less impervious surfaces]</i>	Support

			<p>Nothing in Council's proposal will protect existing homes from increased stormwater run-off from multiple housing units being built on surrounding properties.</p> <p>Several single home sites are under development in Woolston at present and all but one (52 McKenzie Ave) are being replaced by four or five individual units. Your proposals to manage flooding by raising housing floor levels do not stand up to scrutiny; five new houses will undoubtedly contribute more stormwater pressure on existing systems than the original one home surrounded by permeable land.</p> <p>Development taking place in Woolston in late 2022 and early 2023 contain multiple units, up to five homes per section (six in one Smith Street development) on land originally consented for one residential dwelling. These multiple units are surrounded by impermeable surfaces which are likely to contribute to increased surface flooding which will not prevent new homes from being flooded, even on higher foundations.</p> <p>. What existing residents need is much better drainage, less cramped in housing and more permeable surfaces if we are not to slip under future floodwaters. Existing home owners cannot do anything about their land having slumped but it would be a grave injustice if our homes were to be flooded because greater housing density contributed to water flooding into lower lying houses.</p>	
Victoria Neighbourhood Association (VNA) / #61.7		Oppose	Delete subclause a.ii.A from Rule 14.6.2.12.	
Victoria Neighbourhood Association (VNA) /61.7	Kāinga Ora/ #FS2082.19	Oppose	Delete subclause a.ii.A from Rule 14.6.2.12. Subclause (a)(ii) allows an increase in site coverage to 60% when no vehicle parking is provided and other requirements are met (Subclauses B, C, and D). We have concerns regarding this provision particularly with regard to on-street parking overload. The combination of rewarding lack of on-site parking and increased site coverage will compound the demand for on street parking until suitable alternatives are well provided for in our neighbourhood (including public charging of EV's). We have not seen any extensive evaluation of effects, but already are experiencing negative effects in our area (such as EV charging cables laid across footpaths and gutter channels).	Oppose
Rachel Davies/ #67.12		Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land	
Andrew Evans/ #89.24		Seek Amendment	Support excluding eaves from site coverage calculations. Delete requirements A-D.	
Steve Smith/ #197.7		Seek Amendment	[Impose more density controls]	
Marjorie Manthei/ #237.38		Support	[Retain 14.6.2.12]	
Peter Troon/ #422.2		Seek Amendment	[Reduce] the density of inner city dwellings.	
Jillian Schofield/ #467.6		Oppose	[O]ppose[s] the change in height restrictions that have been proposed and the number of buildings per section in Hornby and surrounding areas [such as] Hei Hei.	
Kem Wah Tan/ #471.6		Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	
Winton Land Limited/ #556.15		Oppose	Delete rule 14.6.2.12 in its entirety.	
Central Riccarton Residents' Association Inc/ #638.8		Seek Amendment	[Delete a.ii, allowance for 60% site coverage]	
Central Riccarton Residents' Association Inc/638.8	Kāinga Ora/ #FS2082.335	Seek Amendment	[Delete a.ii, allowance for 60% site coverage] We are resolutely opposed to a pathway for 60 per cent site coverage in a High Density Residential Zone because with multi storey buildings there will grossly insufficient permeable surfaces for run-off.	Oppose
Jack Gibbons/ #676.16		Seek Amendment	c.iv.B - Remove or raise the 60% rule to 80% or 90% on corner sites.	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.73		Seek Amendment	Amend subclause (a) to, "The maximum building coverage must not exceed 60% of the net site area."	
Canterbury / Westland Branch of Architectural Designers NZ/685.73	Anne Dingwall/ #FS2037.1177	Seek Amendment	Amend subclause (a) to, "The maximum building coverage must not exceed 60% of the net site area." The purpose of the HRZ is to further intensify development around commercial centres. The desire is to achieve a gradual intensification as we approach the commercial area. A site coverage limited to 50% is the same as for the MRZ, further making intensification challenging	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.73	Kāinga Ora/ #FS2082.418	Seek Amendment	Amend subclause (a) to, "The maximum building coverage must not exceed 60% of the net site area." The purpose of the HRZ is to further intensify development around commercial centres. The desire is to achieve a gradual intensification as we approach the commercial area. A site coverage limited to 50% is the same as for the MRZ, further making intensification challenging	Oppose

Canterbury / Westland Branch of Architectural Designers NZ/ #685.74		Seek Amendment	Rewrite subclause (a)(i) to, "Eaves, roof overhangs and / or guttering up to a total of 300mm inwidth from the outside extent of a building shall not be included in the building coverage calculation."	
Canterbury / Westland Branch of Architectural Designers NZ/685.74	Anne Dingwall/ #FS2037.1178	Seek Amendment	Rewrite subclause (a)(i) to, "Eaves, roof overhangs and / or guttering up to a total of 300mm inwidth from the outside extent of a building shall not be included in the building coverage calculation." Subclause (a)(i) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a200mm gutter to be excluded from the site coverage calculation; we believe this is not the intent.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.74	Kāinga Ora/ #FS2082.419	Seek Amendment	Rewrite subclause (a)(i) to, "Eaves, roof overhangs and / or guttering up to a total of 300mm inwidth from the outside extent of a building shall not be included in the building coverage calculation." Subclause (a)(i) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a200mm gutter to be excluded from the site coverage calculation; we believe this is not the intent.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.75		Seek Amendment	Amend subclause (a)(ii)(C) to, "A minimum development site dimension of 12m is achieved; and."	
Canterbury / Westland Branch of Architectural Designers NZ/685.75	Anne Dingwall/ #FS2037.1179	Seek Amendment	Amend subclause (a)(ii)(C) to, "A minimum development site dimension of 12m is achieved; and." This rule is worded in a way that excludes many sites from this means of development.Many sites in Christchurch city are 10.6m wide; combining two of these sites does not enjoy thebenefits intended by this rule.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.75	Kāinga Ora/ #FS2082.420	Seek Amendment	Amend subclause (a)(ii)(C) to, "A minimum development site dimension of 12m is achieved; and." This rule is worded in a way that excludes many sites from this means of development.Many sites in Christchurch city are 10.6m wide; combining two of these sites does not enjoy thebenefits intended by this rule.	Oppose
Mitchell Coll/ #720.39		Seek Amendment	Amend subclause (a) to, "The maximum building coverage must not exceed 60% of the net site area."	
Mitchell Coll/ #720.40		Seek Amendment	Rewrite subclause (a)(i) to, "Eaves, roof overhangs and / or guttering up to a total of 300mm in width from the outside extent of a building shall not be included in the building coverage calculation."	
Mitchell Coll/ #720.41		Seek Amendment	Amend subclause (a)(ii)(C) to, "A minimum development site dimension of 12m is achieved; and."	
Carter Group Limited/ #814.178		Oppose	Oppose Rule 14.6.2.12. Seek that this is deleted.	
Carter Group Limited/814.178	Clare Dale/ #FS2029.31	Oppose	Oppose Rule 14.6.2.12. Seek that this is deleted. 50% site coverage is not appropriate in the HRZZone given that there are currently no buildingcoverage limitations in the Residential CentralCity Zone. This rule is more restrictive than thecurrent operative provisions. There should be nosite coverage limit in the HRZ.The rule compromises the extent to whichplanning provisions enable development anddoes not reduce regulatory constraints andincrease housing supply as required throughthe Amendment Act and the NPS-UD.	Support
Carter Group Limited/814.178	Kāinga Ora/ #FS2082.1008	Oppose	Oppose Rule 14.6.2.12. Seek that this is deleted. 50% site coverage is not appropriate in the HRZZone given that there are currently no buildingcoverage limitations in the Residential CentralCity Zone. This rule is more restrictive than thecurrent operative provisions. There should be nosite coverage limit in the HRZ.The rule compromises the extent to whichplanning provisions enable development anddoes not reduce regulatory constraints andincrease housing supply as required throughthe Amendment Act and the NPS-UD.	Seek Amendment
The Catholic Diocese of Christchurch / #823.144		Oppose	Delete	
The Catholic Diocese of Christchurch /823.144	Anne Dingwall/ #FS2037.1376	Oppose	Delete 50% site coverage is not appropriate in the HRZ Zone given that there are currently no building coverage limitations in the Residential Central City Zone. This rule is more restrictive than the current operative provisions. There should be no site coverage limit in the HRZ. The rule compromises the extent to which planning provisions enable development and does not reduce regulatory constraints and increase housing supply as required through the Amendment Act and the NPS-UD.	Oppose
The Catholic Diocese of Christchurch /823.144	Carter Group Limited/ #FS2045.317	Oppose	Delete 50% site coverage is not appropriate in the HRZ Zone given that there are currently no building	Support

			<p>coverage limitations in the Residential Central City Zone. This rule is more restrictive than the current operative provisions. There should be no site coverage limit in the HRZ.</p> <p>The rule compromises the extent to which planning provisions enable development and does not reduce regulatory constraints and increase housing supply as required through the Amendment Act and the NPS-UD.</p>	
The Catholic Diocese of Christchurch /823.144	Kāinga Ora/ #FS2082.1160	Oppose	<p>Delete 50% site coverage is not appropriate in the HRZ Zone given that there are currently no building coverage limitations in the Residential Central City Zone. This rule is more restrictive than the current operative provisions. There should be no site coverage limit in the HRZ.</p> <p>The rule compromises the extent to which planning provisions enable development and does not reduce regulatory constraints and increase housing supply as required through the Amendment Act and the NPS-UD.</p>	Seek Amendment
Finn Jackson/ #832.16		Support	Seek amendments to include additional requirements for permeable surfaces in dense areas to prevent flooding.	
Kāinga Ora – Homes and Communities / #834.229		Seek Amendment	<p>1. Amend as follows:a. The maximum building coverage mustnot exceed 50 60% of the net sitearea;i. Any eaves and roof overhangs upto 300mm 600mm in width andguttering up to 200mm in widthfrom the wall of a building shall notbe included in the buildingcoverage calculation.2. Delete Clause (a)(ii).</p>	
Kāinga Ora – Homes and Communities /834.229	Clare Dale/ #FS2029.32	Seek Amendment	<p>1. Amend as follows:a. The maximum building coverage mustnot exceed 50 60% of the net sitearea;i. Any eaves and roof overhangs upto 300mm 600mm in width andguttering up to 200mm in widthfrom the wall of a building shall notbe included in the buildingcoverage calculation.2. Delete Clause (a)(ii).</p> <p>Support additional exemptionfor eaves and guttering,although this is sought to beextended to 600mm which is astandard eave depth and betterprovides for weather tightnessdesign solutions. Eaves do nothave a significant impact onvisual dominance, and setbacksform neighbours are controlledthrough separate rules oninternal setbacks and height-to-boundary.</p> <p>Clause (a)(ii) seeks to enablegreater site coverage in theHRZ. An increase to 60% issupported and is a useful tool indifferentiating between MRZ and HRZ. The proposed clauseis however unnecessarilycomplex, with outdoor spaceand landscaping both subject toother rules and noting that theproposed ground floor habitablespace rule will also necessitatethe provision of ground flooroutdoor living spaces.</p>	Oppose
Kāinga Ora – Homes and Communities /834.229	Anne Dingwall/ #FS2037.30	Seek Amendment	<p>1. Amend as follows:a. The maximum building coverage mustnot exceed 50 60% of the net sitearea;i. Any eaves and roof overhangs upto 300mm 600mm in width andguttering up to 200mm in widthfrom the wall of a building shall notbe included in the buildingcoverage calculation.2. Delete Clause (a)(ii).</p> <p>Support additional exemptionfor eaves and guttering,although this is sought to beextended to 600mm which is astandard eave depth and betterprovides for weather tightnessdesign solutions. Eaves do nothave a significant impact onvisual dominance, and setbacksform neighbours are controlledthrough separate rules oninternal setbacks and height-to-boundary.</p> <p>Clause (a)(ii) seeks to enablegreater site coverage in theHRZ. An increase to 60% issupported and is a useful tool indifferentiating between MRZ and HRZ. The proposed clauseis however unnecessarilycomplex, with outdoor spaceand landscaping both subject toother rules and noting that theproposed ground floor habitablespace rule will also necessitatethe provision of ground flooroutdoor living spaces.</p>	Oppose
Kāinga Ora – Homes and Communities /834.229	LMM Investments 2012 Limited/ #FS2049.149	Seek Amendment	<p>1. Amend as follows:a. The maximum building coverage mustnot exceed 50 60% of the net sitearea;i. Any eaves and roof overhangs upto 300mm 600mm in width andguttering up to 200mm in widthfrom the wall of a building shall notbe included in the buildingcoverage calculation.2. Delete Clause (a)(ii).</p>	Support

			<p>Support additional exemption for eaves and guttering, although this is sought to be extended to 600mm which is a standard eave depth and better provides for weather tightness design solutions. Eaves do not have a significant impact on visual dominance, and setbacks from neighbours are controlled through separate rules on internal setbacks and height-to-boundary.</p> <p>Clause (a)(ii) seeks to enable greater site coverage in the HRZ. An increase to 60% is supported and is a useful tool in differentiating between MRZ and HRZ. The proposed clause is however unnecessarily complex, with outdoor space and landscaping both subject to other rules and noting that the proposed ground floor habitable space rule will also necessitate the provision of ground floor outdoor living spaces.</p>	
Otautahi Community Housing Trust/ #877.31		Seek Amendment	<p>[Regarding 14.6.2.12]</p> <p>Amend as follows:</p> <p>a. The maximum building coverage must not exceed 60% of the net site area;</p> <p>i. Any eaves and roof overhangs up to 300mm 600mm in width and guttering up to 200mm in width from the wall of a building shall not be included in the building coverage calculation.</p> <p>Delete Clause (a)(ii)</p>	
Otautahi Community Housing Trust/877.31	Kāinga Ora/ #FS2082.1259	Seek Amendment	<p>[Regarding 14.6.2.12]</p> <p>Amend as follows:</p> <p>a. The maximum building coverage must not exceed 60% of the net site area;</p> <p>i. Any eaves and roof overhangs up to 300mm 600mm in width and guttering up to 200mm in width from the wall of a building shall not be included in the building coverage calculation.</p> <p>Delete Clause (a)(ii)</p> <p>The rule implements MDRS as per Schedule 3A.</p> <p>Support additional exemption for eaves and guttering, although this should be extended to 600mm which is a standard eave depth and better provides for weather tightness design solutions. Eaves do not have a significant impact on visual dominance, and setbacks from neighbours are controlled through separate rules on internal setbacks and height-to-boundary.</p> <p>Clause (a)(ii) seeks to enable greater site coverage in the HRZ. An increase to 60% is supported and is a useful tool in differentiating between MRZ and HRZ.</p> <p>[Please see attachment]</p>	Seek Amendment
Otautahi Community Housing Trust/877.31	Kāinga Ora/ #FS2082.1327	Seek Amendment	<p>[Regarding 14.6.2.12]</p> <p>Amend as follows:</p> <p>a. The maximum building coverage must not exceed 60% of the net site area;</p> <p>i. Any eaves and roof overhangs up to 300mm 600mm in width and guttering up to 200mm in width from the wall of a building shall not be included in the building coverage calculation.</p>	Seek Amendment

			<p>Delete Clause (a)(ii)</p> <p>The rule implements MDRS as per Schedule 3A.</p> <p>Support additional exemption for eaves and guttering, although this should be extended to 600mm which is a standard eave depth and better provides for weather tightness design solutions. Eaves do not have a significant impact on visual dominance, and setbacks from neighbours are controlled through separate rules on internal setbacks and height-to-boundary.</p> <p>Clause(a)(ii) seeks to enable greater site coverage in the HRZ. An increase to 60% is supported and is a useful tool in differentiating between MRZ and HRZ.</p> <p>[Please see attachment]</p>	
Ian Cumberpatch Architects Ltd/ #2076.52		Seek Amendment	Amend subclause (a) to, "The maximum building coverage must not exceed 60% of the net site area."	
Ian Cumberpatch Architects Ltd/2076.52	Kainga Ora - Homes and Communities/ #FS2099.64	Seek Amendment	Amend subclause (a) to, "The maximum building coverage must not exceed 60% of the net site area." The purpose of the HRZ is to further intensify development around commercial centres. The desire is to achieve a gradual intensification as we approach the commercial area. A site coverage limited to 50% is the same as for the MRZ, further making intensification challenging.	Oppose
Ian Cumberpatch Architects Ltd/ #2076.53		Seek Amendment	Rewrite subclause (a)(i) to, "Eaves, roof overhangs and / or guttering up to a total of 300mm in width from the outside extent of a building shall not be included in the building coverage calculation."	
Ian Cumberpatch Architects Ltd/2076.53	Kainga Ora - Homes and Communities/ #FS2099.65	Seek Amendment	Rewrite subclause (a)(i) to, "Eaves, roof overhangs and / or guttering up to a total of 300mm in width from the outside extent of a building shall not be included in the building coverage calculation." Subclause (a)(i) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mm gutter to be excluded from the site coverage calculation; we believe this is not the intent.	Oppose
Ian Cumberpatch Architects Ltd/ #2076.54		Seek Amendment	Amend subclause (a)(ii)(C) to, "A minimum development site dimension of 12m is achieved."	
Ian Cumberpatch Architects Ltd/2076.54	Kainga Ora - Homes and Communities/ #FS2099.66	Seek Amendment	Amend subclause (a)(ii)(C) to, "A minimum development site dimension of 12m is achieved." This rule is worded in a way that excludes many sites from this means of development. Many sites in Christchurch city are 10.6m wide; combining two of these sites does not enjoy the benefits intended by this rule.	Oppose

Residential > Rules - High Density Residential Zone > Built form standards > Water supply for firefighting

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.230		Not Stated	Neutral	
Kāinga Ora – Homes and Communities /834.230	LMM Investments 2012 Limited/ #FS2049.150	Not Stated	Neutral Neutral	Support

Residential > Rules - High Density Residential Zone > Built form standards > Garaging and carport location

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Fred Coughlan/ #798.17		Seek Amendment	Amend to control garaging on the street facing boundary only as that is the primary view.	
Fred Coughlan/798.17	Kāinga Ora/ #FS2082.588	Seek Amendment	Amend to control garaging on the street facing boundary only as that is the primary view. This efficacy of this standard is questionable as 3 residential units may all face the street with garaging (provided glazing and transportation requirements are met). That presents a compelling permitted baseline. Limiting garaging to the rear façade also does not allow for side elevation garaging, which is common, efficient, usually screened from the street by front dwellings. This should be amended to control garaging on the street facing boundary only as that is the primary view.	Support
Kāinga Ora – Homes and Communities / #834.231		Seek Amendment	Delete the rule and replace as follows: 14.6.2.14 garaging and carports Where a residential unit fronts towards a road, any garage or carport shall be located at least 1.2 metres behind the front façade of a residential unit	

Kāinga Ora – Homes and Communities /834.231	LMM Investments 2012 Limited/ #FS2049.151	Seek Amendment	<p>Delete the rule and replace as follows:14.6.2.14 garaging and carportsWhere a residential unit fronts towardsa road, any garage or carport shall belocated at least 1.2 metres behind thefront façade of a residential unit</p> <p>Whilst the equivalent rule in theMRZ requires garaging to berecessed behind the frontfaçade, this rule requiresgaraging to be located behindthe rear façade of a residentialunit.This rule is unworkable forcarparking levels in apartmentbuildings where such parking isinvariably located beneath (orabove) a residential unit ratherthan behind the unit’s rearfaçade.</p> <p>For smaller scale developmentsie. 2-3 storey, having parkingrecessed behind the frontfaçade provides an acceptableoutcome, in combination withthe urban design assessmentmatters for 4+ units.The rule wording sought in theequivalent rule in the MRZ isconsidered to be equallyapplicable.</p>	Support
Otautahi Community Housing Trust/ #877.32		Seek Amendment	<p>[Regarding 14.6.2.14]</p> <p>Delete the rule and replace as follows:</p> <p>14.6.2.14 garaging and carports</p> <p>Wherea residential unit fronts towards a road, any garage or carport shall belocated at least 1.2 metres behind the front façade of a residential unit.</p>	
Otautahi Community Housing Trust/877.32	Kāinga Ora/ #FS2082.1260	Seek Amendment	<p>[Regarding 14.6.2.14]</p> <p>Delete the rule and replace as follows:</p> <p>14.6.2.14 garaging and carports</p> <p>Wherea residential unit fronts towards a road, any garage or carport shall belocated at least 1.2 metres behind the front façade of a residential unit.</p> <p>Whilst the equivalent rule in the MRZ requires garaging to berecessed behind the front façade, this rule requires garaging to be locatedbehind the rear façade of a residential unit.</p> <p>This rule is unworkable for carparking levelsin apartment buildings where such parking is invariably located beneath (orabove) a residential unit rather than behind the unit’s rear façade.</p> <p>For smaller scale developments i.e.. 2-3 storey, having parkingrecessed behind the front façade provides an acceptable outcome, in combinationwith the urban design assessment matters for 4+ units.</p> <p>The rule wording sought in the equivalent rule in the MRZ is considered to beequally applicable.</p> <p>[Please see attachment]</p>	Seek Amendment
Otautahi Community Housing Trust/877.32	Kāinga Ora/ #FS2082.1328	Seek Amendment	<p>[Regarding 14.6.2.14]</p> <p>Delete the rule and replace as follows:</p> <p>14.6.2.14 garaging and carports</p> <p>Wherea residential unit fronts towards a road, any garage or carport shall belocated at least 1.2 metres behind the front façade of a residential unit.</p>	Seek Amendment

			<p>Whilst the equivalent rule in the MRZ requires garaging to be recessed behind the front façade, this rule requires garaging to be located behind the rear façade of a residential unit.</p> <p>This rule is unworkable for carparking levels in apartment buildings where such parking is invariably located beneath (or above) a residential unit rather than behind the unit's rear façade.</p> <p>For smaller scale developments i.e.. 2-3 storey, having parking recessed behind the front façade provides an acceptable outcome, in combination with the urban design assessment matters for 4+ units.</p> <p>The rule wording sought in the equivalent rule in the MRZ is considered to be equally applicable.</p> <p>[Please see attachment]</p>	
Ian Cumberpatch Architects Ltd/ #2076.33		Seek Amendment	If a garage is provided, it should be of a size that allows for an 85th percentile car to be parked in it	
Ian Cumberpatch Architects Ltd/2076.33	Ryman Healthcare Limited/ #FS2095.13	Seek Amendment	If a garage is provided, it should be of a size that allows for an 85th percentile car to be parked in it There is no requirement for a minimum size for a garage, should one be provided.	Seek Amendment
Ian Cumberpatch Architects Ltd/2076.33	Retirement Village Association of New Zealand Incorporated/ #FS2096.13	Seek Amendment	If a garage is provided, it should be of a size that allows for an 85th percentile car to be parked in it There is no requirement for a minimum size for a garage, should one be provided.	Seek Amendment
Ian Cumberpatch Architects Ltd/2076.33	Kainga Ora - Homes and Communities/ #FS2099.45	Seek Amendment	If a garage is provided, it should be of a size that allows for an 85th percentile car to be parked in it There is no requirement for a minimum size for a garage, should one be provided.	Oppose

Residential > Rules - High Density Residential Zone > Built form standards > Location of outdoor mechanical ventilation

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Gavin Keats/ #52.4		Seek Amendment	Amend 14.5.2.17 to require that noisy plants, such as heat pumps, hot water heat pumps, inverters be installed in an acoustically isolated plant room.	
Andrew Evans/ #89.23		Oppose	Oppose proposed provisions and seeks to retain current.	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.76		Seek Amendment	Amend subclause (a) to require outdoor units visible from the street to be screened.	
Canterbury / Westland Branch of Architectural Designers NZ/685.76	Anne Dingwall/ #FS2037.1180	Seek Amendment	Amend subclause (a) to require outdoor units visible from the street to be screened. While this rule pushes the location of external units back from the street, they are still visible.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.76	Kāinga Ora/ #FS2082.421	Seek Amendment	Amend subclause (a) to require outdoor units visible from the street to be screened. While this rule pushes the location of external units back from the street, they are still visible.	Oppose
Mitchell Coll/ #720.42		Seek Amendment	Amend subclause (a) to require outdoor units visible from the street to be screened.	
Kāinga Ora – Homes and Communities / #834.232		Oppose	Delete the [standard].	
Kāinga Ora – Homes and Communities /834.232	LMM Investments 2012 Limited/ #FS2049.152	Oppose	Delete the [standard]. Presumably it is visual effects that are the concern. Level of design detail that is unnecessary to regulate. If mounted at ground level then even a short 1.2m high fence is sufficient to visually screen in a similar manner to the proposed rule on bin storage. As drafted the rule applies to mechanical units on the ground, whereas they would be permitted if wall-mounted despite having a worse visual outcome. It also applies to mechanical units located adjacent to internal boundaries where the property next door (over the fence) has an accessway.	Support
Ian Cumberpatch Architects Ltd/ #2076.55		Seek Amendment	Amend subclause (a) to require outdoor units visible from the street to be screened	

Ian Cumberpatch Architects Ltd/2076.55	Kainga Ora - Homes and Communities/ #FS2099.67	Seek Amendment	Amend subclause (a) to require outdoor units visible from the street to be screened While this rule pushes the location of external units back from the street, they are still visible.	Oppose
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Residential > Rules - High Density Residential Zone > Built form standards > Minimum unit size

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Peter Troon/ #422.3		Seek Amendment	[Reduce] the density of inner city dwellings.	
Central Riccarton Residents' Association Inc/ #638.10		Seek Amendment	[Increase minimum unit sizes]	
Central Riccarton Residents' Association Inc/638.10	Kāinga Ora/ #FS2082.337	Seek Amendment	[Increase minimum unit sizes] Is the city council going to allow virtually windowless 'hencages' for human beings	Oppose
Tosh Prodanov/ #758.2		Oppose	Remove 14.6.2.16 Minimum unit size from the proposed PC14 (Plan Change 14).	
Kāinga Ora – Homes and Communities / #834.233		Support	Retain [standard] as notified.	
Kāinga Ora – Homes and Communities /834.233	LMM Investments 2012 Limited/ #FS2049.153	Support	Retain [standard] as notified. This rule iswell-established and appears tobe working well.	Support

Residential > Rules - High Density Residential Zone > Built form standards > Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Waka Kotahi (NZ Transport Agency) / #805.8		Oppose	Delete the City Spine Transport Corridor Qualifying Matter.	
Kāinga Ora – Homes and Communities / #834.234		Oppose	Delete the [standard].	
Kāinga Ora – Homes and Communities /834.234	LMM Investments 2012 Limited/ #FS2049.154	Oppose	Delete the [standard]. It is understood that theintention of the rule is to enableroad widening in the future toaccommodate public rapidtransit. If Council's intention isto acquire land in the future to facilitate public works then itshould use the designationpowers available to it.Given the highly developednature of these existingcorridors with lengthy sectionsof commercial property built tothe road boundary, it is unclearhow any corridor-long roadwidening will occur withoutmajor land acquisition anddemolition.	Support
Otautahi Community Housing Trust/ #877.33		Oppose	[Regarding 14.6.2.17] Delete the rule. If land acquisition for public works is the intent, then Council should initiate aNotice of Requirement to designate the corridor.	
Otautahi Community Housing Trust/877.33	Kāinga Ora/ #FS2082.1261	Oppose	[Regarding 14.6.2.17] Delete the rule. If land acquisition for public works is the intent, then Council should initiate aNotice of Requirement to designate the corridor. The new rule requires buildings and outdoor livingspaces to be set back 4m from spine road corridors (where the corridor is lessthan 24m in width). It is understood that the intention of the rule isto enable road widening in the future to accommodate public rapid transit. IfCouncil's intention is to acquire land in the future to facilitate public workthen it should use the designation powers available to it. Giventhe highly developed nature of these existing corridors with lengthy sectionsof commercial property built to the road boundary, it is unclear how anycorridor-long road widening will occur without major land acquisition anddemolition. [Please see attachment]	Seek Amendment

Otautahi Community Housing Trust/877.33	Kāinga Ora/ #FS2082.1329	Oppose	<p>[Regarding 14.6.2.17] Delete the rule.</p> <p>If land acquisition for public works is the intent, then Council should initiate a Notice of Requirement to designate the corridor.</p> <p>The new rule requires buildings and outdoor living spaces to be set back 4m from spine road corridors (where the corridor is less than 24m in width).</p> <p>It is understood that the intention of the rule is to enable road widening in the future to accommodate public rapid transit. If Council's intention is to acquire land in the future to facilitate public work then it should use the designation powers available to it.</p> <p>Given the highly developed nature of these existing corridors with lengthy sections of commercial property built to the road boundary, it is unclear how any corridor-long road widening will occur without major land acquisition and demolition.</p> <p>[Please see attachment]</p>	Seek Amendment
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Residential > Rules - Residential Hills Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Alana Harper/ #36.2		Support	Cashmere Hills should all stay as Residential Hills Zone or change to Future Urban Zone.	
Nikki Smetham/ #112.18		Seek Amendment	Queries the Suitability of residential hill zones [for intensification due to] - increased stormwater runoff, erosion of views with adverse effects on amenity and investment.	
Nikki Smetham/112.18	Anne Dingwall/ #FS2037.194	Seek Amendment	Queries the Suitability of residential hill zones [for intensification due to] - increased stormwater runoff, erosion of views with adverse effects on amenity and investment. We have the following queries, concerns, and suggestions and seek amendments to the District Plan to resolve these matters.	Support
Cameron Matthews/ #121.18		Oppose	Remove Residential Mixed Density Precinct – Redmund Spur and Residential Hills zoning, applying MDRS and NPS-UD, as applicable.	
Cameron Matthews/121.18	Christchurch International Airport Limited/ #FS2052.208	Oppose	<p>Remove Residential Mixed Density Precinct – Redmund Spur and Residential Hills zoning, applying MDRS and NPS-UD, as applicable.</p> <p>Residential Hills Precinct, Residential Mixed Density Precinct – Redmund Spur, and Residential Hills Zone all serve to limit the permitted residential density in the wealthy and desirable suburbs of the northward Port Hills. In addition, Residential Suburban zoning remains in place for large parts of the city. These do not meet the density standards required by MDRS and NPS-UD, and should be removed from the proposed plan, or their rules changed such that their density limitations are no more than permitted by MDRS and NPS-UD rules.</p> <p>As the density restrictions in Residential Hills Precinct, Residential Mixed Density Precinct – Redmund Spur, and Residential Hills Zone exceed the limits defined under MDRS, and are not attributed to any Qualifying Matter, they are not allowed by MDRS legislation and should be removed or revised.</p> <p>In addition, Residential Suburban zoning is included in the proposed plan, despite those rules limiting permitted density in affected sites to below MDRS standards. In large part this zoning is not the effective limit to density, as in all cases council also propose an overlapping, equally restrictive Qualifying Matter. However, many of those proposed Qualifying Matters have tenuous evidence/rationale and should themselves be removed from the plan or substantially adjusted. If QMs are removed or adjusted, it is important to also re-zone the underlying sites to a more appropriate zone which complies with NPS-UD and MDRS, such as MRZ, HRZ, etc. to ensure that density restrictions exceeding MDRS and NPS-UD allowances are eliminated from the plan.</p> <p>The sites in the predominantly north-facing Port Hills covered by the proposed Residential Hills Precinct, Residential Mixed Density Precinct – Redmund Spur, and Residential Hills Zone also enjoy excellent and unique amenity values – such as elevated views of the city, plains, mountains and ocean, and access to natural landscapes of the Port Hills above – reflected in their higher capital values (see Figure 12) compared to much of the rest of the city. These high values are evidence that these areas have “high demand for housing or for business land”. NPS-UD Objective 3c requires that “...district plans enable more people to live in...” such areas.</p> <p>These same unique amenity values also create a somewhat isolated land and development sub-market compared to the rest of the city. The proposed zoning reduces the otherwise-plan-enabled housing capacity for this sub-market, inflating housing unit price despite theoretical surplus housing capacity existing elsewhere. NPS-UD makes clear – through Policy 1(a)(i): ...have or enable a variety of homes that...meet the needs, in terms of type, price, and location, of different households – that such unit price inflation due</p>	Oppose

to council-imposed supply constraints does not represent a “well-functioning urban environment”. Therefore, these zones and precinct run counter to both Objectives 1 and 2 of the NPS-UD.
 To conclude and re-iterate: the Residential Hills Precinct, Residential Mixed Density Precinct – Redmund Spur, Residential Hills Zone, and RS zone should be removed from the proposed plan, or their rules changed such that their density limitations are no more than permitted by MDRS and NPS-UD rules.

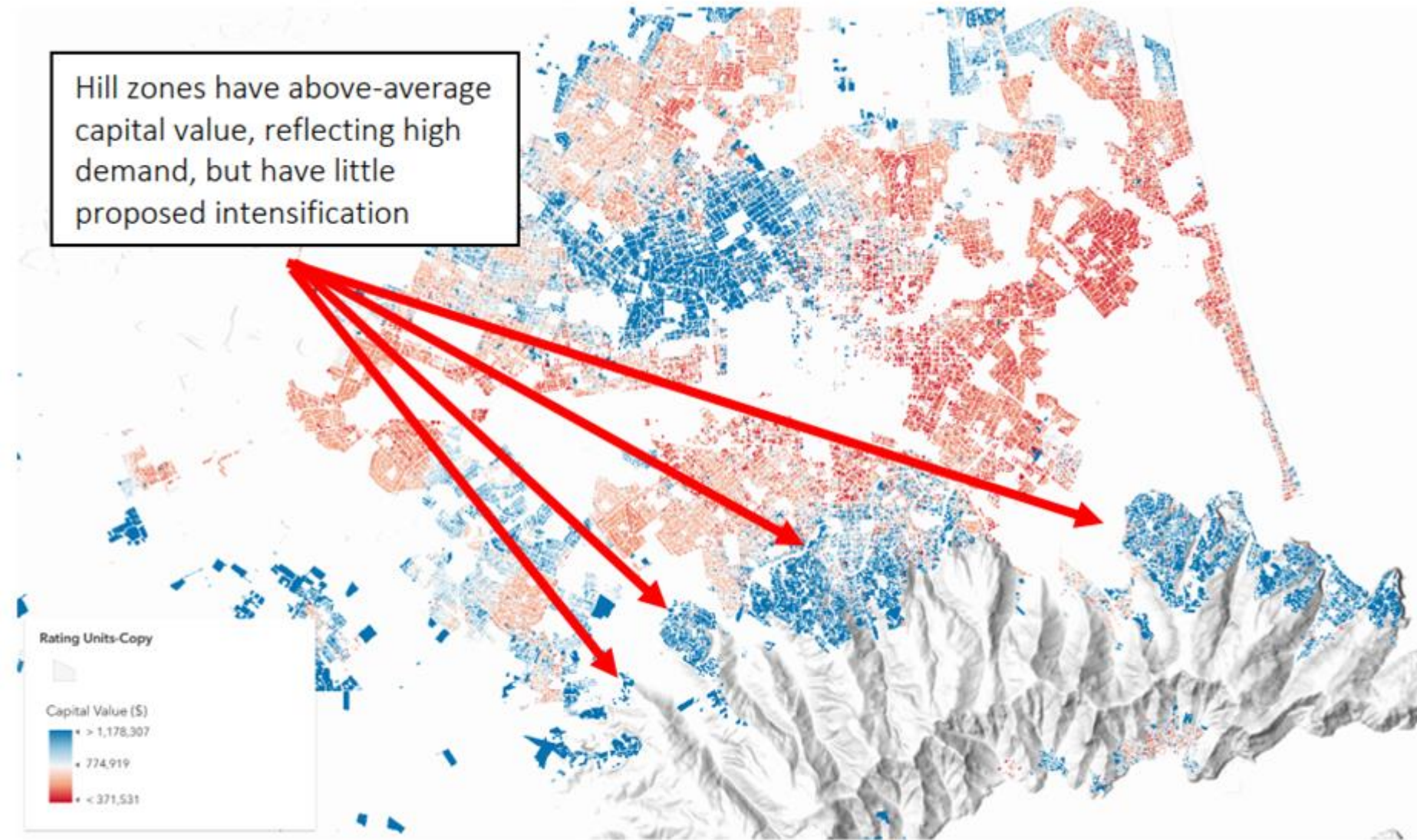


Figure 12 Average capital valuation for residential land across Christchurch, with blue showing higher values. Data mapped from CanterburyMaps Open Data portal <https://opendata.canterburymaps.govt.nz>

Cameron Matthews/121.18

Red Spur Ltd/
#FS2068.42

Oppose

Remove Residential Mixed Density Precinct – Redmund Spur and Residential Hills zoning, applying MDRS and NPS-UD, as applicable.

Residential Hills Precinct, Residential Mixed Density Precinct – Redmund Spur, and Residential Hills Zone all serve to limit the permitted residential density in the wealthy and desirable suburbs of the northward Port Hills. In addition, Residential Suburban zoning remains in place for large parts of the city. These do not meet the density standards required by MDRS and NPS-UD, and should be removed from the proposed plan, or their rules changed such that their density limitations are no more than permitted by MDRS and NPS-UD rules.

As the density restrictions in Residential Hills Precinct, Residential Mixed Density Precinct – Redmund Spur, and Residential Hills Zone exceed the limits defined under MDRS, and are not attributed to any Qualifying Matter, they are not allowed by MDRS legislation and should be removed or revised.

Support

In addition, Residential Suburban zoning is included in the proposed plan, despite those rules limiting permitted density in affected sites to below MDRS standards. In large part this zoning is not the effective limit to density, as in all cases council also propose an overlapping, equally restrictive Qualifying Matter. However, many of those proposed Qualifying Matters have tenuous evidence/rationale and should themselves be removed from the plan or substantially adjusted. If QMs are removed or adjusted, it is important to also re-zone the underlying sites to a more appropriate zone which complies with NPS-UD and MDRS, such as MRZ, HRZ, etc. to ensure that density restrictions exceeding MDRS and NPS-UD allowances are eliminated from the plan.

The sites in the predominantly north-facing Port Hills covered by the proposed Residential Hills Precinct, Residential Mixed Density Precinct – Redmund Spur, and Residential Hills Zone also enjoy excellent and unique amenity values – such as elevated views of the city, plains, mountains and ocean, and access to natural landscapes of the Port Hills above – reflected in their higher capital values (see Figure 12) compared to much of the rest of the city. These high values are evidence that these areas have “high demand for housing or for business land”. NPS-UD Objective 3c requires that “...district plans enable more people to live in...” such areas.

These same unique amenity values also create a somewhat isolated land and development sub-market compared to the rest of the city. The proposed zoning reduces the otherwise-plan-enabled housing capacity for this sub-market, inflating housing unit price despite theoretical surplus housing capacity existing elsewhere. NPS-UD makes clear – through Policy 1(a)(i): ...have or enable a variety of homes that...meet the needs, in terms of type, price, and location, of different households – that such unit price inflation due to council-imposed supply constraints does not represent a “well-functioning urban environment”. Therefore, these zones and precinct run counter to both Objectives 1 and 2 of the NPS-UD.

To conclude and re-iterate: the Residential Hills Precinct, Residential Mixed Density Precinct – Redmund Spur, Residential Hills Zone, and RS zone should be removed from the proposed plan, or their rules changed such that their density limitations are no more than permitted by MDRS and NPS-UD rules.

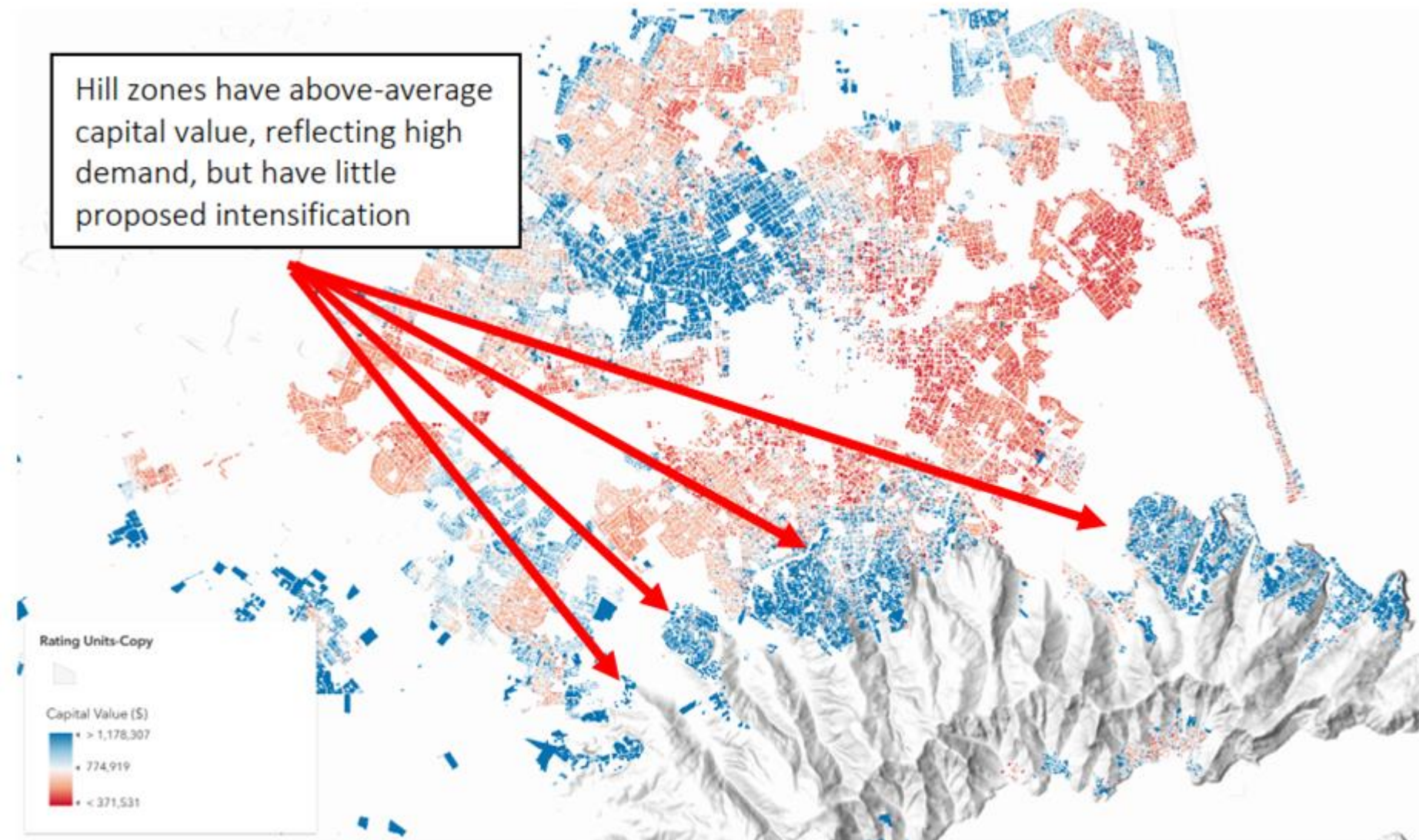


Figure 12 Average capital valuation for residential land across Christchurch, with blue showing higher values. Data mapped from CanterburyMaps Open Data portal <https://opendata.canterburymaps.govt.nz>

Cameron Matthews/121.18	Kāinga Ora/ #FS2082.57	Oppose	<p>Remove Residential Mixed Density Precinct – Redmund Spur and Residential Hills zoning, applying MDRS and NPS-UD, as applicable.</p> <p>Residential Hills Precinct, Residential Mixed Density Precinct – Redmund Spur, and Residential Hills Zone all serve to limit the permitted residential density in the wealthy and desirable suburbs of the northward Port Hills. In addition, Residential Suburban zoning remains in place for large parts of the city. These do not meet the density standards required by MDRS and NPS-UD, and should be removed from the proposed plan, or their rules changed such that their density limitations are no more than permitted by MDRS and NPS-UD rules.</p> <p>As the density restrictions in Residential Hills Precinct, Residential Mixed Density Precinct – Redmund Spur, and Residential Hills Zone exceed the limits defined under MDRS, and are not attributed to any Qualifying Matter, they are not allowed by MDRS legislation and should be removed or revised.</p> <p>In addition, Residential Suburban zoning is included in the proposed plan, despite those rules limiting permitted density in affected sites to below MDRS standards. In large part this zoning is not the effective limit to density, as in all cases council also propose an overlapping, equally restrictive Qualifying Matter. However, many of those proposed Qualifying Matters have tenuous evidence/rationale and should themselves be removed from the plan or substantially adjusted. If QMs are removed or adjusted, it is important to also re-zone the underlying sites to a more appropriate zone which complies with NPS-UD and MDRS, such as MRZ, HRZ, etc. to ensure that density restrictions exceeding MDRS and NPS-UD allowances are eliminated from the plan.</p> <p>The sites in the predominantly north-facing Port Hills covered by the proposed Residential Hills Precinct, Residential Mixed Density Precinct – Redmund Spur, and Residential Hills Zone also enjoy excellent and unique amenity values – such as elevated views of the city, plains, mountains and ocean, and access to natural landscapes of the Port Hills above – reflected in their higher capital values (see Figure 12) compared to much of the rest of the city. These high values are evidence that these areas have “high demand for housing or for business land”. NPS-UD Objective 3c requires that “...district plans enable more people to live in...” such areas.</p> <p>These same unique amenity values also create a somewhat isolated land and development sub-market compared to the rest of the city. The proposed zoning reduces the otherwise-plan-enabled housing capacity for this sub-market, inflating housing unit price despite theoretical surplus housing capacity existing elsewhere. NPS-UD makes clear – through Policy 1(a)(i): ...have or enable a variety of homes that...meet the needs, in terms of type, price, and location, of different households – that such unit price inflation due to council-imposed supply constraints does not represent a “well-functioning urban environment”. Therefore, these zones and precinct run counter to both Objectives 1 and 2 of the NPS-UD.</p> <p>To conclude and re-iterate: the Residential Hills Precinct, Residential Mixed Density Precinct – Redmund Spur, Residential Hills Zone, and RS zone should be removed from the proposed plan, or their rules changed such that their density limitations are no more than permitted by MDRS and NPS-UD rules.</p>	Support

			<p>Hill zones have above-average capital value, reflecting high demand, but have little proposed intensification</p> <p>Rating Units-Copy</p> <p>Capital Value (\$)</p> <ul style="list-style-type: none"> > 1,178,307 774,919 < 371,531 <p>Figure 12 Average capital valuation for residential land across Christchurch, with blue showing higher values. Data mapped from CanterburyMaps Open Data portal https://opendata.canterburymaps.govt.nz</p>	
Harvey Armstrong/ #244.2		Seek Amendment	Allow rezoning of land at 75 Alderson Ave to Living Hills zone or Large Lot Residential (sites 2,500 - 10,000m2).	
Harvey Armstrong/ #244.3		Seek Amendment	Provide for site at 75 Alderson Avenue to be rezoned to Residential Hills or Large Lot Residential zoned.	
Harvey Armstrong/ #244.4		Not Stated	<p>he submitter owns 75 Alderson Ave, which is 27.759ha of rural zoned land. The land is located between public open space reserves (Montgomery Spur Reserve) and the city urban (LH) boundary. The submitter requests that Council allows rezoning of this to land to Residential Hills zoning or create a special zoning for larger block residential sites of 2500 to 10,000 m2.</p> <p>The submitter requests that Council unbiasedly review all existing vacant land closest to the CBD as to whether it is suitable for residential development. It is concerning to see the residential housing sprawl being carried out on good versatile soils at considerable distance from the CBD. These sites all require expensive extension to city infrastructure and services. The environmental damage is being further accelerated by the creation of significant satellite towns like Lincoln, Rolleston</p>	
Harvey Armstrong/ #244.5		Seek Amendment	Allow rezoning of land at 75 Alderson Ave to Residential Hills zone or Large Lot Residential (sites 2,500 - 10,000m2).	
James Thomas/ #419.2		Seek Amendment	Allow further intensification on the Port Hills	
James Thomas/419.2	Kāinga Ora/ #FS2082.305	Seek Amendment	Allow further intensification on the Port Hills Further intensification should be allowed on the current housing areas on the Port hills	Support

Kāinga Ora – Homes and Communities / #834.83		Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ.	
Kāinga Ora – Homes and Communities /834.83	Catholic Diocese of Christchurch/ #FS2044.56	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ. Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.83	Carter Group Limited/ #FS2045.58	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ. Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.83	Helen Broughton/ #FS2046.3	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ. Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Oppose
Kāinga Ora – Homes and Communities /834.83	LMM Investments 2012 Limited/ #FS2049.31	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ. Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.83	Chapman Tripp/ #FS2063.128	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ. Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.83	Chapman Tripp/ #FS2064.123	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ. Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.83	Red Spur Ltd/ #FS2068.1	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ. Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Oppose
Kāinga Ora – Homes and Communities /834.83	Andrew McCarthy/ #FS2081.9	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ. Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.83	Troy Lange/ #FS2087.11	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ. Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.83	Troy Lange/ #FS2087.12	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ. Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.83	Fiona Aston/ #FS2088.12	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ. Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities / #834.235		Oppose	Delete Residential Hills Zone.	
Kāinga Ora – Homes and Communities /834.235	Helen Broughton/ #FS2046.2	Oppose	Delete Residential Hills Zone. It would appear that the public transport QM is the only QM that is generating the need to retain the Residential Hills Zone. Given our submission that the public transport QM is not a valid QM and is sought to be deleted, a consequence is that the Residential Port Hills Zone is also sought to be deleted and replaced by MRZ.	Oppose

Kāinga Ora – Homes and Communities /834.235	LMM Investments 2012 Limited/ #FS2049.155	Oppose	Delete Residential Hills Zone. It would appear that the public transport QM is the only QM that is generating the need to retain the Residential Hills Zone. Given our submission that the public transport QM is not a valid QM and is sought to be deleted, a consequence is that the Residential Port Hills Zone is also sought to be deleted and replaced by MRZ.	Support
Kāinga Ora – Homes and Communities /834.235	Lyttelton Port Company Limited/ #FS2054.17	Oppose	Delete Residential Hills Zone. It would appear that the public transport QM is the only QM that is generating the need to retain the Residential Hills Zone. Given our submission that the public transport QM is not a valid QM and is sought to be deleted, a consequence is that the Residential Port Hills Zone is also sought to be deleted and replaced by MRZ.	Oppose
Lyttelton Port Company Limited/ #853.11		Oppose	<p>Insert as follows: <i>Rule XXX – Habitable space near the Inland Port</i></p> <p><i>a. Any new or extensions to existing habitable space of any development located within the Inland Port Influences Overlay shall be designed and constructed so that noise in any habitable space from the Inland Port will not exceed internal sound design level of 30dB LAeq with ventilating windows or doors open or with windows or doors closed and mechanical ventilation installed and operating.</i></p> <p><i>b. Determination of the internal design sound levels required under Clause (a), including any calculations, shall be based on noise from the Inland Port as follows:</i></p> <p><i>i. 50dB LAeq on any façade facing north to north-east towards the Inland Port;</i></p> <p><i>ii. 47dB LAeq on any façade within 90 degrees of facing north to northeast and has partial line of sight to any part of Inland Port;</i></p> <p><i>c. Compliance with this rule shall be demonstrated by providing the Council with a design report prior to the issue of the building consent, which is prepared by a suitably qualified acoustics specialist, stating that the design proposed will meet the required internal noise levels.</i></p>	
Orion New Zealand Limited (Orion)/ #854.5		Seek Amendment	<p>New Rule to be inserted into following zones:</p> <ul style="list-style-type: none"> • Residential Hills zone <p>Insert a new rule for provision of electricity equipment and infrastructure as follows:</p> <p>Activity</p> <p>PX The establishment of a new, or expansion of an existing sensitive activity.</p> <p>Activity specific standards</p> <p>a. Either a land area of at least 5.5m² is provided at the boundary closest to the road reserve for electricity equipment and infrastructure, or confirmation is provided from Orion New Zealand Limited that it is not required.</p> <p>14.5.1.4 Discretionary activities</p> <p>Activity</p> <p>DX</p> <p>a. Any activity that does not meet the activity specific standard under PX.</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited (absent its written approval).</p>	
Red Spur Ltd / #881.27		Oppose	[Seeks that] there shall be no other additional rules (i.e. in addition to the RH/MDRZ rules) in the RH (Redmund Spur) Precinct.	
Elliot Sinclair / #2108.3		Seek Amendment	Seeks amendment to provisions of the Residential Hills zone to allow for more variety in housing type.	
Elliot Sinclair /2108.3	Rachel Sanders/ #FS2110.2	Seek Amendment	Seeks amendment to provisions of the Residential Hills zone to allow for more variety in housing type. The submitter supports the zoning proposed under PC14 for 22 Red Rock Lane which to be Residential Hills (“RH”) however, requests amendment of the RH zone to incorporate amended rules that would provide for some additional housing by inserting “Multi-unit” provisions into the RH zone, consistent with how they are applied elsewhere in the District. This would enable additional housing that is subject to a simpler resource consent process than would be currently provided for, that matches the appropriate built form standards and existing character of the RH zone. This is on the basis that intensification (additional housing) could be appropriate where a landowner is able to satisfactorily address the cultural significance qualifying matter overlay. The submitter understands the cultural significance qualifying matter overlay will replicate and adopts the existing district plan provisions for the existing Ngā Tūranga Tūpuna. This is shown in Figure 2. This currently relates to earthwork activities on the Port Hills, which allow cultural input into the resource consent applications where earthworks are proposed. This site is not in an existing silent file area.	Oppose

Residential > Rules - Residential Hills Zone > Activity status tables

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Andrew Tulloch/ #13.4		Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.	

Residential > Rules - Residential Hills Zone > Activity status tables > Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Ara Poutama Aotearoa/ #259.13		Seek Amendment	Seeks to amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community is provided for.	

Residential > Rules - Residential Hills Zone > Activity status tables > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position									
Kate Z/ #297.7		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.										
Vickie Hearnshaw/ #305.5		Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]										
Fire and Emergency/ #842.39		Seek Amendment	<p>[14.7.1.3 Restricted discretionary activities RD18]</p> <p>Amend as follows:</p> <p>Council's discretion shall be limited to the following matter:</p> <p>a. Water supply for fire fighting – Rule 14.15.78</p>										
Red Spur Ltd / #881.14		Seek Amendment	<p>[Seeks to amend this rule as follows]</p> <p>14.7.1.3 Restricted discretionary activities</p> <table border="1"> <thead> <tr> <th></th> <th>Activity</th> <th>The Council's discretion shall be limited to the following matters</th> </tr> </thead> <tbody> <tr> <td>RD20</td> <td>a. Within the Residential Hills Mixed Density Overlay, any activity that does not meet Rule 14.7.2.1 Site density. b. Any application arising from this rule shall not be limited or publicly notified.</td> <td>a. Scale and nature of activity – Rule 14.15.5 b. Traffic generation and access safety Rule 14.15.6-12 e. Residential design principles – Rule 14.15.1.g Hillside and small settlement areas (Plan Change 5D Council Decision)</td> </tr> <tr> <td>RD21</td> <td>a. Within the Residential Hills Mixed Density Overlay, the creation of any attached residential units where the total floor area is greater than 500m² b. Any application arising from this rule shall not be limited or publicly notified</td> <td>a. Residential design principles – Rule 14.15.1</td> </tr> </tbody> </table>		Activity	The Council's discretion shall be limited to the following matters	RD20	a. Within the Residential Hills Mixed Density Overlay, any activity that does not meet Rule 14.7.2.1 Site density. b. Any application arising from this rule shall not be limited or publicly notified.	a. Scale and nature of activity – Rule 14.15.5 b. Traffic generation and access safety Rule 14.15.6-12 e. Residential design principles – Rule 14.15.1.g Hillside and small settlement areas (Plan Change 5D Council Decision)	RD21	a. Within the Residential Hills Mixed Density Overlay, the creation of any attached residential units where the total floor area is greater than 500m² b. Any application arising from this rule shall not be limited or publicly notified	a. Residential design principles – Rule 14.15.1	
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Residential > Rules - Residential Hills Zone > Activity status tables > Discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Lyttelton Port Company Limited/ #853.15		Oppose	New discretionary activity in Residential Hills Zone. Insert as follows: Any building for a residential activity that does not meet Rule [x] Building height within the Industrial Interface Qualifying Matter Area, Inland Port Sub-Area.	
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Residential > Rules - Residential Hills Zone > Activity status tables > Non-complying activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Trudi Bishop/ #155.1		Oppose	There should be no more development allowed on the Port Hills, adjacent to Bowenvale Reserve and in Banks Peninsula	
Kāinga Ora – Homes and Communities / #834.55		Support	14.7.1.5 NC2 National Grid transmission and distribution lines. Retain Electricity Transmission Corridors qualifying matter only to the extent of the corridor as defined in the NES ET.	
Kāinga Ora – Homes and Communities /834.55	Christchurch International Airport Limited/ #FS2052.15	Support	14.7.1.5 NC2 National Grid transmission and distribution lines. Retain Electricity Transmission Corridors qualifying matter only to the extent of the corridor as defined in the NES ET. Kāinga Ora support this qualifying matter noting that the qualifying matter only relates to the National Grid Transmission Lines (nationally significant infrastructure) in accordance with s771(e) and no other lesser category of line.	Oppose
Kāinga Ora – Homes and Communities /834.55	Transpower New Zealand Limited/ #FS2060.4	Support	14.7.1.5 NC2 National Grid transmission and distribution lines. Retain Electricity Transmission Corridors qualifying matter only to the extent of the corridor as defined in the NES ET. Kāinga Ora support this qualifying matter noting that the qualifying matter only relates to the National Grid Transmission Lines (nationally significant infrastructure) in accordance with s771(e) and no other lesser category of line.	Support
Orion New Zealand Limited (Orion)/ #854.14		Seek Amendment	Residential Hills Zone Rule 14.7.1.5 non-complying activities NC2. Add an additional clause to NC2 a. and amend clause 'b' as follows: iii within 3m of the outside overhead conductor of any 11kV, 400V or 230V electricity distribution line. b. Conductive Fences within 5 metres of a 66kV or, 33kV, 11kV, 400V or 230V electricity distribution line support structure foundation.	
Transpower New Zealand Limited / #878.31		Support	Supports National Grid as existing qualifying matter.	

Residential > Rules - Residential Hills Zone > Built form standards

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Graham Townsend/ #314.7		Seek Amendment	[New built form standards to require roofing colours with low reflectivity and] roof-runoff rainwater storage.	
Graham Townsend/314.7	Kāinga Ora/ #FS2082.268	Seek Amendment	[New built form standards to require roofing colours with low reflectivity and] roof-runoff rainwater storage.	Oppose

			<p>The current fashion for black or dark grey roofing will exacerbate the urban heat-island effect. In view of climbing global temperatures, it is therefore a form of collective self-harm. I do not know whether it falls within the Council's power to influence this fashion, but we should be using surfaces with a much higher albedo to reflect as much incoming solar radiation back into space as we can.</p> <p>Given the likely ramping up of La Niña/El Niño cyclicity and hence the likelihood of more severe droughts, new suburban housing should include mandatory roof-runoff rainwater storage.</p>	
Plain and Simple Ltd/ #627.8		Seek Amendment	<p>[New standards for] accessibility and environmentally responsible design, [such as]:</p> <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping 	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.7		Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	
Canterbury / Westland Branch of Architectural Designers NZ/685.7	Anne Dingwall/ #FS2037.1111	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.7	Kāinga Ora/ #FS2082.351	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Oppose

Residential > Rules - Residential Hills Zone > Built form standards > Site density

Submission Number	Further Submission No	Position	Decision Requested	FS Position						
Rohan A Collett/ #147.3		Seek Amendment	Living Hills zone has the density increased							
Kem Wah Tan/ #471.7		Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.							
Rutherford Family Trust/ #879.2		Seek Amendment	Remove the reference to the Moncks Spur/Mt Pleasant Overlay in 14.7.2.1(ii) .							
Red Spur Ltd / #881.12		Seek Amendment	<p>[Seeks to add the following]</p> <p>14.7.2.1 Site Density</p> <table border="1"> <thead> <tr> <th></th> <th>Activity/Area</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>iii</td> <td>Residential Hills/MDRZ (Redmund Spur Precinct)</td> <td>No minimum</td> </tr> </tbody> </table>		Activity/Area	Standard	iii	Residential Hills/MDRZ (Redmund Spur Precinct)	No minimum	
	Activity/Area	Standard								
iii	Residential Hills/MDRZ (Redmund Spur Precinct)	No minimum								

Residential > Rules - Residential Hills Zone > Built form standards > Building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Atlas Quarter Residents Group (22 owners) / #224.4		Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible	
Atlas Quarter Residents Group (22 owners) /224.4	Kāinga Ora/ #FS2082.168	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible	Oppose

Who we are:

This submission is made on behalf of the following persons, all of whom own units in the Atlas Quarter, 36 Welles Street, Christchurch Central:

Richard Ball, Athena Ellis, Phil and Lynette Stenning, Max Lucas, Paul and Jeni Neilson, Jenny Jia and Zhongyang Yuan, Piers and Emma Bayley, Rachel and Tim Scanlan, Eileen and Vernon Payne, Bruce Fraser, Eléonore Dumaine, Peter and Faye Greenwood, Alan Steel, Gillian Smeith, Chelsea Kennedy, Deborah Bowker, Kate and Mike Peers, Peter Morris, Mathilde Vachon, Barbra Pullar, Martin Rumbold and Kirsty Stewart.

Key points:

We support well designed intensive residential and commercial development, integrated with sustainable transport options. We have already “put our money where our mouths are” by purchasing units in the Atlas Quarter, a large and successful inner-city development of 110 residential and three commercial units.

We oppose the greatly increased height limits proposed by Plan Change 14. They are unnecessary and inappropriate for Christchurch.

We support the inclusion of qualifying matters to enhance design quality and urban amenity across the City.

Relief sought:

1. That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
2. Where Government legislation and regulations require increases to height limits, that these are kept to the minimum extent possible for compliance with the regulations.
3. The need for greater intensification is supported but this does not require or justify the proposed increases in height limits as permitted activities.
4. The inclusion of the qualifying criteria is supported, independent of height limits, as a means of promoting good design and ensuring new buildings do not adversely impact existing buildings designed and constructed within the current District Plan requirements.

Reasons:

Following the Christchurch earthquakes, a comprehensive design process was undertaken for the City, particularly for the central city. Deliberate and well-informed decisions were made create a liveable city, with intensified development in the central city and around suburban centres, but with lower central city height limits than previously existed. This has created a compact central city with increased densities compared to before the earthquakes, but without the height of some of the buildings that Christchurch had pre-earthquake . The consolidation has resulted in many vacant sites becoming available which are gradually being filled.

This model was developed by looking at best practice around the world, combined with local input from residents and experts, to create an attractive and vibrant City. It set ambitious goals for increasing densities for residential living, especially in the central city and around suburban centres. It was fully integrated with future transport options and climate resilience objectives.

It has widespread local support and was developed with considerable input and investment from Government (via CERA) and Christchurch City Council. It integrated land use and transport, seeking higher densities and more sustainable transport, as reflected in the Land Use Recovery Plan, Christchurch Central Recovery Plan and the Central City Transport Plan. It was embedded into the District Plan through an Independent Hearing Panel of experts hand-picked by the Government.

The greatly increased height limits proposed Plan Change 14 undermines the objectives and principles that underpin the vision of the 2015 Christchurch Central Recovery Plan:

“To become one of the best small cities in the world, Christchurch needs a city centre that is:

- *an inspiring place to live*
- *an attractive place to invest*
- *the best urban environment in New Zealand.”*

The decision to limit heights was a deliberate choice in achieving this vision. The proposed changes will undermine existing investments, entered into in good faith based on the Recovery Plans, while also reducing the central city’s design coherence and creating a less attractive City.

			<p>The many empty sites and carparks that still exist post-earthquake provide adequate future capacity for the foreseeable future, including the “competitive margin” required by Government regulations. The only apparent reason for increasing the height limits appears to be compliance with new Government regulations. If the height limits are to be increased, this change should be done to the minimum extent needed to comply with these ill-considered Government requirements. There is no other justification for the proposed rules.</p> <p>The proposed rules allow new development to be concentrated in a small number of very tall buildings, with the negative impacts such as greater shading and wind tunnels, accompanied by a continuation of many empty and ugly lots in the central city. As the vacant sites are largely filled with cheap carparking, this further undermines the stated transport sustainability and climate resilience objectives.</p> <p>The scale of the buildings permitted under PC14 is not consistent with the extensive post-earthquake developments that have already occurred. The post-quake developments have created a very attractive City which will be undermined by these proposals. Existing intensive residential developments, such as the Atlas Quarter, could be overshadowed by new buildings of nearly twice the height on the east and west, blocking sunlight. Others may be blocked to the north.</p> <p>In short, the proposal for increased heights across the City are ill-considered solutions for problems that exist in Auckland, Wellington, and possibly other centres, but are not applicable to Christchurch. The geography and existing development of these other centres constrains new development. Post-earthquake Christchurch is quite different from these other centres: it is not constrained for growth opportunities, as demonstrated by the far slower growth in property prices over recent years. Even before the earthquakes, Christchurch had far more stable (less volatile) prices than Auckland and Wellington – a trend that has persisted since at least the 1970’s. In Christchurch there is housing choice, particularly with substantial increases in the number of higher density residential apartments.</p> <p>Maximising the benefits of intensification needs to consider the dis-benefits. The proposed Plan identifies loss of tree cover as a disbenefit but does appear to put sufficient emphasis on other matters. Why does it propose financial contributions for loss of tree cover but not for loss of sunlight to others, wind tunnel effects or loss of amenity? In the Christchurch context, the widespread demolition of much of the central city, including most of the taller buildings, and consolidation of activities into more compact precincts, has created a much more attractive City with a visual appearance and aesthetic appropriate for the size of the City, reflected in the Central City Recovery Plan issued by CERA after extensive public and expert engagement. Both residents and visitors are commenting on the attractiveness of this new look. Re-introducing unnecessarily large buildings undermines this new and attractive look. Even with setbacks and other requirements, it has the potential to detract from the amenity and value of the very substantial public and private investment made for the City’s re-build and recovery.</p>	
John Simpson/ #253.1		Support	Support retaining notified building height limit of 8m in Residential Hills Zone.	
John Simpson/253.1	Helen Broughton/ #FS2046.1	Support	Support retaining notified building height limit of 8m in Residential Hills Zone. For the impacted elevated residential zones in the port hills many houses were purchased for their physical position on their section and the elevated views from the house and section. If this policy change was applied to any area on the port hills this would allow development that could directly impact the central reason the current owners purchased their houses for. New developments could be built to a height that would either permanently impede or completely obstruct the view from the house behind the development. These views came at a cost for the current owners, and it would massively devalue any impacted properties that had developments constructed up to 12 meters which then cut off views and light. This is extremely unjust and should definitely not be allowed to occur in the rule changes.	Support
Kate Z/ #297.8		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Alex Lowings/ #447.6		Oppose	No increase in the maximum building height in residential zones.	
Kem Wah Tan/ #471.8		Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	
Anna McKenzie/ #1047.1		Support	Support the existing height rules in the Hills Suburbs.	

Residential > Rules - Residential Hills Zone > Built form standards > Site coverage

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Red Spur Ltd / #881.13		Seek Amendment	[Seeks to add the following]	

			<p>14.7.2.3 Site coverage</p> <p>a. The maximum percentage of the net site area covered by buildings shall be as follows:</p> <table border="1"> <thead> <tr> <th></th> <th>Activity/Area</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>iv.</td> <td>Within the Residential Hills (Redmund Spur Precinct)</td> <td>Sites under 650m² net site area – 50%</td> </tr> </tbody> </table>		Activity/Area	Standard	iv.	Within the Residential Hills (Redmund Spur Precinct)	Sites under 650m ² net site area – 50%	
	Activity/Area	Standard								
iv.	Within the Residential Hills (Redmund Spur Precinct)	Sites under 650m ² net site area – 50%								

Residential > Rules - Residential Hills Zone > Built form standards > Daylight recession planes

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Paul Wing/ #70.6		Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.	
Addington Neighbourhood Association / #205.23		Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	
Addington Neighbourhood Association /205.23	Kāinga Ora/ #FS2082.143	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Oppose
Addington Neighbourhood Association / #205.31		Support	Encourage intensification while considering the potential loss of amenity for existing house owners.	
Addington Neighbourhood Association /205.31	Kāinga Ora/ #FS2082.151	Support	<p>Encourage intensification while considering the potential loss of amenity for existing house owners.</p> <p>Existing amenity should be protected at the same time as intensification is encouraged.</p> <p>Loss of sunlight and warmth from the sun on a property, through being overshadowed by a larger building being built next door, is akin to a seat being reclined by the passenger in front of you on a plane. There is a sense of loss of something you believed you were entitled to have.</p> <p>With a long term plan, people will know to consider the intensification potential of their neighbours' properties when they buy a property, they can vote with their feet, by buying in an area which has the right sunlight availability for them</p>	Oppose
Steve Burns/ #276.5		Support	[Retain sunlight access provisions]	
Steve Hanson/ #454.6		Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.	
Beverley Nelson/ #469.7		Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.	
Bernard and Janette Johnston and Dovey/ #680.5		Seek Amendment	Amend PC14 to add a new Qualifying Matter or amend the existing Sunlight Access Qualifying Matter to include the Residential Hills Zone as a Qualifying Matter area, and make all consequential amendments necessary to give effect to this submission. Alternatively, if that relief is not granted, amend PC14 to add a new Qualifying Matter or amend the existing Sunlight Access Qualifying Matter to include the base of the Hills/valleys as Qualifying Matter areas, and make all consequential amendments necessary to give effect to this submission.	

Residential > Rules - Residential Hills Zone > Built form standards > Minimum building setback from internal boundaries

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Addington Neighbourhood Association / #205.14		Oppose	Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs.	

Addington Neighbourhood Association /205.14	Kāinga Ora/ #FS2082.134	Oppose	Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs. Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs.	Oppose
Beverley Nelson/ #469.8		Seek Amendment	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.	

Residential > Rules - Residential Hills Zone > Built form standards > Tree canopy cover and financial contributions

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Summerset Group Holdings Limited/ #443.5		Seek Amendment	amend 14.7.2.13 as follows: a. For single and/or multi residential unit developments, excluding retirement villages a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit.	
Summerset Group Holdings Limited/443.5	Kāinga Ora/ #FS2082.316	Seek Amendment	amend 14.7.2.13 as follows: a. For single and/or multi residential unit developments, excluding retirement villages a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit. Summerset provides an extensive amount of landscape treatment, including substantial tree planting, as part of its developments. . The Plan contains specific assessment matters for retirement villages which include consideration of matters relating to site design, visual amenity and landscape treatment. These provisions further ensure that adequate landscaping and tree planting is incorporated into retirement village design. To avoid confusion associated with terminology and applicability of provisions, Summerset considers that the proposed tree canopy provisions relating to retirement villages are adequately provided for by other provisions in the Plan and requests that these be deleted. The requirements for non-residential activities, together with the retirement village specific assessment, would be sufficient to ensure landscape and tree provision.	Oppose
James Harwood/ #571.20		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Analijia Thomas/ #615.16		Support	Seek that the council retains the tree canopy requirement and contributions plan.	

Residential > Rules - Residential Banks Peninsula Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.6		Seek Amendment	[A]mend the provisions to enable Rāpaki Rūnanga to develop ancestral land within its takiwā to give effect to section 6 (e) of the RMA; and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA.	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.6	Anne Dingwall/ #FS2037.999	Seek Amendment	[A]mend the provisions to enable Rāpaki Rūnanga to develop ancestral land within its takiwā to give effect to section 6 (e) of the RMA; and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA. Rāpaki Rūnanga is concerned that their development aspirations for their whenua, particularly papakainga/ kāinga nohoanga could be further constrained through the introduction of additional heritage related provisions, which includes the introduction of additional rules for activities undertaken within prescribed heritage areas as well as more built form standards. Further, Rāpaki Rūnanga are concerned that the heritage provisions are ethnocentric and do not provide for a Ngāi Tahu worldview.	Support

			<p>Whilst it is acknowledged that future collaboration between Mahaanui Kurataiao and Council is proposed to enable papakainga/ kāinga nohoanga within the district, at this time the scope/extent of the proposed changes and timeframe for undertaking these future changes is uncertain. As such, Rāpaki seeks certainty that these proposed plan changes will not further restrict rūnanga led development.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.6	Kāinga Ora/ #FS2082.457	Seek Amendment	<p>[A]mend the provisions to enable Rāpaki Rūnanga to develop ancestral land within its takiwā to give effect to section 6 (e) of the RMA; and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA.</p> <p>Rāpaki Rūnanga is concerned that their development aspirations for their whenua, particularly papakainga/ kāinga nohoanga could be further constrained through the introduction of additional heritage related provisions, which includes the introduction of additional rules for activities undertaken within prescribed heritage areas as well as more built form standards. Further, Rāpaki Rūnanga are concerned that the heritage provisions are ethnocentric and do not provide for a Ngāi Tahu worldview.</p> <p>Whilst it is acknowledged that future collaboration between Mahaanui Kurataiao and Council is proposed to enable papakainga/ kāinga nohoanga within the district, at this time the scope/extent of the proposed changes and timeframe for undertaking these future changes is uncertain. As such, Rāpaki seeks certainty that these proposed plan changes will not further restrict rūnanga led development.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.9		Oppose	<p>[Remove all proposed amendments and] retain existing activity rules (e.g., as set out under rules 14.8.1, 14.8.2, 14.8.3, 14.8.1.4 and 14.8.1.5) as well as built form standards (e.g., as prescribed in rule 14.8.2 of the District Plan),</p>	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.9	Anne Dingwall/ #FS2037.1002	Oppose	<p>[Remove all proposed amendments and] retain existing activity rules (e.g., as set out under rules 14.8.1, 14.8.2, 14.8.3, 14.8.1.4 and 14.8.1.5) as well as built form standards (e.g., as prescribed in rule 14.8.2 of the District Plan),</p> <p>Rāpaki Rūnanga is concerned that their development aspirations for their whenua, particularly papakainga/ kāinga nohoanga could be further constrained through the introduction of additional heritage related provisions, which includes the introduction of additional rules for activities undertaken within prescribed heritage areas as well as more built form standards. Further, Rāpaki Rūnanga is concerned that the heritage provisions are ethnocentric and do not provide for a Ngāi Tahu worldview.</p> <p>Whilst it is acknowledged that future collaboration between Mahaanui Kurataiao and Council is proposed to enable papakainga/ kāinga nohoanga within the urban parts of the district, at this time the scope/extent of the proposed changes and timeframe for undertaking these future changes is uncertain. As such, Rāpaki seeks certainty that these proposed plan changes will not further restrict rūnanga led development.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support

Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.9	Kāinga Ora/ #FS2082.460	Oppose	<p>[Remove all proposed amendments and] retain existing activity rules (e.g., as set out under rules 14.8.1, 14.8.2, 14.8.3, 14.8.1.4 and 14.8.1.5) as well as built form standards (e.g., as prescribed in rule 14.8.2 of the District Plan),</p> <p>Rāpaki Rūnanga is concerned that their development aspirations for their whenua, particularly papakainga/kāinga nohoanga could be further constrained through the introduction of additional heritage related provisions, which includes the introduction of additional rules for activities undertaken within prescribed heritage areas as well as more built form standards. Further, Rāpaki Rūnanga is concerned that the heritage provisions are ethnocentric and do not provide for a Ngāi Tahu worldview.</p> <p>Whilst it is acknowledged that future collaboration between Mahaanui Kurataiao and Council is proposed to enable papakainga/ kāinga nohoanga within the urban parts of the district, at this time the scope/extent of the proposed changes and timeframe for undertaking these future changes is uncertain. As such, Rāpaki seeks certainty that these proposed plan changes will not further restrict rūnanga led development.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Kāinga Ora – Homes and Communities / #834.84		Oppose	<p>1.. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.</p> <p>2. Rezone all areas subject to this QM to MRZ</p>	
Kāinga Ora – Homes and Communities /834.84	Catholic Diocese of Christchurch/ #FS2044.57	Oppose	<p>1.. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.</p> <p>2. Rezone all areas subject to this QM to MRZ</p> <p>Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.</p>	Support
Kāinga Ora – Homes and Communities /834.84	Carter Group Limited/ #FS2045.60	Oppose	<p>1.. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.</p> <p>2. Rezone all areas subject to this QM to MRZ</p> <p>Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.</p>	Support
Kāinga Ora – Homes and Communities /834.84	LMM Investments 2012 Limited/ #FS2049.32	Oppose	<p>1.. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.</p> <p>2. Rezone all areas subject to this QM to MRZ</p> <p>Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.</p>	Support
Kāinga Ora – Homes and Communities /834.84	Chapman Tripp/ #FS2063.129	Oppose		Support

			<p>1.. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.</p> <p>2. Rezone all areas subject to this QM to MRZ</p> <p>Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.</p>	
Kāinga Ora – Homes and Communities /834.84	Chapman Tripp/ #FS2064.124	Oppose	<p>1.. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.</p> <p>2. Rezone all areas subject to this QM to MRZ</p> <p>Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.</p>	Support
Kāinga Ora – Homes and Communities /834.84	Andrew McCarthy/ #FS2081.10	Oppose	<p>1.. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.</p> <p>2. Rezone all areas subject to this QM to MRZ</p> <p>Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.</p>	Support
Sally Dixon/ #1004.2		Oppose		

Residential > Rules - Residential Banks Peninsula Zone > Activity status tables

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Andrew Tulloch/ #13.5		Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.	

Residential > Rules - Residential Banks Peninsula Zone > Activity status tables > Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Ara Poutama Aotearoa/ #259.14		Seek Amendment	Seeks to amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community is provided for.	
Ara Poutama Aotearoa/259.14	Kāinga Ora/ #FS2082.220	Seek Amendment	<p>Seeks to amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community is provided for.</p> <p>Ara Poutama considers there is no meaningful effects basis for distinguishing residential activities which include supervision, care, and support from any other residential activity.</p> <p>The decision to accommodate those persons within the community has already been made by the Courts or the Parole Board through sentencing or release decisions. The CDP should not afford Council the opportunity to frustrate the statutory requirements under the Sentencing Act, Parole Act and Corrections Act. Imposing unnecessary consenting requirements on those activities, particularly when there is no material effects-based differential, risks undermining the operation of the justice system and Ara Poutama's ability to fulfil its statutory obligations.</p>	Oppose
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.28		Seek Amendment	Amend rule [P1, or add a new rule] to enable papakainga housing within the residential zone as a permitted activity	

Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.28	Anne Dingwall/ #FS2037.1021	Seek Amendment	Amend rule [P1, or add a new rule] to enable papakainga housing within the residential zone as a permitted activity The existing rule does not recognise or enable papakainga housing within urban areas of Banks Peninsula. [T]hese changes are necessary to: <ul style="list-style-type: none"> • Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.28	Lyttelton Port Company Limited/ #FS2054.18	Seek Amendment	Amend rule [P1, or add a new rule] to enable papakainga housing within the residential zone as a permitted activity The existing rule does not recognise or enable papakainga housing within urban areas of Banks Peninsula. [T]hese changes are necessary to: <ul style="list-style-type: none"> • Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.28	Kāinga Ora/ #FS2082.473	Seek Amendment	Amend rule [P1, or add a new rule] to enable papakainga housing within the residential zone as a permitted activity The existing rule does not recognise or enable papakainga housing within urban areas of Banks Peninsula. [T]hese changes are necessary to: <ul style="list-style-type: none"> • Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Kāinga Ora – Homes and Communities / #834.44		Seek Amendment	14.8.1.1 P18 – Conversion to two residential units – Lyttelton Character Area. 1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan. 2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays. 3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.	
Kāinga Ora – Homes and Communities /834.44	Amy Beran/ #FS2030.15	Seek Amendment	14.8.1.1 P18 – Conversion to two residential units – Lyttelton Character Area.	Seek Amendment

			<p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be ‘managed’ rather than ‘protected’ in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	
Kāinga Ora – Homes and Communities /834.44	Catholic Diocese of Christchurch/ #FS2044.38	Seek Amendment	<p>14.8.1.1 P18 – Conversion totwo residential units –LytteltonCharacter Area.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be ‘managed’ rather than ‘protected’ in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Support
Kāinga Ora – Homes and Communities /834.44	Carter Group Limited/ #FS2045.38	Seek Amendment	<p>14.8.1.1 P18 – Conversion totwo residential units –LytteltonCharacter Area.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the</p>	Support

			protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.	
Kāinga Ora – Homes and Communities /834.44	Carter Group Limited/ #FS2045.39	Seek Amendment	<p>14.8.1.1 P18 – Conversion totwo residential units –LytteltonCharacter Area.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Support

Residential > Rules - Residential Banks Peninsula Zone > Activity status tables > Controlled activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.57		Seek Amendment	[In C1] Amend the numbering of the [assessment] matters to show its correct numbering: Scale and nature of activity - Rule 14.15.6; Traffic generation and access safety - Rule14.15.7	
Christchurch City Council/751.57	Anne Dingwall/ #FS2037.879	Seek Amendment	[In C1] Amend the numbering of the [assessment] matters to show its correct numbering: Scale and nature of activity - Rule 14.15.6; Traffic generation and access safety - Rule14.15.7 Consequential amendments tonumbering of rules referred to inmatters of discretion/control.	Support

Residential > Rules - Residential Banks Peninsula Zone > Activity status tables > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kate Z/ #297.9		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Vickie Hearnshaw/ #305.6		Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.29		Seek Amendment	Add an advice note [to RD10 Multi-unit residential complexes] confirming that this ruledoes not includepapakainga housing.	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.29	Anne Dingwall/ #FS2037.1022	Seek Amendment	Add an advice note [to RD10 Multi-unit residential complexes] confirming that this ruledoes not includepapakainga housing.	Support

			<p>Rāpaki Rūnanga notes that papakainga housing undertaken on its whenua (e.g., providing multiple residential units on a shared site for hapū members) could be deemed a multi-unit residential complex and as such, seeks certainty that this would not be the case.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> Better achieve the purpose of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and Consequently, discharge the councils' duties under s32 of the RMA. 	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.29	Kāinga Ora/ #FS2082.474	Seek Amendment	<p>Add an advice note [to RD10 Multi-unit residential complexes] confirming that this rule does not include papakainga housing.</p> <p>Rāpaki Rūnanga notes that papakainga housing undertaken on its whenua (e.g., providing multiple residential units on a shared site for hapū members) could be deemed a multi-unit residential complex and as such, seeks certainty that this would not be the case.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> Better achieve the purpose of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Christchurch City Council/ #751.58		Seek Amendment	[In RD11, RD12, RD13, RD14 and RD15] Amend the numbering of the [assessment] matters to show its correct numbering: Scale and nature of activity - Rule 14.15.6; Traffic generation and access safety - Rule 14.15.7; Non-residential hours of operation - Rule 14.15.25; Retirement villages - Rule 14.15.10.	
Christchurch City Council/751.58	Anne Dingwall/ #FS2037.880	Seek Amendment	[In RD11, RD12, RD13, RD14 and RD15] Amend the numbering of the [assessment] matters to show its correct numbering: Scale and nature of activity - Rule 14.15.6; Traffic generation and access safety - Rule 14.15.7; Non-residential hours of operation - Rule 14.15.25; Retirement villages - Rule 14.15.10. Consequential amendments to numbering of rules referred to in matters of discretion/control.	Support
Kiwi Rail/ #829.6		Support	Retain the identification of the NZ Rail Network as a qualifying matter.	
Kāinga Ora – Homes and Communities / #834.67		Oppose	14.8.1.3 RD16 Delete NZ Rail Network Interface Sites qualifying matter.	
Kāinga Ora – Homes and Communities /834.67	KiwiRail/ #FS2055.15	Oppose	14.8.1.3 RD16 Delete NZ Rail Network Interface Sites qualifying matter. Kāinga Ora considers that the standard internal boundary setback for zones is appropriate.	Oppose
Fire and Emergency/ #842.40		Support	<p>[14.8.1.3 Restricted discretionary RD9] Amend as follows:</p> <p>Council's discretion shall be limited to the following matter:</p> <p>a. Water supply for fire fighting – Rule 14.15.78</p>	

Residential > Rules - Residential Banks Peninsula Zone > Activity status tables > Non-complying activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Trudi Bishop/ #155.2		Oppose	There should be no more development allowed on the Port Hills, adjacent to Bowenvale Reserve and in Banks Peninsula	

Residential > Rules - Residential Banks Peninsula Zone > Built form standards

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Graham Townsend/ #314.8		Seek Amendment	[New built form standards to require roofing colours with low reflectivity and] roof-runoff rainwater storage.	

Graham Townsend/314.8	Kāinga Ora/ #FS2082.269	Seek Amendment	<p>[Newbuilt form standards to require roofing colours with low reflectivity and]roof-runoff rainwater storage.</p> <p>The current fashion for black or dark grey roofing will exacerbate the urban heat-island effect. In view of climbing global temperatures, it is therefore a form of collective self-harm. I do not know whether it falls within the Council's power to influence this fashion, but we should be using surfaces with a much higher albedo to reflect as much incoming solar radiation back into space as we can.</p> <p>Given the likelyramping up of la Nina/El Nino cyclicity and hence the likelihood of more severe droughts, new suburban housing should includemandatory roof-runoff rainwater storage.</p>	Oppose
Plain and Simple Ltd/ #627.9		Seek Amendment	<p>[Newstandards for] accessibility and environmentally responsible design, [suchas]:</p> <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping 	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.8		Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum.	
Canterbury / Westland Branch of Architectural Designers NZ/685.8	Anne Dingwall/ #FS2037.1112	Seek Amendment	<p>[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum.</p> <p>Buildingscontribute 20% of New Zealand’s greenhouse gas emissions. [The Councilshould] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]</p>	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.8	Kāinga Ora/ #FS2082.352	Seek Amendment	<p>[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum.</p> <p>Buildingscontribute 20% of New Zealand’s greenhouse gas emissions. [The Councilshould] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]</p>	Oppose

Residential > Rules - Residential Banks Peninsula Zone > Built form standards > Site density

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kem Wah Tan/ #471.9		Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	
Ian Cumberpatch Architects Ltd/ #2076.56		Seek Amendment	Amend subclause 14.8.3.2.2(a) to be 250m2	
Ian Cumberpatch Architects Ltd/2076.56	Kainga Ora - Homes and Communities/ #FS2099.68	Seek Amendment	Amend subclause 14.8.3.2.2(a) to be 250m2 This rule appears counter to the desired outcome of intensification, and is also contrary to the existing urban form within Lyttleton.	Oppose

Residential > Rules - Residential Banks Peninsula Zone > Built form standards > Building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Atlas Quarter Residents Group (22 owners) / #224.5		Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.	
Atlas Quarter Residents Group (22 owners) /224.5	Kāinga Ora/ #FS2082.169	Oppose	<p>That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.</p> <p>Who we are:</p> <p>This submission is made on behalf of the following persons, all of whom own units in the Atlas Quarter, 36 Welles Street, Christchurch Central:</p> <p>Richard Ball, Athena Ellis, Phil and Lynette Stenning, Max Lucas, Paul and Jeni Neilson, Jenny Jia and Zhongyang Yuan, Piers and Emma Bayley, Rachel and Tim Scanlan, Eileen and Vernon Payne, Bruce Fraser, Eléonore Dumaine, Peter and Faye Greenwood, Alan Steel, Gillian Smeith, Chelsea Kennedy, Deborah Bowker, Kate and Mike Peers, Peter Morris, Mathilde Vachon, Barbra Pullar, Martin Rumbold and Kirsty Stewart.</p> <p>Key points:</p> <p>We support well designed intensive residential and commercial development, integrated with sustainable transport options. We have already “put our money where our mouths are” by purchasing units in the Atlas Quarter, a large and successful inner-city development of 110 residential and three commercial units.</p> <p>We oppose the greatly increased height limits proposed by Plan Change 14. They are unnecessary and inappropriate for Christchurch.</p> <p>We support the inclusion of qualifying matters to enhance design quality and urban amenity across the City.</p> <p>Relief sought:</p> <ol style="list-style-type: none"> 1. That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible. 2. Where Government legislation and regulations require increases to height limits, that these are kept to the minimum extent possible for compliance with the regulations. 3. The need for greater intensification is supported but this does not require or justify the proposed increases in height limits as permitted activities. 4. The inclusion of the qualifying criteria is supported, independent of height limits, as a means of promoting good design and ensuring new buildings do not adversely impact existing buildings designed and constructed within the current District Plan requirements. <p>Reasons:</p> <p>Following the Christchurch earthquakes, a comprehensive design process was undertaken for the City, particularly for the central city. Deliberate and well-informed decisions were made create a liveable city, with intensified development in the central city and around suburban centres, but with lower central city height limits than previously existed. This has created a compact central city with increased densities compared to before the earthquakes, but without the height of some of the buildings that Christchurch had pre-earthquake . The consolidation has resulted in many vacant sites becoming available which are gradually being filled.</p> <p>This model was developed by looking at best practice around the world, combined with local input from residents and experts, to create an attractive and vibrant City. It set ambitious goals for increasing densities for residential living, especially in the central city and around suburban centres. It was fully integrated with future transport options and climate resilience objectives.</p> <p>It has widespread local support and was developed with considerable input and investment from Government (via CERA) and Christchurch City Council. It integrated land use and transport, seeking higher densities and more sustainable transport, as reflected in the Land Use Recovery Plan, Christchurch Central Recovery Plan and the Central City Transport Plan. It was embedded into the District Plan through an Independent Hearing Panel of experts hand-picked by the Government.</p> <p>The greatly increased height limits proposed Plan Change 14 undermines the objectives and principles that underpin the vision of the 2015 Christchurch Central Recovery Plan:</p> <p><i>“To become one of the best small cities in the world, Christchurch needs a city centre that is:</i></p> <ul style="list-style-type: none"> • <i>an inspiring place to live</i> • <i>an attractive place to invest</i> 	Oppose

			<ul style="list-style-type: none"> • <i>the best urban environment in New Zealand.</i>” <p>The decision to limit heights was a deliberate choice in achieving this vision. The proposed changes will undermine existing investments, entered into in good faith based on the Recovery Plans, while also reducing the central city’s design coherence and creating a less attractive City.</p> <p>The many empty sites and carparks that still exist post-earthquake provide adequate future capacity for the foreseeable future, including the “competitive margin” required by Government regulations. The only apparent reason for increasing the height limits appears to be compliance with new Government regulations. If the height limits are to be increased, this change should be done to the minimum extent needed to comply with these ill-considered Government requirements. There is no other justification for the proposed rules.</p> <p>The proposed rules allow new development to be concentrated in a small number of very tall buildings, with the negative impacts such as greater shading and wind tunnels, accompanied by a continuation of many empty and ugly lots in the central city. As the vacant sites are largely filled with cheap carparking, this further undermines the stated transport sustainability and climate resilience objectives.</p> <p>The scale of the buildings permitted under PC14 is not consistent with the extensive post-earthquake developments that have already occurred. The post-quake developments have created a very attractive City which will be undermined by these proposals. Existing intensive residential developments, such as the Atlas Quarter, could be overshadowed by new buildings of nearly twice the height on the east and west, blocking sunlight. Others may be blocked to the north.</p> <p>In short, the proposal for increased heights across the City are ill-considered solutions for problems that exist in Auckland, Wellington, and possibly other centres, but are not applicable to Christchurch. The geography and existing development of these other centres constrains new development. Post-earthquake Christchurch is quite different from these other centres: it is not constrained for growth opportunities, as demonstrated by the far slower growth in property prices over recent years. Even before the earthquakes, Christchurch had far more stable (less volatile) prices than Auckland and Wellington – a trend that has persisted since at least the 1970’s. In Christchurch there is housing choice, particularly with substantial increases in the number of higher density residential apartments.</p> <p>Maximising the benefits of intensification needs to consider the dis-benefits. The proposed Plan identifies loss of tree cover as a disbenefit but does appear to put sufficient emphasis on other matters. Why does it propose financial contributions for loss of tree cover but not for loss of sunlight to others, wind tunnel effects or loss of amenity? In the Christchurch context, the widespread demolition of much of the central city, including most of the taller buildings, and consolidation of activities into more compact precincts, has created a much more attractive City with a visual appearance and aesthetic appropriate for the size of the City, reflected in the Central City Recovery Plan issued by CERA after extensive public and expert engagement. Both residents and visitors are commenting on the attractiveness of this new look. Re-introducing unnecessarily large buildings undermines this new and attractive look. Even with setbacks and other requirements, it has the potential to detract from the amenity and value of the very substantial public and private investment made for the City’s re-build and recovery.</p>	
Kate Z/ #297.10		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Alex Lowings/ #447.7		Oppose	No increase in the maximum building height in residential zones.	
Kem Wah Tan/ #471.10		Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	

Residential > Rules - Residential Banks Peninsula Zone > Built form standards > Site coverage

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Ian Cumberpatch Architects Ltd/ #2076.57		Seek Amendment	amend subclause 14.8.3.2.4(a) to be 60%.	
Ian Cumberpatch Architects Ltd/2076.57	Kainga Ora - Homes and Communities/ #FS2099.69	Seek Amendment	amend subclause 14.8.3.2.4(a) to be 60%. This rule appears counter to the desired outcome of intensification, and is also contrary to the existing urban form within Lyttleton.	Oppose

Residential > Rules - Residential Banks Peninsula Zone > Built form standards > Minimum building setback from side and rear internal boundaries and railway lines

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Addington Neighbourhood Association / #205.15		Oppose	Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs.	
Addington Neighbourhood Association /205.15	Kāinga Ora/ #FS2082.135	Oppose	Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs. Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs.	Oppose
Beverley Nelson/ #469.9		Seek Amendment	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.	
Kiwi Rail/ #829.7		Support	Retain the identification of the NZ Rail Network as a qualifying matter.	
Kāinga Ora – Homes and Communities / #834.68		Oppose	14.8.2.4Setback from rail corridor. Delete NZ Rail Network Interface Sitesqualifying matter.	
Kāinga Ora – Homes and Communities /834.68	KiwiRail/ #FS2055.16	Oppose	14.8.2.4Setback from rail corridor. Delete NZ Rail Network Interface Sitesqualifying matter. Kāinga Ora considers that the standard internal boundary setback for zones is appropriate.	Oppose

Residential > Rules - Residential Banks Peninsula Zone > Built form standards > Daylight recession planes

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Paul Wing/ #70.7		Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.	
Addington Neighbourhood Association / #205.22		Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	
Addington Neighbourhood Association /205.22	Kāinga Ora/ #FS2082.142	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Oppose
Addington Neighbourhood Association / #205.32		Support	Encourage intensification while considering the potential loss of amenity for existing house owners.	
Addington Neighbourhood Association /205.32	Kāinga Ora/ #FS2082.152	Support	Encourage intensification while considering the potential loss of amenity for existing house owners. Existing amenity should be protected at the same time as intensification is encouraged. Loss of sunlight and warmth from the sun on a property, through being overshadowed by a larger building being built next door, is akin to a seat being reclined by the passenger in front of you on a plane. There is a sense of loss of something you believed you were entitled to have. With a long term plan, people will know to consider the intensification potential of their neighbours' properties when they buy a property, They can vote with their feet, by buying in an area which has the right sunlight availability for them	Oppose
Steve Burns/ #276.6		Support	[Retain sunlight access provisions]	
Steve Hanson/ #454.7		Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.	
Beverley Nelson/ #469.10		Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.	
Beverley Nelson/ #469.18		Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.15		Seek Amendment	Provide an additional exclusion clause for whereby land which is held as Māori Land is also excluded from complying with this rule.	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.15	Anne Dingwall/ #FS2037.1008	Seek Amendment	Provide an additional exclusion clause for whereby land which is held as Māori Land is also excluded from complying with this rule. Rāpaki Rūnanga is supportive of the exclusion that is proposed for heritage areas in Lyttelton and seeks a similar exclusion for its sites in the residential zone.	Support

			<p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and Consequently, discharge the councils' duties under s32 of the RMA. 	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.15	Kāinga Ora/ #FS2082.466	Seek Amendment	<p>Provide an additional exclusion clause for whereby land which is held as Māori Land is also excluded from complying with this rule.</p> <p>Rāpaki Rūnanga is supportive of the exclusion that is proposed for heritage areas in Lyttelton and seeks a similar exclusion for its sites in the residential zone.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and Consequently, discharge the councils' duties under s32 of the RMA. 	Support

Residential > Rules - Residential Banks Peninsula Zone > Area-specific rules - Residential Banks Peninsula Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.7		Not Stated	In terms of the proposed qualifying matters that relate to historic heritage [and character] in the Lyttelton township, amend the provisions to enable Rāpaki Rūnanga to develop ancestral land and give effect to section 6 (e) of the RMA and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA.	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.7	Anne Dingwall/ #FS2037.1000	Not Stated	<p>In terms of the proposed qualifying matters that relate to historic heritage [and character] in the Lyttelton township, amend the provisions to enable Rāpaki Rūnanga to develop ancestral land and give effect to section 6 (e) of the RMA and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA.</p> <p>Rāpaki Rūnanga is concerned that their development aspirations for their whenua, particularly papakainga/ kāinga nohoanga could be further constrained through the introduction of additional heritage related provisions, which includes the introduction of additional rules for activities undertaken within prescribed heritage areas as well as more built form standards. Further, Rāpaki Rūnanga are concerned that the heritage provisions are ethnocentric and do not provide for a Ngāi Tahu worldview.</p> <p>Whilst it is acknowledged that future collaboration between Mahaanui Kurataiao and Council is proposed to enable papakainga/ kāinga nohoanga within the district, at this time the scope/extent of the proposed changes and timeframe for undertaking these future changes is uncertain. As such, Rāpaki seeks certainty that these proposed plan changes will not further restrict rūnanga led development.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.7	Kāinga Ora/ #FS2082.458	Not Stated	<p>In terms of the proposed qualifying matters that relate to historic heritage [and character] in the Lyttelton township, amend the provisions to enable Rāpaki Rūnanga to develop ancestral land and give effect to section 6 (e) of the RMA and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA.</p> <p>Rāpaki Rūnanga is concerned that their development aspirations for their whenua, particularly papakainga/ kāinga nohoanga could be further constrained through the introduction of additional heritage related provisions, which includes the introduction of additional rules for activities undertaken within prescribed heritage areas as well as more built form standards. Further, Rāpaki Rūnanga are concerned that the heritage provisions are ethnocentric and do not provide for a Ngāi Tahu worldview.</p>	Support

		<p>Whilst it is acknowledged that future collaboration between Mahaanui Kurataiao and Council is proposed to enable papakainga/ kāinga nohoanga within the district, at this time the scope/extent of the proposed changes and timeframe for undertaking these future changes is uncertain. As such, Rāpaki seeks certainty that these proposed plan changes will not further restrict rūnanga led development.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	
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Residential > Rules - Residential Banks Peninsula Zone > Area-specific rules - Residential Banks Peninsula Zone > Area-specific activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.60		Support	14.8.3.1.1 – 14.8.3.1.5 Area specific rules - Lyttelton Port Influences Overlay Retain Lyttelton Port qualifying matter	
Lyttelton Port Company Limited/ #853.9		Support	Retain area-specific activities for Residential Banks Peninsula Zone as notified in 14.8.3.1.1 – 14.8.3.1.5	

Residential > Rules - Residential Banks Peninsula Zone > Area-specific rules - Residential Banks Peninsula Zone > Area-specific activities > Area-specific permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.45		Seek Amendment	<p>14.8.3.1.1 P5 – Minor residential unit in Lyttelton Character Area or Lyttelton Residential Heritage Area.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p>	
Kāinga Ora – Homes and Communities /834.45	Amy Beran/ #FS2030.16	Seek Amendment	<p>14.8.3.1.1 P5 – Minor residential unit in Lyttelton Character Area or Lyttelton Residential Heritage Area.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics</p>	Seek Amendment

			that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.	
Kāinga Ora – Homes and Communities /834.45	Catholic Diocese of Christchurch/ #FS2044.39	Seek Amendment	<p>14.8.3.1.1 P5 – Minorresidential unit in LytteltonCharacter Area or LytteltonResidential Heritage Area.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Support
Kāinga Ora – Homes and Communities /834.45	Carter Group Limited/ #FS2045.40	Seek Amendment	<p>14.8.3.1.1 P5 – Minorresidential unit in LytteltonCharacter Area or LytteltonResidential Heritage Area.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Support
Kāinga Ora – Homes and Communities /834.45	Carter Group Limited/ #FS2045.41	Seek Amendment	<p>14.8.3.1.1 P5 – Minorresidential unit in LytteltonCharacter Area or LytteltonResidential Heritage Area.</p>	Support

		<p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be ‘managed’ rather than ‘protected’ in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	
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Residential > Rules - Residential Banks Peninsula Zone > Area-specific rules - Residential Banks Peninsula Zone > Area-specific activities > Area-specific controlled activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.80		Seek Amendment	Amend heading of 14.8.3.1.2 to "Area-specific controlled activities".	
Christchurch City Council/751.80	Anne Dingwall/ #FS2037.902	Seek Amendment	Amend heading of 14.8.3.1.2 to "Area-specific controlled activities". There is an error in the heading of this provision number. It is notified as "Area-specific restricted discretionary activities". This should be amended to ""Area-specific controlled activities".	Support
Kāinga Ora – Homes and Communities / #834.46		Seek Amendment	<p>14.8.3.1.2 C3 – New residential unit to rear Lyttelton Character Area.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p>	
Kāinga Ora – Homes and Communities /834.46	Amy Beran/ #FS2030.17	Seek Amendment	<p>14.8.3.1.2 C3 – New residential unit to rear Lyttelton Character Area.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics</p>	Seek Amendment

			that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.	
Kāinga Ora – Homes and Communities /834.46	Catholic Diocese of Christchurch/ #FS2044.40	Seek Amendment	<p>14.8.3.1.2 C3 – Newresidential unit to rear LytteltonCharacter Area.</p> <ol style="list-style-type: none"> 1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan. 2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays. 3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site. <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Support
Kāinga Ora – Homes and Communities /834.46	Carter Group Limited/ #FS2045.42	Seek Amendment	<p>14.8.3.1.2 C3 – Newresidential unit to rear LytteltonCharacter Area.</p> <ol style="list-style-type: none"> 1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan. 2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays. 3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site. <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Support

Residential > Rules - Residential Banks Peninsula Zone > Area-specific rules - Residential Banks Peninsula Zone > Area-specific activities > Area-specific restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.76		Seek Amendment	Amend consequential amendment to 14.8.3.1.3.b by retaining the strikethrough across the dot and by changing the underlined to a strikethrough across "5", as follows: "Rule 14.15.5"	
Christchurch City Council/751.76	Anne Dingwall/ #FS2037.898	Seek Amendment	Amend consequential amendment to 14.8.3.1.3.b by retaining the strikethrough across the dot and by changing the underlined to a strikethrough across "5", as follows: "Rule 14.15.5" The matters of discretion are set out in Rule 14.15. This cross-reference should be shown correctly.	Support
Christchurch City Council/ #751.79		Seek Amendment	<ol style="list-style-type: none"> In RD7, change 14.8.3.2.3 (no. of site coverage rule) to 14.8.3.2.4. This is needed only in PC13 version of the rules. In RD9, add matter of discretion e. for internal boundary setbacks - Rule 14.15.3. 	
Christchurch City Council/751.79	Anne Dingwall/ #FS2037.901	Seek Amendment	<ol style="list-style-type: none"> In RD7, change 14.8.3.2.3 (no. of site coverage rule) to 14.8.3.2.4. This is needed only in PC13 version of the rules. In RD9, add matter of discretion e. for internal boundary setbacks - Rule 14.15.3. <p>In RD7, the reference to the rule on Site Coverage is wrongly numbered. In RD9, there is no matter of discretion for internal boundary setbacks.</p>	Support
Kāinga Ora – Homes and Communities / #834.47		Seek Amendment	<p>14.8.3.1.3 RD3 – Lyttelton Character Overlay – new buildings, alterations etc.</p> <ol style="list-style-type: none"> Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site. 	
Kāinga Ora – Homes and Communities /834.47	Amy Beran/ #FS2030.18	Seek Amendment	<p>14.8.3.1.3 RD3 – Lyttelton Character Overlay – new buildings, alterations etc.</p> <ol style="list-style-type: none"> Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site. <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan</p>	Seek Amendment
Kāinga Ora – Homes and Communities /834.47	Catholic Diocese of Christchurch/ #FS2044.41	Seek Amendment	<p>14.8.3.1.3 RD3 – Lyttelton Character Overlay – new buildings, alterations etc.</p> <ol style="list-style-type: none"> Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan. 	Support

			<p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan</p>	
Kāinga Ora – Homes and Communities /834.47	Carter Group Limited/ #FS2045.43	Seek Amendment	<p>14.8.3.1.3 RD3 – Lyttelton Character Overlay – new buildings, alterations etc.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan</p>	Support
Kāinga Ora – Homes and Communities / #834.48		Seek Amendment	<p>14.8.3.1.3. RD5-RD7, RD9 –not meeting Lyttelton Character Area or Residential Heritage Area built form rules 14.8.3.1.3 RD8, RD10 –not meeting Lyttelton Character Area built form rules.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p>	
Kāinga Ora – Homes and Communities /834.48	Amy Beran/ #FS2030.19	Seek Amendment	<p>14.8.3.1.3. RD5-RD7, RD9 –not meeting Lyttelton Character Area or Residential Heritage Area built form rules 14.8.3.1.3 RD8, RD10 –not meeting Lyttelton Character Area built form rules.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Seek Amendment

			<p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be ‘managed’ rather than ‘protected’ in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan</p>	
Kāinga Ora – Homes and Communities /834.48	Catholic Diocese of Christchurch/ #FS2044.42	Seek Amendment	<p>14.8.3.1.3. RD5-RD7, RD9 –not meeting Lyttelton Character Area or Residential Heritage Area built form rules 14.8.3.1.3 RD8, RD10 –not meeting Lyttelton Character Area built form rules.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be ‘managed’ rather than ‘protected’ in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan</p>	Support
Kāinga Ora – Homes and Communities /834.48	Carter Group Limited/ #FS2045.44	Seek Amendment	<p>14.8.3.1.3. RD5-RD7, RD9 –not meeting Lyttelton Character Area or Residential Heritage Area built form rules 14.8.3.1.3 RD8, RD10 –not meeting Lyttelton Character Area built form rules.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is</p>	Support

			<p>especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan</p>	
Kāinga Ora – Homes and Communities / #834.49		Seek Amendment	<p>14.8.3.1.3 RD11 - Lyttelton Character Area or Lyttelton Residential Heritage Area –not meeting minor residential units rules.</p> <ol style="list-style-type: none"> 1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan. 2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays. 3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site. 	
Kāinga Ora – Homes and Communities /834.49	Amy Beran/ #FS2030.20	Seek Amendment	<p>14.8.3.1.3 RD11 - Lyttelton Character Area or Lyttelton Residential Heritage Area –not meeting minor residential units rules.</p> <ol style="list-style-type: none"> 1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan. 2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays. 3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site. <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Seek Amendment
Kāinga Ora – Homes and Communities /834.49	Catholic Diocese of Christchurch/ #FS2044.43	Seek Amendment	<p>14.8.3.1.3 RD11 - Lyttelton Character Area or Lyttelton Residential Heritage Area –not meeting minor residential units rules.</p> <ol style="list-style-type: none"> 1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan. 2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays. 3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site. <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather</p>	Support

			than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.	
Kāinga Ora – Homes and Communities /834.49	Carter Group Limited/ #FS2045.45	Seek Amendment	<p>14.8.3.1.3 RD11 - LytteltonCharacter Area or LytteltonResidential Heritage Area –not meeting minor residentialunits rules.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Support
Kāinga Ora – Homes and Communities /834.49	Christchurch International Airport Limited/ #FS2052.13	Seek Amendment	<p>14.8.3.1.3 RD11 - LytteltonCharacter Area or LytteltonResidential Heritage Area –not meeting minor residentialunits rules.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Support

Residential > Rules - Residential Banks Peninsula Zone > Area-specific rules - Residential Banks Peninsula Zone > Area-specific built form standards

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.50		Seek Amendment	14.8.3.2.2 –14.8.3.2.6 Builtform rules – LytteltonCharacter Area or LytteltonResidential Heritage Area.	

			<p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p>	
Kāinga Ora – Homes and Communities /834.50	Amy Beran/ #FS2030.21	Seek Amendment	<p>14.8.3.2.2 –14.8.3.2.6 Builtform rules – LytteltonCharacter Area or LytteltonResidential Heritage Area.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be ‘managed’ rather than ‘protected’ in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Seek Amendment
Kāinga Ora – Homes and Communities /834.50	Catholic Diocese of Christchurch/ #FS2044.44	Seek Amendment	<p>14.8.3.2.2 –14.8.3.2.6 Builtform rules – LytteltonCharacter Area or LytteltonResidential Heritage Area.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be ‘managed’ rather than ‘protected’ in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Support
Kāinga Ora – Homes and Communities /834.50	Carter Group Limited/ #FS2045.46	Seek Amendment		Support

			<p>14.8.3.2.2 –14.8.3.2.6 Builtform rules – LytteltonCharacter Area or LytteltonResidential Heritage Area.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be ‘managed’ rather than ‘protected’ in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	
Kāinga Ora – Homes and Communities / #834.51		Seek Amendment	<p>14.8.3.2.7 – 14.8.3.2.12 -Builtform rules – LytteltonCharacter Area only</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p>	
Kāinga Ora – Homes and Communities /834.51	Amy Beran/ #FS2030.22	Seek Amendment	<p>14.8.3.2.7 – 14.8.3.2.12 -Builtform rules – LytteltonCharacter Area only</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be ‘managed’ rather than ‘protected’ in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Seek Amendment
Kāinga Ora – Homes and Communities /834.51	Catholic Diocese of Christchurch/ #FS2044.45	Seek Amendment		Support

			<p>14.8.3.2.7 – 14.8.3.2.12 -Builtform rules – LytteltonCharacter Area only</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be ‘managed’ rather than ‘protected’ in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	
Kāinga Ora – Homes and Communities /834.51	Carter Group Limited/ #FS2045.47	Seek Amendment	<p>14.8.3.2.7 – 14.8.3.2.12 -Builtform rules – LytteltonCharacter Area only</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be ‘managed’ rather than ‘protected’ in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Support

Residential > Rules - Residential Banks Peninsula Zone > Area-specific rules - Residential Banks Peninsula Zone > Area-specific built form standards > Internal sound design level in the Lyttelton Port Influences Overlay

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.78		Seek Amendment	Insert "habitable room" shown as boldstruckthrough before the proposed newdefined term shown in bold green andunderlined.	
Christchurch City Council/751.78	Anne Dingwall/ #FS2037.900	Seek Amendment	Insert "habitable room" shown as boldstruckthrough before the proposed newdefined term shown in bold green andunderlined. The term "habitable room" is a newdefined term under this plan change.Clause 14.8.3.2.1 needs to beamended by showing the term inbold and struckthrough before theproposed new defined term shownin bold green and underlined.	Support

Residential > Rules - Residential Banks Peninsula Zone > Area-specific rules - Residential Banks Peninsula Zone > Area-specific built form standards > Site density

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Canterbury / Westland Branch of Architectural Designers NZ/ #685.77		Oppose	[Retain existing minimum net site area of 250m ²]	
Canterbury / Westland Branch of Architectural Designers NZ/685.77	Anne Dingwall/ #FS2037.1181	Oppose	[Retain existing minimum net site area of 250m ²] These rules appears counter to the desired outcome of intensification, and is also contrary to the existing urban form within Lyttleton.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.77	Kāinga Ora/ #FS2082.422	Oppose	[Retain existing minimum net site area of 250m ²] These rules appears counter to the desired outcome of intensification, and is also contrary to the existing urban form within Lyttleton.	Oppose
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.16		Seek Amendment	Provide an additional exclusion clause, whereby land which is held as Māori Land and that is in the Lyttelton Residential Heritage Area (RHA) and/or the Lyttelton Character Area Overlay is exempt from complying with these area specific built form standards.	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.16	Anne Dingwall/ #FS2037.1009	Seek Amendment	<p>Provide an additional exclusion clause, whereby land which is held as Māori Land and that is in the Lyttelton Residential Heritage Area (RHA) and/or the Lyttelton Character Area Overlay is exempt from complying with these area specific built form standards.</p> <p>Rāpaki Rūnanga is concerned that imposing further built form standards in relation to properties located in the Residential Heritage Area and the Character Area Overlay is overly restrictive on development in its takiwā.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.16	Kāinga Ora/ #FS2082.467	Seek Amendment	<p>Provide an additional exclusion clause, whereby land which is held as Māori Land and that is in the Lyttelton Residential Heritage Area (RHA) and/or the Lyttelton Character Area Overlay is exempt from complying with these area specific built form standards.</p> <p>Rāpaki Rūnanga is concerned that imposing further built form standards in relation to properties located in the Residential Heritage Area and the Character Area Overlay is overly restrictive on development in its takiwā.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Mitchell Coll/ #720.43		Seek Amendment	Amend subclause 14.8.3.2.2(a) back to 250m ² .	
New Zealand Institute of Architects Canterbury Branch/ #762.27		Oppose	[Retain current site coverage limits].	
New Zealand Institute of Architects Canterbury Branch/762.27	Anne Dingwall/ #FS2037.792	Oppose	[Retain current site coverage limits]. We query the increase of minimum site area from 250 to 450m ² , introduction of rule b and reduction of site coverage from 60%-50% under rule 14.8.3.2.4 . These rules / changes significantly limit the existing development potential of this area and seems counter to intensification seen elsewhere in the proposed plan change, we propose that the current limits are retained.	Support

Residential > Rules - Residential Banks Peninsula Zone > Area-specific rules - Residential Banks Peninsula Zone > Area-specific built form standards > Building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.17		Seek Amendment	Provide an additional exclusion clause, whereby land which is held as Māori Land and that is in the Lyttelton Residential Heritage Area (RHA) and/or the Lyttelton Character Area Overlay is exempt from complying with these area specific built form standards.	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.17	Anne Dingwall/ #FS2037.1010	Seek Amendment	<p>Provide an additional exclusion clause, whereby land which is held as Māori Land and that is in the Lyttelton Residential Heritage Area (RHA) and/or the Lyttelton Character Area Overlay is exempt from complying with these area specific built form standards.</p> <p>Rāpaki Rūnanga is concerned that imposing further built form standards in relation to properties located in the Residential Heritage Area and the Character Area Overlay is overly restrictive on development in its takiwā.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> Better achieve the purpose of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.17	Kāinga Ora/ #FS2082.468	Seek Amendment	<p>Provide an additional exclusion clause, whereby land which is held as Māori Land and that is in the Lyttelton Residential Heritage Area (RHA) and/or the Lyttelton Character Area Overlay is exempt from complying with these area specific built form standards.</p> <p>Rāpaki Rūnanga is concerned that imposing further built form standards in relation to properties located in the Residential Heritage Area and the Character Area Overlay is overly restrictive on development in its takiwā.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> Better achieve the purpose of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and Consequently, discharge the councils' duties under s32 of the RMA. 	Support

Residential > Rules - Residential Banks Peninsula Zone > Area-specific rules - Residential Banks Peninsula Zone > Area-specific built form standards > Site coverage

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Canterbury / Westland Branch of Architectural Designers NZ/ #685.78		Oppose	[Retain existing maximum site coverage of 60%]	
Canterbury / Westland Branch of Architectural Designers NZ/685.78	Anne Dingwall/ #FS2037.1182	Oppose	[Retain existing maximum site coverage of 60%] These rules appear counter to the desired outcome of intensification, and is also contrary to the existing urban form within Lyttelton.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.78	Kāinga Ora/ #FS2082.423	Oppose	[Retain existing maximum site coverage of 60%] These rules appear counter to the desired outcome of intensification, and is also contrary to the existing urban form within Lyttelton.	Oppose

Canterbury / Westland Branch of Architectural Designers NZ/685.78	Kāinga Ora/ #FS2082.429	Oppose	[Retain existing maximum site coverage of 60%] These rules appears counter to the desired outcome of intensification, and is also contrary to the existing urban form within Lyttelton.	Oppose
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.18		Seek Amendment	Provide an additional exclusion clause, whereby land which is held as Māori Land and that is in the Lyttelton Residential Heritage Area (RHA) and/or the Lyttelton Character Area Overlay is exempt from complying with these area specific built form standards.	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.18	Anne Dingwall/ #FS2037.1011	Seek Amendment	<p>Provide an additional exclusion clause, whereby land which is held as Māori Land and that is in the Lyttelton Residential Heritage Area (RHA) and/or the Lyttelton Character Area Overlay is exempt from complying with these area specific built form standards.</p> <p>Rāpaki Rūnanga is concerned that imposing further built form standards in relation to properties located in the Residential Heritage Area and the Character Area Overlay is overly restrictive on development in its takiwā.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.18	Kāinga Ora/ #FS2082.469	Seek Amendment	<p>Provide an additional exclusion clause, whereby land which is held as Māori Land and that is in the Lyttelton Residential Heritage Area (RHA) and/or the Lyttelton Character Area Overlay is exempt from complying with these area specific built form standards.</p> <p>Rāpaki Rūnanga is concerned that imposing further built form standards in relation to properties located in the Residential Heritage Area and the Character Area Overlay is overly restrictive on development in its takiwā.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Mitchell Coll/ #720.44		Seek Amendment	Amend subclause 14.8.3.2.4(a) back to 60%.	

Residential > Rules - Residential Banks Peninsula Zone > Area-specific rules - Residential Banks Peninsula Zone > Area-specific built form standards > Minimum building setbacks from internal boundaries

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.19		Seek Amendment	Provide an additional exclusion clause, whereby land which is held as Māori Land and that is in the Lyttelton Residential Heritage Area (RHA) and/or the Lyttelton Character Area Overlay is exempt from complying with these area specific built form standards.	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.19	Anne Dingwall/ #FS2037.1012	Seek Amendment	<p>Provide an additional exclusion clause, whereby land which is held as Māori Land and that is in the Lyttelton Residential Heritage Area (RHA) and/or the Lyttelton Character Area Overlay is exempt from complying with these area specific built form standards.</p> <p>Rāpaki Rūnanga is concerned that imposing further built form standards in relation to properties located in the Residential Heritage Area and the Character Area Overlay is overly restrictive on development in its takiwā.</p>	Support

			<p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and Consequently, discharge the councils' duties under s32 of the RMA. 	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.19	Kāinga Ora/ #FS2082.470	Seek Amendment	<p>Provide an additional exclusion clause, whereby land which is held as Māori Land and that is in the Lyttelton Residential Heritage Area (RHA) and/or the Lyttelton Character Area Overlay is exempt from complying with these area specific built form standards.</p> <p>Rāpaki Rūnanga is concerned that imposing further built form standards in relation to properties located in the Residential Heritage Area and the Character Area Overlay is overly restrictive on development in its takiwā.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and Consequently, discharge the councils' duties under s32 of the RMA. 	Support

Residential > Rules - Residential Banks Peninsula Zone > Area-specific rules - Residential Banks Peninsula Zone > Area-specific built form standards > Minimum building setbacks from road boundaries

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.20		Seek Amendment	<p>Provide an additional exclusion clause, whereby land which is held as Māori Land and that is in the Lyttelton Residential Heritage Area (RHA) and/or the Lyttelton Character Area Overlay is exempt from complying with these area specific built form standards.</p>	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.20	Anne Dingwall/ #FS2037.1013	Seek Amendment	<p>Provide an additional exclusion clause, whereby land which is held as Māori Land and that is in the Lyttelton Residential Heritage Area (RHA) and/or the Lyttelton Character Area Overlay is exempt from complying with these area specific built form standards.</p> <p>Rāpaki Rūnanga is concerned that imposing further built form standards in relation to properties located in the Residential Heritage Area and the Character Area Overlay is overly restrictive on development in its takiwā.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.20	Kāinga Ora/ #FS2082.471	Seek Amendment	<p>Provide an additional exclusion clause, whereby land which is held as Māori Land and that is in the Lyttelton Residential Heritage Area (RHA) and/or the Lyttelton Character Area Overlay is exempt from complying with these area specific built form standards.</p> <p>Rāpaki Rūnanga is concerned that imposing further built form standards in relation to properties located in the Residential Heritage Area and the Character Area Overlay is overly restrictive on development in its takiwā.</p>	Support

			<p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	
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Residential > Rules - Residential Banks Peninsula Zone > Area-specific rules - Residential Banks Peninsula Zone > Area-specific built form standards > Outdoor living space per unit

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.21		Seek Amendment	Provide an additional exclusion clause, whereby land which is held as Māori Land and that is in the Lyttelton Residential Heritage Area (RHA) and/or the Lyttelton Character Area Overlay is exempt from complying with these area specific built form standards.	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.21	Anne Dingwall/ #FS2037.1014	Seek Amendment	<p>Provide an additional exclusion clause, whereby land which is held as Māori Land and that is in the Lyttelton Residential Heritage Area (RHA) and/or the Lyttelton Character Area Overlay is exempt from complying with these area specific built form standards.</p> <p>Rāpaki Rūnanga is concerned that imposing further built form standards in relation to properties located in the Residential Heritage Area and the Character Area Overlay is overly restrictive on development in its takiwā.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.21	Kāinga Ora/ #FS2082.472	Seek Amendment	<p>Provide an additional exclusion clause, whereby land which is held as Māori Land and that is in the Lyttelton Residential Heritage Area (RHA) and/or the Lyttelton Character Area Overlay is exempt from complying with these area specific built form standards.</p> <p>Rāpaki Rūnanga is concerned that imposing further built form standards in relation to properties located in the Residential Heritage Area and the Character Area Overlay is overly restrictive on development in its takiwā.</p> <p>[T]hese changes are necessary to:</p> <ul style="list-style-type: none"> • Better achieve the purpose of the of the Resource Management Act 1991 (RMA), including matters under s6, having particular regard to kaitiakitanga as required under s7(a) of the RMA, and taking into account the principles of the Treaty as required under s8 of the Act; • Take into account the relevant iwi management plan namely: Mahaanui Iwi Management Plan 2013 As required under s74(2A) of the RMA; and • Consequently, discharge the councils' duties under s32 of the RMA. 	Support

Residential > Rules - Residential Large Lot Zone > Activity status tables

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Andrew Tulloch/ #13.6		Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.	

Residential > Rules - Residential Large Lot Zone > Activity status tables > Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Ara Poutama Aotearoa/ #259.15		Seek Amendment	Seeks to amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community is provided for.	
Ara Poutama Aotearoa/259.15	Kāinga Ora/ #FS2082.221	Seek Amendment	<p>Seeks to amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community is provided for.</p> <p>AraPoutama considers there is no meaningful effects basis for distinguishingresidential activities which include supervision, care, and support from anyother residential activity.</p> <p>Thedecision to accommodate those persons within the community has already beenmade by the Courts or the Parole Board through sentencing or release decisions.The CDP should not afford Council the opportunity to frustrate the statutoryrequirements under the Sentencing Act, Parole Act and Corrections Act. Imposingunnecessary consenting requirements on those activities, particularly whenthere is no material effects-based differential, risks undermining theoperation of the justice system and Ara Poutama’s ability to fulfil itsstatutory obligations.</p>	Oppose

Residential > Rules - Residential Large Lot Zone > Activity status tables > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Vickie Hearnshaw/ #305.7		Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	
Christchurch City Council/ #751.59		Seek Amendment	[In RD4, RD5, RD6, RD7, RD12, RD13 and RD15] Amend the numbering of the [assessment] matters to show its correct numbering: Scale and nature of activity - Rule 14.15.6; Retirement villages - Rule 14.15.10; Traffic generation and access safety - Rule14.15.7; Non-residential hours of operation - Rule14.15.25; Minimum building, window and balconys setbacks - Rule 14.15.19; Street scene - road boundary building setback,fencing and planting - Rule 14.15.18; Water supply for fire fighting - Rule 14.15.8.	
Christchurch City Council/751.59	Anne Dingwall/ #FS2037.881	Seek Amendment	[In RD4, RD5, RD6, RD7, RD12, RD13 and RD15] Amend the numbering of the [assessment] matters to show its correct numbering: Scale and nature of activity - Rule 14.15.6; Retirement villages - Rule 14.15.10; Traffic generation and access safety - Rule14.15.7; Non-residential hours of operation - Rule14.15.25; Minimum building, window and balconys setbacks - Rule 14.15.19; Street scene - road boundary building setback,fencing and planting - Rule 14.15.18; Water supply for fire fighting - Rule 14.15.8. Consequential amendments tonumbering of rules referred to in matters of discretion/control.	Support
Christchurch City Council/ #751.77		Seek Amendment	Remove consequential amendment to14.9.1.3.b to show original rule number, as follows: "Rule 14.15"	
Christchurch City Council/751.77	Anne Dingwall/ #FS2037.899	Seek Amendment	Remove consequential amendment to14.9.1.3.b to show original rule number, as follows: "Rule 14.15" The matters of discretion are set out in Rule 14.15. This cross-referenceshould be shown correctly.	Support
Fire and Emergency/ #842.41		Seek Amendment	<p>[14.9.1.3. Restricted discretionary activitiesRD15]</p> <p>Amend as follows:</p> <p>Council’s discretion shall be limited to the following matter:</p> <p>a. Water supply for fire fighting – Rule 14.15.78</p>	

Residential > Rules - Residential Large Lot Zone > Activity status tables > Discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kate Z/ #297.11		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	

Residential > Rules - Residential Large Lot Zone > Built form standards

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Graham Townsend/ #314.9		Seek Amendment	[Newbuilt form standards to require roofing colours with low reflectivity and]roof-runoff rainwater storage.	
Graham Townsend/314.9	Kāinga Ora/ #FS2082.270	Seek Amendment	[Newbuilt form standards to require roofing colours with low reflectivity and]roof-runoff rainwater storage. The current fashion for black or dark grey roofing will exacerbate the urban heat-island effect. In view of climbing global temperatures, it is therefore a form of collective self-harm. I do not know whether it falls within the Council's power to influence this fashion, but we should be using surfaces with a much higher albedo to reflect as much incoming solar radiation back into space as we can. Given the likelyramping up of la Nina/El Nino cyclicity and hence the likelihood of more severe droughts, new suburban housing should includemandatory roof-runoff rainwater storage.	Oppose
Plain and Simple Ltd/ #627.10		Seek Amendment	[Newstandards for] accessibility and environmentally responsible design, [suchas]: <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping 	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.9		Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum.	
Canterbury / Westland Branch of Architectural Designers NZ/685.9	Anne Dingwall/ #FS2037.1113	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum. Buildingscontribute 20% of New Zealand's greenhouse gas emissions. [The Councilshould] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.9	Kāinga Ora/ #FS2082.353	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum. Buildingscontribute 20% of New Zealand's greenhouse gas emissions. [The Councilshould] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]	Oppose

Residential > Rules - Residential Large Lot Zone > Built form standards > Site and precinct density

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kem Wah Tan/ #471.11		Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	
Christchurch International Airport Limited (CIAL) / #852.16		Support	<i>[Retain as notified]</i> Residential activities are permitted within the zone (PI). Rule 14.9.2.1.ix specifies a minimum net site area of 2000m2. RDA consent (RD2) required for residential units on sites which do not meet the density standard of rule 14.9.2.1by up to 10%. Such consents shall not be limited or publicly notified. Where the 10% margin is breached a fully discretionary consent is required (D4).	
Christchurch International Airport Limited (CIAL) /852.16	Sarah Harrow/ #FS2017.16	Support	<i>[Retain as notified]</i> Residential activities are permitted within the zone (PI). Rule 14.9.2.1.ix specifies a minimum net site area of 2000m2. RDA consent (RD2) required for residential units on sites which do not meet the density standard of rule 14.9.2.1by up to 10%. Such consents shall not be limited or publicly notified. Where the 10% margin is breached a fully discretionary consent is required (D4). These rules are existing in the Plan, with the exception of the 2000m2 rule which is inserted by PC14.	Oppose

			<p>Submission point 9 above supports new policy 14.2.5.11 which seeks to:</p> <p>"Enable development within mixed density precincts in a way that:</p> <p>i. Within the Rural Hamlet area, avoids reverse sensitivity to airport activities and surrounding rural environment ..."</p> <p>This is both an enabling and avoidance policy. CCC's position is likely to be that the avoidance occurs as a result of the 2000m2 rule which has been introduced by PC14.</p>	
Christchurch International Airport Limited (CIAL) /852.16	Stantec/ #FS2032.63	Support	<p><i>[Retain as notified]</i></p> <p>Residential activities are permitted within the zone (PI). Rule 14.9.2.1.ix specifies a minimum net site area of 2000m2.</p> <p>RDA consent (RD2) required for residential units on sites which do not meet the density standard of rule 14.9.2.1 by up to 10%. Such consents shall not be limited or publicly notified. Where the 10% margin is breached a fully discretionary consent is required (D4).</p> <p>These rules are existing in the Plan, with the exception of the 2000m2 rule which is inserted by PC14.</p> <p>Submission point 9 above supports new policy 14.2.5.11 which seeks to:</p> <p>"Enable development within mixed density precincts in a way that:</p> <p>i. Within the Rural Hamlet area, avoids reverse sensitivity to airport activities and surrounding rural environment ..."</p> <p>This is both an enabling and avoidance policy. CCC's position is likely to be that the avoidance occurs as a result of the 2000m2 rule which has been introduced by PC14.</p>	Oppose
Christchurch International Airport Limited (CIAL) /852.16	New Zealand Airports Association/ #FS2071.28	Support	<p><i>[Retain as notified]</i></p> <p>Residential activities are permitted within the zone (PI). Rule 14.9.2.1.ix specifies a minimum net site area of 2000m2.</p> <p>RDA consent (RD2) required for residential units on sites which do not meet the density standard of rule 14.9.2.1 by up to 10%. Such consents shall not be limited or publicly notified. Where the 10% margin is breached a fully discretionary consent is required (D4).</p> <p>These rules are existing in the Plan, with the exception of the 2000m2 rule which is inserted by PC14.</p> <p>Submission point 9 above supports new policy 14.2.5.11 which seeks to:</p> <p>"Enable development within mixed density precincts in a way that:</p> <p>i. Within the Rural Hamlet area, avoids reverse sensitivity to airport activities and surrounding rural environment ..."</p> <p>This is both an enabling and avoidance policy. CCC's position is likely to be that the avoidance occurs as a result of the 2000m2 rule which has been introduced by PC14.</p>	Support
Red Spur Ltd / #881.15		Seek Amendment	[Seeks to amend this rule as follows]	

		<p>14.9.2.1 Site and precinct density</p> <p>a. Each residential unit shall be contained within its own separate site. The site shall have a minimum net site area as follows:</p> <table border="1"> <thead> <tr> <th></th> <th>Area</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>viii.</td> <td>Residential Mixed Density Precinct Redmund Spur</td> <td> <p>1. 650m² per residential unit.</p> <p>2. The maximum number of lots shall be 400.</p> <p>3. A minimum of 30% of sites shall have a minimum net site area of 1500m².</p> </td> </tr> </tbody> </table>		Area	Standard	viii.	Residential Mixed Density Precinct Redmund Spur	<p>1. 650m² per residential unit.</p> <p>2. The maximum number of lots shall be 400.</p> <p>3. A minimum of 30% of sites shall have a minimum net site area of 1500m².</p>	
	Area	Standard							
viii.	Residential Mixed Density Precinct Redmund Spur	<p>1. 650m² per residential unit.</p> <p>2. The maximum number of lots shall be 400.</p> <p>3. A minimum of 30% of sites shall have a minimum net site area of 1500m².</p>							

Residential > Rules - Residential Large Lot Zone > Built form standards > Building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Atlas Quarter Residents Group (22 owners) / #224.6		Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.	
Atlas Quarter Residents Group (22 owners) /224.6	Kāinga Ora/ #FS2082.170	Oppose	<p>That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.</p> <p>Who we are:</p> <p>This submission is made on behalf of the following persons, all of whom own units in the Atlas Quarter, 36 Welles Street, Christchurch Central:</p> <p>Richard Ball, Athena Ellis, Phil and Lynette Stenning, Max Lucas, Paul and Jeni Neilson, Jenny Jia and Zhongyang Yuan, Piers and Emma Bayley, Rachel and Tim Scanlan, Eileen and Vernon Payne, Bruce Fraser, Eléonore Dumaine, Peter and Faye Greenwood, Alan Steel, Gillian Smeith, Chelsea Kennedy, Deborah Bowker, Kate and Mike Peers, Peter Morris, Mathilde Vachon, Barbra Pullar, Martin Rumbold and Kirsty Stewart.</p> <p>Key points:</p> <p>We support well designed intensive residential and commercial development, integrated with sustainable transport options. We have already “put our money where our mouths are” by purchasing units in the Atlas Quarter, a large and successful inner-city development of 110 residential and three commercial units.</p> <p>We oppose the greatly increased height limits proposed by Plan Change 14. They are unnecessary and inappropriate for Christchurch.</p> <p>We support the inclusion of qualifying matters to enhance design quality and urban amenity across the City.</p> <p>Relief sought:</p> <ol style="list-style-type: none"> 1. That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible. 2. Where Government legislation and regulations require increases to height limits, that these are kept to the minimum extent possible for compliance with the regulations. 3. The need for greater intensification is supported but this does not require or justify the proposed increases in height limits as permitted activities. 4. The inclusion of the qualifying criteria is supported, independent of height limits, as a means of promoting good design and ensuring new buildings do not adversely impact existing buildings designed and constructed within the current District Plan requirements. <p>Reasons:</p> <p>Following the Christchurch earthquakes, a comprehensive design process was undertaken for the City, particularly for the central city. Deliberate and well-informed decisions were made create a liveable city, with intensified development in the central city and around suburban centres, but with lower central city height limits than previously existed. This has created a compact central city with increased densities compared to before the earthquakes, but without the height of some of the buildings that Christchurch had pre-earthquake . The consolidation has resulted in many vacant sites becoming available which are gradually being filled.</p>	Oppose

			<p>This model was developed by looking at best practice around the world, combined with local input from residents and experts, to create an attractive and vibrant City. It set ambitious goals for increasing densities for residential living, especially in the central city and around suburban centres. It was fully integrated with future transport options and climate resilience objectives.</p> <p>It has widespread local support and was developed with considerable input and investment from Government (via CERA) and Christchurch City Council. It integrated land use and transport, seeking higher densities and more sustainable transport, as reflected in the Land Use Recovery Plan, Christchurch Central Recovery Plan and the Central City Transport Plan. It was embedded into the District Plan through an Independent Hearing Panel of experts hand-picked by the Government.</p> <p>The greatly increased height limits proposed Plan Change 14 undermines the objectives and principles that underpin the vision of the 2015 Christchurch Central Recovery Plan:</p> <p><i>“To become one of the best small cities in the world, Christchurch needs a city centre that is:</i></p> <ul style="list-style-type: none"> <i>• an inspiring place to live</i> <i>• an attractive place to invest</i> <i>• the best urban environment in New Zealand.”</i> <p>The decision to limit heights was a deliberate choice in achieving this vision. The proposed changes will undermine existing investments, entered into in good faith based on the Recovery Plans, while also reducing the central city’s design coherence and creating a less attractive City.</p> <p>The many empty sites and carparks that still exist post-earthquake provide adequate future capacity for the foreseeable future, including the “competitive margin” required by Government regulations. The only apparent reason for increasing the height limits appears to be compliance with new Government regulations. If the height limits are to be increased, this change should be done to the minimum extent needed to comply with these ill-considered Government requirements. There is no other justification for the proposed rules.</p> <p>The proposed rules allow new development to be concentrated in a small number of very tall buildings, with the negative impacts such as greater shading and wind tunnels, accompanied by a continuation of many empty and ugly lots in the central city. As the vacant sites are largely filled with cheap carparking, this further undermines the stated transport sustainability and climate resilience objectives.</p> <p>The scale of the buildings permitted under PC14 is not consistent with the extensive post-earthquake developments that have already occurred. The post-quake developments have created a very attractive City which will be undermined by these proposals. Existing intensive residential developments, such as the Atlas Quarter, could be overshadowed by new buildings of nearly twice the height on the east and west, blocking sunlight. Others may be blocked to the north.</p> <p>In short, the proposal for increased heights across the City are ill-considered solutions for problems that exist in Auckland, Wellington, and possibly other centres, but are not applicable to Christchurch. The geography and existing development of these other centres constrains new development. Post-earthquake Christchurch is quite different from these other centres: it is not constrained for growth opportunities, as demonstrated by the far slower growth in property prices over recent years. Even before the earthquakes, Christchurch had far more stable (less volatile) prices than Auckland and Wellington – a trend that has persisted since at least the 1970’s. In Christchurch there is housing choice, particularly with substantial increases in the number of higher density residential apartments.</p> <p>Maximising the benefits of intensification needs to consider the dis-benefits. The proposed Plan identifies loss of tree cover as a disbenefit but does appear to put sufficient emphasis on other matters. Why does it propose financial contributions for loss of tree cover but not for loss of sunlight to others, wind tunnel effects or loss of amenity? In the Christchurch context, the widespread demolition of much of the central city, including most of the taller buildings, and consolidation of activities into more compact precincts, has created a much more attractive City with a visual appearance and aesthetic appropriate for the size of the City, reflected in the Central City Recovery Plan issued by CERA after extensive public and expert engagement. Both residents and visitors are commenting on the attractiveness of this new look. Re-introducing unnecessarily large buildings undermines this new and attractive look. Even with setbacks and other requirements, it has the potential to detract from the amenity and value of the very substantial public and private investment made for the City’s re-build and recovery.</p>	
Kate Z/ #297.12		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Alex Lowings/ #447.8		Oppose	No increase in the maximum building height in residential zones.	
Kem Wah Tan/ #471.12		Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	

Submission Number	Further Submission No	Position	Decision Requested	FS Position						
Red Spur Ltd / #881.16		Seek Amendment	<p>[Seeks to amend this rule as follows]</p> <p>14.9.2.3 Site coverage</p> <p>b a. The maximum percentage of the net site area covered by buildings shall be as follows:</p> <table border="1"> <thead> <tr> <th></th> <th>Zone/activity</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>viii.</td> <td>Residential Mixed Density Precinct Redmund Spur</td> <td> <p>1. For sites greater than 1000m² 25% or 250m² of ground floor area to a maximum of 350m² in total floor area.</p> <p>2. For sites less than 450m² the maximum site coverage shall be 45%</p> </td> </tr> </tbody> </table>		Zone/activity	Standard	viii.	Residential Mixed Density Precinct Redmund Spur	<p>1. For sites greater than 1000m² 25% or 250m² of ground floor area to a maximum of 350m² in total floor area.</p> <p>2. For sites less than 450m² the maximum site coverage shall be 45%</p>	
	Zone/activity	Standard								
viii.	Residential Mixed Density Precinct Redmund Spur	<p>1. For sites greater than 1000m² 25% or 250m² of ground floor area to a maximum of 350m² in total floor area.</p> <p>2. For sites less than 450m² the maximum site coverage shall be 45%</p>								

Residential > Rules - Residential Large Lot Zone > Built form standards > Daylight recession planes

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Paul Wing/ #70.8		Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.	
Addington Neighbourhood Association / #205.21		Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	
Addington Neighbourhood Association /205.21	Kāinga Ora/ #FS2082.141	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Oppose
Addington Neighbourhood Association / #205.33		Support	Encourage intensification while considering the potential loss of amenity for existing house owners.	
Addington Neighbourhood Association /205.33	Kāinga Ora/ #FS2082.153	Support	<p>Encourage intensification while considering the potential loss of amenity for existing house owners.</p> <p>Existing amenity should be protected at the same time as intensification is encouraged.</p> <p>Loss of sunlight and warmth from the sun on a property, through being overshadowed by a larger building being built next door, is akin to a seat being reclined by the passenger in front of you on a plane. There is a sense of loss of something you believed you were entitled to have.</p> <p>With a long term plan, people will know to consider the intensification potential of their neighbours' properties when they buy a property, They can vote with their feet, by buying in an area which has the right sunlight availability for them</p>	Oppose
Steve Burns/ #276.7		Support	[Retain sunlight access provisions]	
Steve Hanson/ #454.8		Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.	
Beverley Nelson/ #469.11		Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.	

Residential > Rules - Residential Large Lot Zone > Built form standards > Minimum building setbacks from internal boundaries

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Addington Neighbourhood Association / #205.16		Oppose	Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs.					
Addington Neighbourhood Association /205.16	Kāinga Ora/ #FS2082.136	Oppose	Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs. Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs.	Oppose				
Beverley Nelson/ #469.12		Support	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.					
Fire and Emergency/ #842.42		Seek Amendment	Amend Rule 14.9.2.5 - Minimum building setbacks from internal boundaries as follows: <i>Advice note:</i> <i>Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.</i>					
Red Spur Ltd / #881.17		Seek Amendment	[Seeks to amend this rule as follows] 14.9.2.5 Minimum building setbacks from internal boundaries <table border="1" data-bbox="804 751 1970 1276"> <tr> <td>a. The minimum building setback from internal boundaries shall be as follows:</td> <td>Activity/area</td> </tr> <tr> <td>viii</td> <td>Within the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur, and Rural Hamlet Precinct, the following standards apply:</td> </tr> </table>	a. The minimum building setback from internal boundaries shall be as follows:	Activity/area	viii	Within the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur , and Rural Hamlet Precinct, the following standards apply:	
a. The minimum building setback from internal boundaries shall be as follows:	Activity/area							
viii	Within the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur , and Rural Hamlet Precinct, the following standards apply:							

Residential > Rules - Residential Large Lot Zone > Built form standards > Road boundary building setback

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Red Spur Ltd / #881.18		Seek Amendment	[Seeks to amend this rule as follows] 14.9.2.6 Road boundary building setback a. The minimum road boundary building setback shall be:	

			<table border="1"> <tr> <td></td> <td>Area</td> <td>Standard</td> </tr> <tr> <td>vii.</td> <td> <p>Within the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur</p> </td> <td>4 metres</td> </tr> </table> <p>b. The following exemptions apply for the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur, and Rural Hamlet Precinct:</p>		Area	Standard	vii.	<p>Within the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur</p>	4 metres	
	Area	Standard								
vii.	<p>Within the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur</p>	4 metres								

Residential > Rules - Residential Large Lot Zone > Built form standards > Minimum setback for living area windows and balconies facing internal boundaries

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Red Spur Ltd / #881.19		Seek Amendment	<p>[Seeks to amend this rule as follows]</p> <p>14.9.2.10 Minimum setback for living area windows and balconies facing internal boundaries</p> <p>a. Within the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur, and Rural Hamlet Precinct, the following standards apply:</p> <p>i. The minimum setback for living area windows and balconies at first floor from an internal boundary shall be 4 metres.</p> <p>ii. Where the window is adjacent to an access way, the setback shall be measured from the far side of the access way.</p>	

Residential > Rules - Residential Large Lot Zone > Built form standards > Service, storage and waste management spaces

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Red Spur Ltd / #881.20		Seek Amendment	<p>[Seeks that this rule is amended as follows]</p> <p>14.9.2.11 Service, storage and waste management spaces</p> <p>a. Within the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur, and Rural Hamlet Precinct, for multi-unit residential complexes and social housing complexes:</p> <p>i. each residential unit shall be provided with at least 2.25m² with a minimum dimension of 1.5 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;</p> <p>ii. each residential unit shall be provided with at least 3m² with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and</p> <p>iii. the required spaces in i. and/or ii. for each residential unit shall be provided either individually, or within a dedicated shared communal space.</p>	

Residential > Rules - Residential Large Lot Zone > Built form standards > Street scene amenity and safety – fences

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Red Spur Ltd / #881.21		Seek Amendment	<p>[Seeks to amend this rule as follows]</p> <p>14.9.2.12 Street scene amenity and safety – fences</p> <p>a. Within the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur, and Rural Hamlet Precinct, for multi-unit residential complexes and social housing complexes:</p> <p>i. The maximum height of any fence in the required building setback from a road boundary shall be 1.8 metres.</p> <p>ii. This rule shall not apply to fences or other screening structures located on an internal boundary between two properties zoned residential, or residential and commercial or industrial.</p> <p>iii. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.</p>	

Residential > Rules - Residential Large Lot Zone > Built form standards > Tree and garden planting

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Summerset Group Holdings Limited/ #443.6		Seek Amendment	<p>amend 14.9.2.13 as follows:</p> <p>a. Within the Rural Hamlet Precinct, for multi-unit residential complexes and social housing complexes only and excluding retirement villages , development sites shall include the following minimum tree and garden planting:.....</p> <p>b. For single and/or multi residential unit developments, other than multi-unit residential complexes and social housing complexes, and excluding retirement villages a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit.</p>	
Summerset Group Holdings Limited/443.6	Kāinga Ora/ #FS2082.317	Seek Amendment	<p>amend 14.9.2.13 as follows:</p> <p>a. Within the Rural Hamlet Precinct, for multi-unit residential complexes and social housing complexes only and excluding retirement villages , development sites shall include the following minimum tree and garden planting:.....</p> <p>b. For single and/or multi residential unit developments, other than multi-unit residential complexes and social housing complexes, and excluding retirement villages a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit.</p> <p>Summerset provides an extensive amount of landscape treatment, including substantial tree planting, as part of its developments. The Plan contains specific assessment matters for retirement villages which include consideration of matters relating to site design, visual amenity and landscape treatment. These provisions further ensure that adequate landscaping and tree planting is incorporated into retirement village design.</p> <p>To avoid confusion associated with terminology and applicability of provisions, Summerset considers that the proposed tree canopy provisions relating to retirement villages are adequately provided for by other provisions in the Plan and requests that these be deleted. The requirements for non-residential activities, together with the retirement village specific assessment, would be sufficient to ensure landscape and tree provision.</p>	Oppose
James Harwood/ #571.21		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	

Residential > Rules - Residential Small Settlement Zone > Activity status tables

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Andrew Tulloch/ #13.7		Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.	

Residential > Rules - Residential Small Settlement Zone > Activity status tables > Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Paul Wing/ #70.9		Seek Amendment	Recession planes need to be protected for all residential development.	
Paul Wing/70.9	Anne Dingwall/ #FS2037.146	Seek Amendment	Recession planes need to be protected for all residential development. Sunlight is a free source of heating. Recession planes should protect existing residential properties from negative impact of new multi-storey builds.	Support

Residential > Rules - Residential Small Settlement Zone > Activity status tables > Controlled activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Paul Wing/ #70.10		Seek Amendment	Recession planes need to be protected for all residential development.	

Residential > Rules - Residential Small Settlement Zone > Activity status tables > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Vickie Hearnshaw/ #305.8		Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	

Residential > Rules - Residential Small Settlement Zone > Activity status tables > Discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kate Z/ #297.13		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	

Residential > Rules - Residential Small Settlement Zone > Built form standards

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Plain and Simple Ltd/ #627.11		Seek Amendment	[Newstandards for] accessibility and environmentally responsible design, [suchas]: <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping 	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.10		Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum.	

Canterbury / Westland Branch of Architectural Designers NZ/685.10	Anne Dingwall/ #FS2037.1114	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.10	Kāinga Ora/ #FS2082.354	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Oppose

Residential > Rules - Residential Small Settlement Zone > Built form standards > Site density

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kem Wah Tan/ #471.13		Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	

Residential > Rules - Residential Small Settlement Zone > Built form standards > Building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Atlas Quarter Residents Group (22 owners) / #224.7		Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.	
Atlas Quarter Residents Group (22 owners) /224.7	Kāinga Ora/ #FS2082.171	Oppose	<p>That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.</p> <p>Who we are:</p> <p>This submission is made on behalf of the following persons, all of whom own units in the Atlas Quarter, 36 Welles Street, Christchurch Central:</p> <p>Richard Ball, Athena Ellis, Phil and Lynette Stenning, Max Lucas, Paul and Jeni Neilson, Jenny Jia and Zhongyang Yuan, Piers and Emma Bayley, Rachel and Tim Scanlan, Eileen and Vernon Payne, Bruce Fraser, Eléonore Dumaine, Peter and Faye Greenwood, Alan Steel, Gillian Smeith, Chelsea Kennedy, Deborah Bowker, Kate and Mike Peers, Peter Morris, Mathilde Vachon, Barbra Pullar, Martin Rumbold and Kirsty Stewart.</p> <p>Key points:</p> <p>We support well designed intensive residential and commercial development, integrated with sustainable transport options. We have already “put our money where our mouths are” by purchasing units in the Atlas Quarter, a large and successful inner-city development of 110 residential and three commercial units.</p> <p>We oppose the greatly increased height limits proposed by Plan Change 14. They are unnecessary and inappropriate for Christchurch.</p> <p>We support the inclusion of qualifying matters to enhance design quality and urban amenity across the City.</p> <p>Relief sought:</p> <ol style="list-style-type: none"> 1. That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible. 2. Where Government legislation and regulations require increases to height limits, that these are kept to the minimum extent possible for compliance with the regulations. 3. The need for greater intensification is supported but this does not require or justify the proposed increases in height limits as permitted activities. 4. The inclusion of the qualifying criteria is supported, independent of height limits, as a means of promoting good design and ensuring new buildings do not adversely impact existing buildings designed and constructed within the current District Plan requirements. <p>Reasons:</p> <p>Following the Christchurch earthquakes, a comprehensive design process was undertaken for the City, particularly for the central city. Deliberate and well-informed decisions were made create a liveable city, with intensified development in the central city and around suburban centres, but with lower central city height limits than</p>	Oppose

			<p>previously existed. This has created a compact central city with increased densities compared to before the earthquakes, but without the height of some of the buildings that Christchurch had pre-earthquake . The consolidation has resulted in many vacant sites becoming available which are gradually being filled.</p> <p>This model was developed by looking at best practice around the world, combined with local input from residents and experts, to create an attractive and vibrant City. It set ambitious goals for increasing densities for residential living, especially in the central city and around suburban centres. It was fully integrated with future transport options and climate resilience objectives.</p> <p>It has widespread local support and was developed with considerable input and investment from Government (via CERA) and Christchurch City Council. It integrated land use and transport, seeking higher densities and more sustainable transport, as reflected in the Land Use Recovery Plan, Christchurch Central Recovery Plan and the Central City Transport Plan. It was embedded into the District Plan through an Independent Hearing Panel of experts hand-picked by the Government.</p> <p>The greatly increased height limits proposed Plan Change 14 undermines the objectives and principles that underpin the vision of the 2015 Christchurch Central Recovery Plan:</p> <p><i>“To become one of the best small cities in the world, Christchurch needs a city centre that is:</i></p> <ul style="list-style-type: none"> • <i>an inspiring place to live</i> • <i>an attractive place to invest</i> • <i>the best urban environment in New Zealand.”</i> <p>The decision to limit heights was a deliberate choice in achieving this vision. The proposed changes will undermine existing investments, entered into in good faith based on the Recovery Plans, while also reducing the central city’s design coherence and creating a less attractive City.</p> <p>The many empty sites and carparks that still exist post-earthquake provide adequate future capacity for the foreseeable future, including the “competitive margin” required by Government regulations. The only apparent reason for increasing the height limits appears to be compliance with new Government regulations. If the height limits are to be increased, this change should be done to the minimum extent needed to comply with these ill-considered Government requirements. There is no other justification for the proposed rules.</p> <p>The proposed rules allow new development to be concentrated in a small number of very tall buildings, with the negative impacts such as greater shading and wind tunnels, accompanied by a continuation of many empty and ugly lots in the central city. As the vacant sites are largely filled with cheap carparking, this further undermines the stated transport sustainability and climate resilience objectives.</p> <p>The scale of the buildings permitted under PC14 is not consistent with the extensive post-earthquake developments that have already occurred. The post-quake developments have created a very attractive City which will be undermined by these proposals. Existing intensive residential developments, such as the Atlas Quarter, could be overshadowed by new buildings of nearly twice the height on the east and west, blocking sunlight. Others may be blocked to the north.</p> <p>In short, the proposal for increased heights across the City are ill-considered solutions for problems that exist in Auckland, Wellington, and possibly other centres, but are not applicable to Christchurch. The geography and existing development of these other centres constrains new development. Post-earthquake Christchurch is quite different from these other centres: it is not constrained for growth opportunities, as demonstrated by the far slower growth in property prices over recent years. Even before the earthquakes, Christchurch had far more stable (less volatile) prices than Auckland and Wellington – a trend that has persisted since at least the 1970’s. In Christchurch there is housing choice, particularly with substantial increases in the number of higher density residential apartments.</p> <p>Maximising the benefits of intensification needs to consider the dis-benefits. The proposed Plan identifies loss of tree cover as a disbenefit but does appear to put sufficient emphasis on other matters. Why does it propose financial contributions for loss of tree cover but not for loss of sunlight to others, wind tunnel effects or loss of amenity? In the Christchurch context, the widespread demolition of much of the central city, including most of the taller buildings, and consolidation of activities into more compact precincts, has created a much more attractive City with a visual appearance and aesthetic appropriate for the size of the City, reflected in the Central City Recovery Plan issued by CERA after extensive public and expert engagement. Both residents and visitors are commenting on the attractiveness of this new look. Re-introducing unnecessarily large buildings undermines this new and attractive look. Even with setbacks and other requirements, it has the potential to detract from the amenity and value of the very substantial public and private investment made for the City’s re-build and recovery.</p>	
Alex Lowings/ #447.9		Oppose	No increase in the maximum building height in residential zones.	
Kem Wah Tan/ #471.14		Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	

Residential > Rules - Residential Small Settlement Zone > Built form standards > Daylight recession planes

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Paul Wing/ #70.11		Seek Amendment	Recession planes need to be protected for all residential development.	
Addington Neighbourhood Association / #205.20		Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	
Addington Neighbourhood Association /205.20	Kāinga Ora/ #FS2082.140	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Oppose
Addington Neighbourhood Association / #205.34		Support	Encourage intensification while considering the potential loss of amenity for existing house owners.	
Addington Neighbourhood Association /205.34	Kāinga Ora/ #FS2082.154	Support	Encourage intensification while considering the potential loss of amenity for existing house owners. Existing amenity should be protected at the same time as intensification is encouraged. Loss of sunlight and warmth from the sun on a property, through being overshadowed by a larger building being built next door, is akin to a seat being reclined by the passenger in front of you on a plane. There is a sense of loss of something you believed you were entitled to have. With a long term plan, people will know to consider the intensification potential of their neighbours' properties when they buy a property, they can vote with their feet, by buying in an area which has the right sunlight availability for them	Oppose
Steve Burns/ #276.8		Support	[Retain sunlight access provisions]	
Steve Hanson/ #454.9		Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.	
Beverley Nelson/ #469.13		Support	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.	

Residential > Rules - Residential Small Settlement Zone > Built form standards > Minimum building setbacks from internal boundaries

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Addington Neighbourhood Association / #205.17		Oppose	Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs.	
Addington Neighbourhood Association /205.17	Kāinga Ora/ #FS2082.137	Oppose	Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs. Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs.	Oppose
Beverley Nelson/ #469.14		Support	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.	

Residential > Rules - Residential Visitor Accommodation Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Graham Townsend/ #314.11		Seek Amendment	[Newbuilt form standards to require roofing colours with low reflectivity and]roof-runoff rainwater storage.	
Graham Townsend/314.11	Kāinga Ora/ #FS2082.272	Seek Amendment	[Newbuilt form standards to require roofing colours with low reflectivity and]roof-runoff rainwater storage.	Oppose

			<p>The current fashion for black or dark grey roofing will exacerbate the urban heat-island effect. In view of climbing global temperatures, it is therefore a form of collective self-harm. I do not know whether it falls within the Council's power to influence this fashion, but we should be using surfaces with a much higher albedo to reflect as much incoming solar radiation back into space as we can.</p> <p>Given the likely ramping up of La Niña/El Niño cyclicity and hence the likelihood of more severe droughts, new suburban housing should include mandatory roof-runoff rainwater storage.</p>	
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Residential > Rules - Residential Visitor Accommodation Zone > Activity status tables

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Andrew Tulloch/ #13.8		Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.	

Residential > Rules - Residential Visitor Accommodation Zone > Activity status tables > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Vickie Hearnshaw/ #305.9		Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	
Christchurch City Council/ #751.60		Seek Amendment	[In RD4, RD5 and RD6] Amend the numbering of the [assessment] matters to show its correct numbering: Residential design principles - Rule 14.15.1 Site density and site coverage - Rule 14.15.2; Impacts on neighbouring property - Impacts on neighbouring property - Rule 14.15.3; Street scene - road boundary building setback, fencing and planting - Rule 14.15.18	
Christchurch City Council/751.60	Anne Dingwall/ #FS2037.882	Seek Amendment	[In RD4, RD5 and RD6] Amend the numbering of the [assessment] matters to show its correct numbering: Residential design principles - Rule 14.15.1 Site density and site coverage - Rule 14.15.2; Impacts on neighbouring property - Impacts on neighbouring property - Rule 14.15.3; Street scene - road boundary building setback, fencing and planting - Rule 14.15.18 Consequential amendments to numbering of rules referred to in matters of discretion/control.	Support

Residential > Rules - Residential Visitor Accommodation Zone > Built form standards

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Plain and Simple Ltd/ #627.12		Seek Amendment	<p>[New standards for] accessibility and environmentally responsible design, [such as]:</p> <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping 	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.11		Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	
Canterbury / Westland Branch of Architectural Designers NZ/685.11	Anne Dingwall/ #FS2037.1115	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.11	Kāinga Ora/ #FS2082.355	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid	Oppose

		maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten to address one of the causes of climate change]	
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Residential > Rules - Residential Visitor Accommodation Zone > Built form standards > Maximum site coverage

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kem Wah Tan/ #471.15		Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	

Residential > Rules - Residential Visitor Accommodation Zone > Built form standards > Maximum building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Andrea Heath/ #16.5		Oppose	Remove the ability to construct buildings of up to 14m without resource consent.	
Grant McGirr/ #21.6		Support	That no changes to rules lessen the amount of sunlight that any property (house and land) currently receives.	
Atlas Quarter Residents Group (22 owners) / #224.8		Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible	
Atlas Quarter Residents Group (22 owners) /224.8	Kāinga Ora/ #FS2082.172	Oppose	<p>That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible</p> <p>Who we are:</p> <p>This submission is made on behalf of the following persons, all of whom own units in the Atlas Quarter, 36 Welles Street, Christchurch Central:</p> <p>Richard Ball, Athena Ellis, Phil and Lynette Stenning, Max Lucas, Paul and Jeni Neilson, Jenny Jia and Zhongyang Yuan, Piers and Emma Bayley, Rachel and Tim Scanlan, Eileen and Vernon Payne, Bruce Fraser, Eléonore Dumaine, Peter and Faye Greenwood, Alan Steel, Gillian Smeith, Chelsea Kennedy, Deborah Bowker, Kate and Mike Peers, Peter Morris, Mathilde Vachon, Barbra Pullar, Martin Rumbold and Kirsty Stewart.</p> <p>Key points:</p> <p>We support well designed intensive residential and commercial development, integrated with sustainable transport options. We have already “put our money where our mouths are” by purchasing units in the Atlas Quarter, a large and successful inner-city development of 110 residential and three commercial units.</p> <p>We oppose the greatly increased height limits proposed by Plan Change 14. They are unnecessary and inappropriate for Christchurch.</p> <p>We support the inclusion of qualifying matters to enhance design quality and urban amenity across the City.</p> <p>Relief sought:</p> <ol style="list-style-type: none"> 1. That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible. 2. Where Government legislation and regulations require increases to height limits, that these are kept to the minimum extent possible for compliance with the regulations. 3. The need for greater intensification is supported but this does not require or justify the proposed increases in height limits as permitted activities. 4. The inclusion of the qualifying criteria is supported, independent of height limits, as a means of promoting good design and ensuring new buildings do not adversely impact existing buildings designed and constructed within the current District Plan requirements. <p>Reasons:</p> <p>Following the Christchurch earthquakes, a comprehensive design process was undertaken for the City, particularly for the central city. Deliberate and well-informed decisions were made create a liveable city, with intensified development in the central city and around suburban centres, but with lower central city height limits than previously existed. This has created a compact central city with increased densities compared to before the earthquakes, but without the height of some of the buildings that Christchurch had pre-earthquake . The consolidation has resulted in many vacant sites becoming available which are gradually being filled.</p>	Oppose

			<p>This model was developed by looking at best practice around the world, combined with local input from residents and experts, to create an attractive and vibrant City. It set ambitious goals for increasing densities for residential living, especially in the central city and around suburban centres. It was fully integrated with future transport options and climate resilience objectives.</p> <p>It has widespread local support and was developed with considerable input and investment from Government (via CERA) and Christchurch City Council. It integrated land use and transport, seeking higher densities and more sustainable transport, as reflected in the Land Use Recovery Plan, Christchurch Central Recovery Plan and the Central City Transport Plan. It was embedded into the District Plan through an Independent Hearing Panel of experts hand-picked by the Government.</p> <p>The greatly increased height limits proposed Plan Change 14 undermines the objectives and principles that underpin the vision of the 2015 Christchurch Central Recovery Plan:</p> <p><i>“To become one of the best small cities in the world, Christchurch needs a city centre that is:</i></p> <ul style="list-style-type: none"> • <i>an inspiring place to live</i> • <i>an attractive place to invest</i> • <i>the best urban environment in New Zealand.”</i> <p>The decision to limit heights was a deliberate choice in achieving this vision. The proposed changes will undermine existing investments, entered into in good faith based on the Recovery Plans, while also reducing the central city’s design coherence and creating a less attractive City.</p> <p>The many empty sites and carparks that still exist post-earthquake provide adequate future capacity for the foreseeable future, including the “competitive margin” required by Government regulations. The only apparent reason for increasing the height limits appears to be compliance with new Government regulations. If the height limits are to be increased, this change should be done to the minimum extent needed to comply with these ill-considered Government requirements. There is no other justification for the proposed rules.</p> <p>The proposed rules allow new development to be concentrated in a small number of very tall buildings, with the negative impacts such as greater shading and wind tunnels, accompanied by a continuation of many empty and ugly lots in the central city. As the vacant sites are largely filled with cheap carparking, this further undermines the stated transport sustainability and climate resilience objectives.</p> <p>The scale of the buildings permitted under PC14 is not consistent with the extensive post-earthquake developments that have already occurred. The post-quake developments have created a very attractive City which will be undermined by these proposals. Existing intensive residential developments, such as the Atlas Quarter, could be overshadowed by new buildings of nearly twice the height on the east and west, blocking sunlight. Others may be blocked to the north.</p> <p>In short, the proposal for increased heights across the City are ill-considered solutions for problems that exist in Auckland, Wellington, and possibly other centres, but are not applicable to Christchurch. The geography and existing development of these other centres constrains new development. Post-earthquake Christchurch is quite different from these other centres: it is not constrained for growth opportunities, as demonstrated by the far slower growth in property prices over recent years. Even before the earthquakes, Christchurch had far more stable (less volatile) prices than Auckland and Wellington – a trend that has persisted since at least the 1970’s. In Christchurch there is housing choice, particularly with substantial increases in the number of higher density residential apartments.</p> <p>Maximising the benefits of intensification needs to consider the dis-benefits. The proposed Plan identifies loss of tree cover as a disbenefit but does appear to put sufficient emphasis on other matters. Why does it propose financial contributions for loss of tree cover but not for loss of sunlight to others, wind tunnel effects or loss of amenity? In the Christchurch context, the widespread demolition of much of the central city, including most of the taller buildings, and consolidation of activities into more compact precincts, has created a much more attractive City with a visual appearance and aesthetic appropriate for the size of the City, reflected in the Central City Recovery Plan issued by CERA after extensive public and expert engagement. Both residents and visitors are commenting on the attractiveness of this new look. Re-introducing unnecessarily large buildings undermines this new and attractive look. Even with setbacks and other requirements, it has the potential to detract from the amenity and value of the very substantial public and private investment made for the City’s re-build and recovery.</p>	
Kate Z/ #297.14		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Luke Baker-Garters/ #344.11		Oppose	Removal of all central city maximum building height overlays.	
Alex Lowings/ #447.10		Oppose	No increase in the maximum building height in residential zones.	
Kem Wah Tan/ #471.16		Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	

Residential > Rules - Residential Visitor Accommodation Zone > Built form standards > Minimum internal boundary setbacks

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Beverley Nelson/ #469.15		Support	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.	
Beverley Nelson/ #469.17		Support	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.	

Residential > Rules - Residential Visitor Accommodation Zone > Built form standards > Daylight recession planes

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Paul Wing/ #70.12		Seek Amendment	Recession planes need to be protected for all residential development.	
Addington Neighbourhood Association / #205.35		Support	Encourage intensification while considering the potential loss of amenity for existing house owners.	
Addington Neighbourhood Association /205.35	Kāinga Ora/ #FS2082.155	Support	<p>Encourage intensification while considering the potential loss of amenity for existing house owners.</p> <p>Existing amenity should be protected at the same time as intensification is encouraged.</p> <p>Loss of sunlight and warmth from the sun on a property, through being overshadowed by a larger building being built next door, is akin to a seat being reclined by the passenger in front of you on a plane. There is a sense of loss of something you believed you were entitled to have.</p> <p>With a long term plan, people will know to consider the intensification potential of their neighbours' properties when they buy a property, they can vote with their feet, by buying in an area which has the right sunlight availability for them</p>	Oppose
Steve Hanson/ #454.10		Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.	
Beverley Nelson/ #469.16		Support	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.	

Residential > Rules - Residential Visitor Accommodation Zone > Built form standards > Landscaped areas and trees

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Summerset Group Holdings Limited/ #443.7		Seek Amendment	amend 14.11.2.8 to exclude retirement villages	
Summerset Group Holdings Limited/443.7	Kāinga Ora/ #FS2082.318	Seek Amendment	<p>amend 14.11.2.8 to exclude retirement villages</p> <p>Summerset provides an extensive amount of landscape treatment, including substantial tree planting, as part of its developments. The Plan contains specific assessment matters for retirement villages which include consideration of matters relating to site design, visual amenity and landscape treatment. These provisions further ensure that adequate landscaping and tree planting is incorporated into retirement village design.</p> <p>To avoid confusion associated with terminology and applicability of provisions, Summerset considers that the proposed tree canopy provisions relating to retirement villages are adequately provided for by other provisions in the Plan and requests that these be deleted. The requirements for non-residential activities, together with the retirement village specific assessment, would be sufficient to ensure landscape and tree provision.</p>	Oppose

Residential > Rules - Future Urban Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Ngāi Tahu Property/ #4.2		Support		
Alana Harper/ #36.3		Support	Cashmere Hills should all stay as Residential Hills Zone or change to Future Urban Zone.	
Caroline May/ #413.2		Seek Amendment	Provision: Chapter 14 - Residential Decision Sought: Inner city living or new subdivisions on the city outskirts is where these new 3-4story houses should be built. Not in existing suburbs where it is unfair to everyone else	
Madeleine Thompson/ #435.1		Seek Amendment	Focus the development on the rebuild of housing in the green zone and further out of the city centre.	
Nick Scott/ #455.3		Support	[Retain FUZ provisions as proposed]	
Cashmere Park Ltd, Hartward Investment Trust and Robert Brown/ #593.3		Seek Amendment	Rezone land at: 126 Sparks Road (Lot 1 DP 412488) - Rural Urban Fringe to Medium Density 17 Northaw Street (Lot 2 DP 412488) - Rural Urban Fringe to Medium Density 36 Leistrella Road (Lot 3 DP 412488) - Rural Urban Fringe and Residential New Neighbourhood to Medium Density 240 Cashmere Road (Lot 23 DP 3217) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density 236 Cashmere Road (RS 41613) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density 200 Cashmere Road (Lot 1 DP 547021) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density As show on Planning Map 45	
Cashmere Park Ltd, Hartward Investment Trust and Robert Brown/593.3	Orion New Zealand Limited/ #FS2056.31	Seek Amendment	Rezone land at: 126 Sparks Road (Lot 1 DP 412488) - Rural Urban Fringe to Medium Density 17 Northaw Street (Lot 2 DP 412488) - Rural Urban Fringe to Medium Density 36 Leistrella Road (Lot 3 DP 412488) - Rural Urban Fringe and Residential New Neighbourhood to Medium Density 240 Cashmere Road (Lot 23 DP 3217) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density 236 Cashmere Road (RS 41613) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density 200 Cashmere Road (Lot 1 DP 547021) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density As show on Planning Map 45 The relief sought is to re-zone the site at the Henderson's and Cashmere Catchments located within Christchurch for residential development. The request is that Council as part of the PC14 submission and hearing process rezone the site from a combination of RuUF and Future Urban Zone (FUZ) to MDR. Outline Development Plan (ODP) identifies the areas proposed for rezoning with stormwater detention areas, greenways and associated areas not intended for residential development.	Support

			<p>This submission will</p> <ul style="list-style-type: none"> - provide for additional housing supply in a higher density capacity within the Greater Christchurch area which will contribute to additional land available for residential housing where the availability is low. - provide a well-connected residential development that would provide affordable housing choice - provide housing due to its proximity to Christchurch City and its close connection to public and active transport networks. The ODP which shows the design of the proposed development is attached as Appendix A. <p>The applicants are not opposed to considering a FUZ (zoning) if this was considered more acceptable in respect of a greenfield development.</p> <p>Further information is provided in the submission documentation.</p>	
Cashmere Park Ltd, Hartward Investment Trust and Robert Brown/ #593.5		Seek Amendment	<p>Rezone land at:</p> <p>126 Sparks Road (Lot 1 DP 412488) - Rural Urban Fringe to Medium Density</p> <p>17 Northaw Street (Lot 2 DP 412488) - Rural Urban Fringe to Medium Density</p> <p>36 Leistrella Road (Lot 3 DP 412488) - Rural Urban Fringe and Residential New Neighbourhood to Medium Density</p> <p>240 Cashmere Road (Lot 23 DP 3217) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density</p> <p>236 Cashmere Road (RS 41613) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density</p> <p>200 Cashmere Road (Lot 1 DP 547021) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density</p> <p>As show on Planning Map 45</p>	
Independent Producers Limited/ #729.3		Seek Amendment	The submitter requests that Council amend the zoning of 330, 250 and 232Styx Mill Road (Lot 4 DP 311370, Lot 5 DP311370, Lot 6 DP 311370) from RuralUrban Fringe to Future Urban Zone,without the Air Noise Contour overlay.	
Independent Producers Limited/729.3	Christchurch International Airport Limited/ #FS2052.119	Seek Amendment	The submitter requests that Council amend the zoning of 330, 250 and 232Styx Mill Road (Lot 4 DP 311370, Lot 5 DP311370, Lot 6 DP 311370) from RuralUrban Fringe to Future Urban Zone,without the Air Noise Contour overlay. The submitter seeks the rezoning of 330, 250 and 232 Styx Mill Road (Lot 4 DP 311370,Lot 5 DP 311370, Lot 6 DP 311370), shown on the existing DistrictPlanning Maps as being Rural Urban Fringe and located within the 50dB Ldn Air Noise Contour to be zoned Future Urban Zone.This rezoning is sought on the basis that the Airport Noise Contourshave been remodelled and have been used as a qualifying matter aspart of PC14 and that the contours will no longer be located on theseparcels of land.	Oppose
Christchurch City Council/ #751.62		Seek Amendment	Remove the advice note [that references Measowlands].	
Christchurch City Council/751.62	Anne Dingwall/ #FS2037.884	Seek Amendment	Remove the advice note [that references Measowlands]. The advice note under 14.12 makesreference to the Meadowlands ruleswhich are being removed from theplan.	Support
Retirement Villages Association of New Zealand Inc/ #811.57		Seek Amendment	[S]eeks for clause b) of the standard to be amended to that it does not apply to boundaries adjoining open space and recreation zones, commercial and mixed use zones, and special purpose zones.	
Retirement Villages Association of New Zealand Inc/811.57	Summerset Group Holdings Limited/ #FS2097.52	Seek Amendment	[S]eeks for clause b) of the standard to be amended to that it does not apply to boundaries adjoining open space and recreation zones, commercial and mixed use zones, and special	Support

			<p>purpose zones. The RVA seeks amendments so that height restrictions in relation to boundaries do not apply adjoining open space and recreation zones, commercial and mixed use zones, and special purpose zones. Similar considerations apply to these zones as to road boundaries, in that overlooking and amenity effects at these boundaries are likely to be minor at most. Including boundaries with these zones will provide further development possibilities with minimal adverse effects. Such exclusions should be integrated within the standard to reflect that some developments may occur adjacent to less sensitive zones.</p>	
Kāinga Ora – Homes and Communities / #834.236		Oppose	Delete the Future Urban Zone.	
Kāinga Ora – Homes and Communities /834.236	LMM Investments 2012 Limited/ #FS2049.156	Oppose	Delete the Future Urban Zone. FUZ are a mechanism for signalling rural areas that will be urbanised at some point in the future as a holding pattern, with the 'live' zone to be developed at a later date through a subsequent plan change process. RNN are existing well-established live zones (albeit that some of them are still being built out). These areas are sought to simply be MDRZ unless there is a qualifying matter in play that would preclude MDRZ zoning.	Support
Kāinga Ora – Homes and Communities /834.236	Andrew Mactier/ #FS2066.7	Oppose	Delete the Future Urban Zone. FUZ are a mechanism for signalling rural areas that will be urbanised at some point in the future as a holding pattern, with the 'live' zone to be developed at a later date through a subsequent plan change process. RNN are existing well-established live zones (albeit that some of them are still being built out). These areas are sought to simply be MDRZ unless there is a qualifying matter in play that would preclude MDRZ zoning.	Oppose
Kāinga Ora – Homes and Communities /834.236	Davie Lovell-Smith Limited/ #FS2067.6	Oppose	Delete the Future Urban Zone. FUZ are a mechanism for signalling rural areas that will be urbanised at some point in the future as a holding pattern, with the 'live' zone to be developed at a later date through a subsequent plan change process. RNN are existing well-established live zones (albeit that some of them are still being built out). These areas are sought to simply be MDRZ unless there is a qualifying matter in play that would preclude MDRZ zoning.	Oppose
Kāinga Ora – Homes and Communities /834.236	Davie Lovell-Smith Limited/ #FS2073.5	Oppose	Delete the Future Urban Zone. FUZ are a mechanism for signalling rural areas that will be urbanised at some point in the future as a holding pattern, with the 'live' zone to be developed at a later date through a subsequent plan change process. RNN are existing well-established live zones (albeit that some of them are still being built out). These areas are sought to simply be MDRZ unless there is a qualifying matter in play that would preclude MDRZ zoning.	Oppose
Orion New Zealand Limited (Orion)/ #854.6		Seek Amendment	<p>New Rule to be inserted into following zones:</p> <ul style="list-style-type: none"> • Future Urban zone <p>Insert a new rule for provision of electricity equipment and infrastructure as follows:</p> <p>Activity</p> <p>PX The establishment of a new, or expansion of an existing sensitive activity.</p> <p>Activity specific standards</p> <p>a. Either a land area of at least 5.5m² is provided at the boundary closest to the road reserve for electricity equipment and infrastructure, or confirmation is provided from Orion New Zealand Limited that it is not required.</p> <p>14.5.1.4 Discretionary activities</p> <p>Activity</p> <p>DX</p>	

			<p>a. Any activity that does not meet the activity specific standard under PX.</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited (absent its written approval).</p>	
Rutherford Family Trust/ #879.6		Seek Amendment	<p>Ensure the zoning of the Land optimally provides for Enabling Housing and Housing Choice to better accord with NPS-UD objectives</p> <p>Subject to materials to be presented, solutions may include:</p> <p>Correct the zoning of the Middle Land [2 Crest Lane] to RH (together with removal of the provisions in referred to in rules referred to in 1-6 in our submission point #1 herein); together with mechanisms that ensure the Land provides for Enabling Housing and Housing Choice to better accord with NPS-UD objectives.</p> <p>OR to better achieve the objectives under NPS-UD, apply FUZ to the Middle Land [2 Crest Lane], but in a manner that increases the density from RH, and enables a variety of some smaller section sizes e.g. 400sqm where appropriate, to allow housing choice as required by NPS-UD.</p>	
Danne Mora Limited/ #903.12		Support	Support the FUZ zoning of Lots 120 and 121DP 514750.	
Danne Mora Limited/ #903.42		Oppose	Delete Advice Note in 14.12 Rules FutureUrban Zone	
NTP Development Holdings Limited/ #2080.5		Seek Amendment	[Seeks that the site at 109 Prestons Road zoned Future Urban Zone and Medium Density Residential Zone be amended to be zoned only Future Urban Zone]	

Residential > Rules - Future Urban Zone > Activity status table

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Andrew Tulloch/ #13.9		Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.	

Residential > Rules - Future Urban Zone > Activity status table > Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Ara Poutama Aotearoa/ #259.16		Seek Amendment	Seeks to amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community is provided for.	

Residential > Rules - Future Urban Zone > Activity status table > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kate Z/ #297.15		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Vickie Hearnshaw/ #305.10		Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	
Christchurch City Council/ #751.64		Seek Amendment	Remove RD28.	
Christchurch City Council/751.64	Anne Dingwall/ #FS2037.886	Seek Amendment	Remove RD28. RD28 needs to be deleted, as it refers to the rule 14.12.2.18, which is being removed.	Support
Waka Kotahi (NZ Transport Agency) / #805.28		Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.	
Waka Kotahi (NZ Transport Agency) /805.28	Miles Premises Ltd/ #FS2050.19	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Support

Waka Kotahi (NZ Transport Agency) /805.28	Miles Premises Ltd/ #FS2050.29	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Support
Waka Kotahi (NZ Transport Agency) /805.28	Christchurch International Airport Limited/ #FS2052.38	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Oppose
Waka Kotahi (NZ Transport Agency) /805.28	New Zealand Airports Association/ #FS2071.8	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Oppose
Kiwi Rail/ #829.8		Support	Retain the identification of the NZ Rail Network as a qualifying matter.	
Kāinga Ora – Homes and Communities / #834.69		Oppose	14.12.1.3 RD13Delete NZ Rail Network Interface Sitesqualifying matter.	
Christchurch International Airport Limited (CIAL) / #852.14		Seek Amendment	<p>Amend rule 14.12.1.3 RD16 as follows:</p> <p>a. Activities and buildings that do not meet any one or more of the activity specific standards in Rule 14.12.1.1 (except for P8 to P10 activity standard ix. relating to noise sensitive activities in the 50 dB Ldn Air Noise Contour or the Qualifying Matter Airport Noise Influence Area refer to RD26; or P8 to P12 activity standard x. relating to storage of heavy vehicles refer to Rule 14.12.1.4 D2) for...</p>	
Christchurch International Airport Limited (CIAL) /852.14	Sarah Harrow/ #FS2017.14	Seek Amendment	<p>Amend rule 14.12.1.3 RD16 as follows:</p> <p>a. Activities and buildings that do not meet any one or more of the activity specific standards in Rule 14.12.1.1 (except for P8 to P10 activity standard ix. relating to noise sensitive activities in the 50 dB Ldn Air Noise Contour or the Qualifying Matter Airport Noise Influence Area refer to RD26; or P8 to P12 activity standard x. relating to storage of heavy vehicles refer to Rule 14.12.1.4 D2) for...</p> <p>A reference to the Qualifying Matter is required to align with the approach taken for rule 14.4.1.3 RD30 (submission point 10) <i>[which is referenced below]</i></p> <p><i>[Amend Rule 14.4.1.3 RD30 as follows:]</i></p> <p>a. Activities and buildings that do not meet one or more of the activity specific standards in Rule 14.4.1.1 (except for P16 - P18 standard ix. relating to noise sensitive activities in the 50 dB Ldn Air Noise Contour and or the Qualifying Matter Airport Noise Influence Area, refer to Rule 14.4.1.3 RD304; or P16-P19 standard x. relating to storage of heavy vehicles, refer to Rule 14.4.1.4 D2) for...</p>	Oppose

			<p><i>Explanation:</i></p> <p><i>PC14 proposes to change the existing reference in the rule from RD34 to RD30. It is unclear why this is proposed and CIAL consider it to be an error. Given this, the reference to RD34 should be retained.]</i></p>	
Christchurch International Airport Limited (CIAL) /852.14	Stantec/ #FS2032.61	Seek Amendment	<p>Amend rule 14.12.1.3 RD16 as follows:</p> <p>a. Activities and buildings that do not meet any one or more of the activity specific standards in Rule 14.12.1.1 (except for P8 to P10 activity standard ix. relating to noise sensitive activities in the 50 dB Ldn Air Noise Contour or the Qualifying Matter Airport Noise Influence Area refer to RD26; or P8 to P12 activity standard x. relating to storage of heavy vehicles refer to Rule 14.12.1.4 D2) for...</p> <p>A reference to the Qualifying Matter is required to align with the approach taken for rule 14.4.1.3 RD30 (submission point 10) <i>[which is referenced below]</i></p> <p><i>[Amend Rule 14.4.1.3 RD30 as follows:]</i></p> <p>a. Activities and buildings that do not meet one or more of the activity specific standards in Rule 14.4.1.1 (except for P16 - P18 standard ix. relating to noise sensitive activities in the 50 dB Ldn Air Noise Contour and or the Qualifying Matter Airport Noise Influence Area, refer to Rule 14.4.1.3 RD304; or P16-P19 standard x. relating to storage of heavy vehicles, refer to Rule 14.4.1.4 D2) for...</p> <p><i>Explanation:</i></p> <p><i>PC14 proposes to change the existing reference in the rule from RD34 to RD30. It is unclear why this is proposed and CIAL consider it to be an error. Given this, the reference to RD34 should be retained.]</i></p>	Oppose
Christchurch International Airport Limited (CIAL) /852.14	New Zealand Airports Association/ #FS2071.26	Seek Amendment	<p>Amend rule 14.12.1.3 RD16 as follows:</p> <p>a. Activities and buildings that do not meet any one or more of the activity specific standards in Rule 14.12.1.1 (except for P8 to P10 activity standard ix. relating to noise sensitive activities in the 50 dB Ldn Air Noise Contour or the Qualifying Matter Airport Noise Influence Area refer to RD26; or P8 to P12 activity standard x. relating to storage of heavy vehicles refer to Rule 14.12.1.4 D2) for...</p> <p>A reference to the Qualifying Matter is required to align with the approach taken for rule 14.4.1.3 RD30 (submission point 10) <i>[which is referenced below]</i></p> <p><i>[Amend Rule 14.4.1.3 RD30 as follows:]</i></p> <p>a. Activities and buildings that do not meet one or more of the activity specific standards in Rule 14.4.1.1 (except for P16 - P18 standard ix. relating to noise sensitive activities in the 50 dB Ldn Air Noise Contour and or the Qualifying Matter Airport Noise Influence Area, refer to Rule 14.4.1.3 RD304; or P16-P19 standard x. relating to storage of heavy vehicles, refer to Rule 14.4.1.4 D2) for...</p> <p><i>Explanation:</i></p> <p><i>PC14 proposes to change the existing reference in the rule from RD34 to RD30. It is unclear why this is proposed and CIAL consider it to be an error. Given this, the reference to RD34 should be retained.]</i></p>	Support
Christchurch International Airport Limited (CIAL) /852.14	Kāinga Ora/ #FS2082.775	Seek Amendment	<p>Amend rule 14.12.1.3 RD16 as follows:</p> <p>a. Activities and buildings that do not meet any one or more of the activity specific standards in Rule 14.12.1.1 (except for P8 to P10 activity standard ix. relating to noise sensitive activities in the 50 dB Ldn Air Noise Contour or the Qualifying Matter Airport Noise Influence Area refer to RD26; or P8 to P12 activity standard x. relating to storage of heavy vehicles refer to Rule 14.12.1.4 D2) for...</p>	Oppose

			<p>A reference to the Qualifying Matter is required to align with the approach taken for rule 14.4.1.3 RD30 (submission point 10) <i>[which is referenced below]</i></p> <p><i>[Amend Rule 14.4.1.3 RD30 as follows:]</i></p> <p><i>a. Activities and buildings that do not meet one or more of the activity specific standards in Rule 14.4.1.1 (except for P16 - P18 standard ix. relating to noise sensitive activities in the 50 dB Ldn Air Noise Contour and or the Qualifying Matter Airport Noise Influence Area, refer to Rule 14.4.1.3 RD304; or P16-P19 standard x. relating to storage of heavy vehicles, refer to Rule 14.4.1.4 D2) for...</i></p> <p><i>Explanation:</i></p> <p><i>PC14 proposes to change the existing reference in the rule from RD34 to RD30. It is unclear why this is proposed and CIAL consider it to be an error. Given this, the reference to RD34 should be retained.]</i></p>	
Christchurch International Airport Limited (CIAL) / #852.15		Seek Amendment	<p>Amend rule 14.12.1.3 RD26 as follows:</p> <p>a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour and or the Qualifying Matter Airport Noise Influence Area as shown on the Planning Maps:</p> <p>i. Residential activities which are not provided for as a permitted or controlled activity in this Chapter and which do not comply with:</p> <ul style="list-style-type: none"> • 14.12.2.1 Building height; or • 14.12.2.2 Site coverage; or • 14.12.2.3 Outdoor living space; or • 14. 12.2.14 Minimum unit size; or • 14.12.2.16 Outline development plan; or • 14.12.2.17 Comprehensive residential development. <p>ii. Education activities (Rule 14.12.2.1 P8);</p> <p>iii. Preschools (Rule 14.12.2.1 P9); or</p> <p>iv. Health care facilities (Rule 14.12.2.1 P10)</p> <p>v. Visitor accommodation in a heritage item Rule 14.12.1.1 P25).(Plan Change 4 Council Decision subject to appeal)</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited(absent its written approval).</p>	
Christchurch International Airport Limited (CIAL) /852.15	Sarah Harrow/ #FS2017.15	Seek Amendment	<p>Amend rule 14.12.1.3 RD26 as follows:</p> <p>a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour and or the Qualifying Matter Airport Noise Influence Area as shown on the Planning Maps:</p> <p>i. Residential activities which are not provided for as a permitted or controlled activity in this Chapter and which do not comply with:</p> <ul style="list-style-type: none"> • 14.12.2.1 Building height; or • 14.12.2.2 Site coverage; or • 14.12.2.3 Outdoor living space; or • 14. 12.2.14 Minimum unit size; or • 14.12.2.16 Outline development plan; or • 14.12.2.17 Comprehensive residential development. 	Oppose

			<p>ii. Education activities (Rule 14.12.2.1 P8);</p> <p>iii. Preschools (Rule 14.12.2.1 P9); or</p> <p>iv. Health care facilities (Rule 14.12.2.1 P10)</p> <p>v. Visitor accommodation in a heritage item Rule 14.12.1.1 P25).(Plan Change 4 Council Decision subject to appeal)</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited(absent its written approval).</p> <p>All residential activities within the contour that are restricted discretionary, discretionary or non-complying trigger RD34, regardless of which chapter of the Plan contains the rules that made the activity not permitted. This is not the intention of the rule and CIAL consider that the RDA rule should only be triggered in circumstances where the non-compliance relates to the residential chapter and a limited set of built form standards.</p>	
Christchurch International Airport Limited (CIAL) /852.15	Stantec/ #FS2032.62	Seek Amendment	<p>Amend rule 14.12.1.3 RD26 as follows:</p> <p>a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour and or the Qualifying Matter Airport Noise Influence Area as shown on the Planning Maps:</p> <p>i. Residential activities which are not provided for as a permitted or controlled activity in this Chapter and which do not comply with:</p> <ul style="list-style-type: none"> • 14.12.2.1 Building height; or • 14.12.2.2 Site coverage; or • 14.12.2.3 Outdoor living space; or • 14. 12.2.14 Minimum unit size; or • 14.12.2.16 Outline development plan; or • 14.12.2.17 Comprehensive residential development. <p>ii. Education activities (Rule 14.12.2.1 P8);</p> <p>iii. Preschools (Rule 14.12.2.1 P9); or</p> <p>iv. Health care facilities (Rule 14.12.2.1 P10)</p> <p>v. Visitor accommodation in a heritage item Rule 14.12.1.1 P25).(Plan Change 4 Council Decision subject to appeal)</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited(absent its written approval).</p> <p>All residential activities within the contour that are restricted discretionary, discretionary or non-complying trigger RD34, regardless of which chapter of the Plan contains the rules that made the activity not permitted. This is not the intention of the rule and CIAL consider that the RDA rule should only be triggered in circumstances where the non-compliance relates to the residential chapter and a limited set of built form standards.</p>	Oppose
Christchurch International Airport Limited (CIAL) /852.15	Christchurch International Airport Limited/ #FS2052.44	Seek Amendment	<p>Amend rule 14.12.1.3 RD26 as follows:</p> <p>a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour and or the Qualifying Matter Airport Noise Influence Area as shown on the Planning Maps:</p> <p>i. Residential activities which are not provided for as a permitted or controlled activity in this Chapter and which do not comply with:</p>	Seek Amendment

			<ul style="list-style-type: none"> • 14.12.2.1 Building height; or • 14.12.2.2 Site coverage; or • 14.12.2.3 Outdoor living space; or • 14.12.2.14 Minimum unit size; or • 14.12.2.16 Outline development plan; or • 14.12.2.17 Comprehensive residential development. <p>ii. Education activities (Rule 14.12.2.1 P8);</p> <p>iii. Preschools (Rule 14.12.2.1 P9); or</p> <p>iv. Health care facilities (Rule 14.12.2.1 P10)</p> <p>v. Visitor accommodation in a heritage item Rule 14.12.1.1 P25).(Plan Change 4 Council Decision subject to appeal)</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited(absent its written approval).</p> <p>All residential activities within the contour that are restricted discretionary, discretionary or non-complying trigger RD34, regardless of which chapter of the Plan contains the rules that made the activity not permitted. This is not the intention of the rule and CIAL consider that the RDA rule should only be triggered in circumstances where the non-compliance relates to the residential chapter and a limited set of built form standards.</p>	
Christchurch International Airport Limited (CIAL) /852.15	New Zealand Airports Association/ #FS2071.27	Seek Amendment	<p>Amend rule 14.12.1.3 RD26 as follows:</p> <p>a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour and or the Qualifying Matter Airport Noise Influence Area as shown on the Planning Maps:</p> <p>i. Residential activities which are not provided for as a permitted or controlled activity in this Chapter and which do not comply with:</p> <ul style="list-style-type: none"> • 14.12.2.1 Building height; or • 14.12.2.2 Site coverage; or • 14.12.2.3 Outdoor living space; or • 14.12.2.14 Minimum unit size; or • 14.12.2.16 Outline development plan; or • 14.12.2.17 Comprehensive residential development. <p>ii. Education activities (Rule 14.12.2.1 P8);</p> <p>iii. Preschools (Rule 14.12.2.1 P9); or</p> <p>iv. Health care facilities (Rule 14.12.2.1 P10)</p> <p>v. Visitor accommodation in a heritage item Rule 14.12.1.1 P25).(Plan Change 4 Council Decision subject to appeal)</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited(absent its written approval).</p> <p>All residential activities within the contour that are restricted discretionary, discretionary or non-complying trigger RD34, regardless of which chapter of the Plan contains the rules that made the activity not permitted. This is not the intention of the rule and CIAL consider that the RDA rule should only be triggered in circumstances where the non-compliance relates to the residential chapter and a limited set of built form standards.</p>	Support
Christchurch International Airport Limited (CIAL) /852.15	Kāinga Ora/ #FS2082.776	Seek Amendment		Oppose

			<p>Amend rule 14.12.1.3 RD26 as follows:</p> <p>a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour and or the Qualifying Matter Airport Noise Influence Area as shown on the Planning Maps:</p> <p>i. Residential activities which are not provided for as a permitted or controlled activity in this Chapter and which do not comply with:</p> <ul style="list-style-type: none"> • 14.12.2.1 Building height; or • 14.12.2.2 Site coverage; or • 14.12.2.3 Outdoor living space; or • 14.12.2.14 Minimum unit size; or • 14.12.2.16 Outline development plan; or • 14.12.2.17 Comprehensive residential development. <p>ii. Education activities (Rule 14.12.2.1 P8);</p> <p>iii. Preschools (Rule 14.12.2.1 P9); or</p> <p>iv. Health care facilities (Rule 14.12.2.1 P10)</p> <p>v. Visitor accommodation in a heritage item Rule 14.12.1.1 P25).(Plan Change 4 Council Decision subject to appeal)</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited(absent its written approval).</p> <p>All residential activities within the contour that are restricted discretionary, discretionary or non-complying trigger RD34, regardless of which chapter of the Plan contains the rules that made the activity not permitted. This is not the intention of the rule and CIAL consider that the RDA rule should only be triggered in circumstances where the non-compliance relates to the residential chapter and a limited set of built form standards.</p>	
Danne Mora Limited/ #903.43		Oppose	Delete RD28 Buildings that do not meetRule 14.12.2.18 – Roof form – Area 1Appendix 8.10.4 NorthHalswell ODP	

Residential > Rules - Future Urban Zone > Activity status table > Non-complying activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.56		Support	14.12.1.5 NC1 – NC2 NationalGrid transmission anddistribution lines. Retain Electricity Transmission Corridorsqualifying matter only to the extent of thecorridor as defined in the NES ET.	
Kāinga Ora – Homes and Communities /834.56	Transpower New Zealand Limited/ #FS2060.5	Support	14.12.1.5 NC1 – NC2 NationalGrid transmission anddistribution lines. Retain Electricity Transmission Corridorsqualifying matter only to the extent of thecorridor as defined in the NES ET. Kāinga Ora support thisqualifying matter noting that thequalifying matter only relates tothe National Grid TransmissionLines (nationally significantinfrastructure) in accordancewith s77I(e) and no other lessercategory of line.	Support
Orion New Zealand Limited (Orion)/ #854.15		Seek Amendment	Future Urban Zone Rule 14.12.1.5 Non-complying activities NC2. Add an additional clause to NC2 a. andamend clause ‘b’ as follows: iv within 3m of the outside overheadconductor of any 11kV, 400V or 230Velectricity distribution line. b. Conductive-Ffences within 5 metres of a66kV or, 33kV, 11kv, 400V or 230Velectricity distribution line support structurefoundation.	

Transpower New Zealand Limited / #878.32		Support	Supports National Grid as existing qualifying matter.	
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Residential > Rules - Future Urban Zone > Built form standards

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Graham Townsend/ #314.10		Seek Amendment	[Newbuilt form standards to require roofing colours with low reflectivity and]roof-runoff rainwater storage.	
Graham Townsend/314.10	Kāinga Ora/ #FS2082.271	Seek Amendment	<p>[Newbuilt form standards to require roofing colours with low reflectivity and]roof-runoff rainwater storage.</p> <p>The current fashion for black or dark grey roofing will exacerbate the urban heat-island effect. In view of climbing global temperatures, it is therefore a form of collective self-harm. I do not know whether it falls within the Council's power to influence this fashion, but we should be using surfaces with a much higher albedo to reflect as much incoming solar radiation back into space as we can.</p> <p>Given the likelyramping up of la Nina/El Nino cyclicity and hence the likelihood of more severe droughts, new suburban housing should includemandatory roof-runoff rainwater storage</p>	Oppose
Plain and Simple Ltd/ #627.13		Seek Amendment	<p>[Newstandards for] accessibility and environmentally responsible design, [suchas]:</p> <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping 	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.12		Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum.	
Canterbury / Westland Branch of Architectural Designers NZ/685.12	Anne Dingwall/ #FS2037.1116	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum. Buildingscontribute 20% of New Zealand's greenhouse gas emissions. [The Councilshould] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.12	Chapman Tripp/ #FS2063.66	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum. Buildingscontribute 20% of New Zealand's greenhouse gas emissions. [The Councilshould] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.12	Chapman Tripp/ #FS2064.63	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum. Buildingscontribute 20% of New Zealand's greenhouse gas emissions. [The Councilshould] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.12	Kāinga Ora/ #FS2082.356	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum. Buildingscontribute 20% of New Zealand's greenhouse gas emissions. [The Councilshould] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]	Oppose

Residential > Rules - Future Urban Zone > Built form standards > Building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Greg Olive/ #2.13		Oppose	Qualifying Matter Residential Industrial Interface is removed from 419 Halswell Junction Road	

Andrea Heath/ #16.6		Oppose	Remove the ability to construct buildings of up to 14m without resource consent.	
Russell Fish/ #116.5		Oppose	Review the 'Industrial Interface' Qualifying Matter, with a view to remove the designation where it is not already an historically established principle.	
Atlas Quarter Residents Group (22 owners) / #224.9		Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.	
Atlas Quarter Residents Group (22 owners) /224.9	Kāinga Ora/ #FS2082.173	Oppose	<p>That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.</p> <p>Who we are:</p> <p>This submission is made on behalf of the following persons, all of whom own units in the Atlas Quarter, 36 Welles Street, Christchurch Central:</p> <p>Richard Ball, Athena Ellis, Phil and Lynette Stenning, Max Lucas, Paul and Jeni Neilson, Jenny Jia and Zhongyang Yuan, Piers and Emma Bayley, Rachel and Tim Scanlan, Eileen and Vernon Payne, Bruce Fraser, Eléonore Dumaine, Peter and Faye Greenwood, Alan Steel, Gillian Smeith, Chelsea Kennedy, Deborah Bowker, Kate and Mike Peers, Peter Morris, Mathilde Vachon, Barbra Pullar, Martin Rumbold and Kirsty Stewart.</p> <p>Key points:</p> <p>We support well designed intensive residential and commercial development, integrated with sustainable transport options. We have already “put our money where our mouths are” by purchasing units in the Atlas Quarter, a large and successful inner-city development of 110 residential and three commercial units.</p> <p>We oppose the greatly increased height limits proposed by Plan Change 14. They are unnecessary and inappropriate for Christchurch.</p> <p>We support the inclusion of qualifying matters to enhance design quality and urban amenity across the City.</p> <p>Relief sought:</p> <ol style="list-style-type: none"> 1. That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible. 2. Where Government legislation and regulations require increases to height limits, that these are kept to the minimum extent possible for compliance with the regulations. 3. The need for greater intensification is supported but this does not require or justify the proposed increases in height limits as permitted activities. 4. The inclusion of the qualifying criteria is supported, independent of height limits, as a means of promoting good design and ensuring new buildings do not adversely impact existing buildings designed and constructed within the current District Plan requirements. <p>Reasons:</p> <p>Following the Christchurch earthquakes, a comprehensive design process was undertaken for the City, particularly for the central city. Deliberate and well-informed decisions were made create a liveable city, with intensified development in the central city and around suburban centres, but with lower central city height limits than previously existed. This has created a compact central city with increased densities compared to before the earthquakes, but without the height of some of the buildings that Christchurch had pre-earthquake . The consolidation has resulted in many vacant sites becoming available which are gradually being filled.</p> <p>This model was developed by looking at best practice around the world, combined with local input from residents and experts, to create an attractive and vibrant City. It set ambitious goals for increasing densities for residential living, especially in the central city and around suburban centres. It was fully integrated with future transport options and climate resilience objectives.</p> <p>It has widespread local support and was developed with considerable input and investment from Government (via CERA) and Christchurch City Council. It integrated land use and transport, seeking higher densities and more sustainable transport, as reflected in the Land Use Recovery Plan, Christchurch Central Recovery Plan and the Central City Transport Plan. It was embedded into the District Plan through an Independent Hearing Panel of experts hand-picked by the Government.</p> <p>The greatly increased height limits proposed Plan Change 14 undermines the objectives and principles that underpin the vision of the 2015 Christchurch Central Recovery Plan:</p> <p><i>“To become one of the best small cities in the world, Christchurch needs a city centre that is:</i></p> <ul style="list-style-type: none"> • <i>an inspiring place to live</i> • <i>an attractive place to invest</i> 	Oppose

			<ul style="list-style-type: none"> • <i>the best urban environment in New Zealand.</i>” <p>The decision to limit heights was a deliberate choice in achieving this vision. The proposed changes will undermine existing investments, entered into in good faith based on the Recovery Plans, while also reducing the central city’s design coherence and creating a less attractive City.</p> <p>The many empty sites and carparks that still exist post-earthquake provide adequate future capacity for the foreseeable future, including the “competitive margin” required by Government regulations. The only apparent reason for increasing the height limits appears to be compliance with new Government regulations. If the height limits are to be increased, this change should be done to the minimum extent needed to comply with these ill-considered Government requirements. There is no other justification for the proposed rules.</p> <p>The proposed rules allow new development to be concentrated in a small number of very tall buildings, with the negative impacts such as greater shading and wind tunnels, accompanied by a continuation of many empty and ugly lots in the central city. As the vacant sites are largely filled with cheap carparking, this further undermines the stated transport sustainability and climate resilience objectives.</p> <p>The scale of the buildings permitted under PC14 is not consistent with the extensive post-earthquake developments that have already occurred. The post-quake developments have created a very attractive City which will be undermined by these proposals. Existing intensive residential developments, such as the Atlas Quarter, could be overshadowed by new buildings of nearly twice the height on the east and west, blocking sunlight. Others may be blocked to the north.</p> <p>In short, the proposal for increased heights across the City are ill-considered solutions for problems that exist in Auckland, Wellington, and possibly other centres, but are not applicable to Christchurch. The geography and existing development of these other centres constrains new development. Post-earthquake Christchurch is quite different from these other centres: it is not constrained for growth opportunities, as demonstrated by the far slower growth in property prices over recent years. Even before the earthquakes, Christchurch had far more stable (less volatile) prices than Auckland and Wellington – a trend that has persisted since at least the 1970’s. In Christchurch there is housing choice, particularly with substantial increases in the number of higher density residential apartments.</p> <p>Maximising the benefits of intensification needs to consider the dis-benefits. The proposed Plan identifies loss of tree cover as a disbenefit but does appear to put sufficient emphasis on other matters. Why does it propose financial contributions for loss of tree cover but not for loss of sunlight to others, wind tunnel effects or loss of amenity? In the Christchurch context, the widespread demolition of much of the central city, including most of the taller buildings, and consolidation of activities into more compact precincts, has created a much more attractive City with a visual appearance and aesthetic appropriate for the size of the City, reflected in the Central City Recovery Plan issued by CERA after extensive public and expert engagement. Both residents and visitors are commenting on the attractiveness of this new look. Re-introducing unnecessarily large buildings undermines this new and attractive look. Even with setbacks and other requirements, it has the potential to detract from the amenity and value of the very substantial public and private investment made for the City’s re-build and recovery.</p>	
Kate Z/ #297.16		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Kate Revell/ #338.4		Seek Amendment	Restrict building heights to a maximum of 22 metres.	
Chris Neame/ #339.5		Seek Amendment	Restrict maximum height for development to 22 metres	
Alex Lowings/ #447.11		Oppose	No increase in the maximum building height in residential zones.	
Kem Wah Tan/ #471.17		Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	
Fire and Emergency/ #842.43		Seek Amendment	<p>Amend 14.12.2.1-Building height as follows:</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. See the permitted height exceptions contained within the definition of height 2. Emergency service facilities, emergency service towers and communication poles are exempt from this rule. 	

Residential > Rules - Future Urban Zone > Built form standards > Site coverage

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kem Wah Tan/ #471.18		Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	

Residential > Rules - Future Urban Zone > Built form standards > Daylight recession plane

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Paul Wing/ #70.13		Seek Amendment	Recession planes need to be protected for all residential development.	
Addington Neighbourhood Association / #205.19		Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	
Addington Neighbourhood Association /205.19	Chapman Tripp/ #FS2063.34	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Oppose
Addington Neighbourhood Association /205.19	Chapman Tripp/ #FS2064.33	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Oppose
Addington Neighbourhood Association /205.19	Kāinga Ora/ #FS2082.139	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Oppose
Addington Neighbourhood Association / #205.36		Support	Encourage intensification while considering the potential loss of amenity for existing house owners.	
Addington Neighbourhood Association /205.36	Kāinga Ora/ #FS2082.156	Support	Encourage intensification while considering the potential loss of amenity for existing house owners. Existing amenity should be protected at the same time as intensification is encouraged. Loss of sunlight and warmth from the sun on a property, through being overshadowed by a larger building being built next door, is akin to a seat being reclined by the passenger in front of you on a plane. There is a sense of loss of something you believed you were entitled to have. With a long term plan, people will know to consider the intensification potential of their neighbours' properties when they buy a property, they can vote with their feet, by buying in an area which has the right sunlight availability for them	Oppose
Steve Burns/ #276.9		Support	[Retain sunlight access provisions]	
Steve Hanson/ #454.11		Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.	
Pim Van Duin/ #738.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
New Zealand Institute of Architects Canterbury Branch/ #762.12		Support	[Supports] [s]unlight access qualifying matters	
New Zealand Institute of Architects Canterbury Branch/762.12	Anne Dingwall/ #FS2037.777	Support	[Supports] [s]unlight access qualifying matters We support adjusting the MDRS rules and sunlight angles to be better suited to Christchurch's sunlight hours and climate, this is a much-needed adjustment to ensure the health and wellbeing of our people. Whilst the council have achieved maintaining an equal amount of sunlight hours as to Auckland (by adjusting the angles), further consideration must be given to the colder climatic conditions and the impact that sun access has on the habitability of space over the winter months in Christchurch. Due to the colder climate solar gain makes a larger difference than our Auckland counterparts and this should be taken into consideration.	Support
New Zealand Institute of Architects Canterbury Branch/762.12	Kāinga Ora/ #FS2082.553	Support	[Supports] [s]unlight access qualifying matters We support adjusting the MDRS rules and sunlight angles to be better suited to Christchurch's sunlight hours and climate, this is a much-needed adjustment to ensure the health and wellbeing of our people. Whilst the council have achieved maintaining an equal amount of sunlight hours as to Auckland (by adjusting the angles), further consideration must be given to the colder climatic conditions and the impact that sun access has on the habitability of space over the winter months in Christchurch. Due to the colder climate solar gain makes a larger difference than our Auckland counterparts and this should be taken into consideration.	Oppose

Residential > Rules - Future Urban Zone > Built form standards > Minimum building setbacks from internal boundaries and railway lines

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Addington Neighbourhood Association / #205.18		Oppose	Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs.	
Addington Neighbourhood Association /205.18	Kāinga Ora/ #FS2082.138	Oppose	Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs. Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs.	Oppose
Colin Dunn/ #383.4		Seek Amendment	[That] 2 and 3 level buildings [are required] to be more than 1 meter from the boundary	
Kiwi Rail/ #829.14		Seek Amendment	Retain the identification of the NZ Rail Network as a qualifying matter.	
Kāinga Ora – Homes and Communities / #834.70		Oppose	14.12.2.5Setback from rail corridor. Delete NZ Rail Network Interface Sitesqualifying matter.	
Fire and Emergency/ #842.44		Seek Amendment	<p>Amend 14.12.2.5-Minimum building setbacks from internal boundaries and railway lines as follows:</p> <p>a. The minimum building setback from internalboundaries shall be as follows:</p> <p>ε. b. For a retirement village or acomprehensive residential development, thisrule applies only to the internal boundarieson the perimeter of the entire development.</p> <p>ϕ. c. For the purposes of this rule, this excludesguttering up to 200mm in width from the wallof a building.</p> <p><i>Advice note:</i></p> <p><i>Building setback requirements are further controlledby the Building Code. This includes the provision forfirefighter access to buildings and egress from buildings. Plan users should refer to the applicablecontrols within the Building Code to ensurecompliance can be achieved at the building consentstage. Issuance of a resource consent does notimply that waivers of Building Code requirements willbe considered/granted.</i></p>	

Residential > Rules - Future Urban Zone > Built form standards > Landscaping and tree canopy cover

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Paul Clark/ #233.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Emma Besley/ #254.8		Support	Seek that the council retains the tree canopy requirement and contributions plan.	
Maia Gerard/ #261.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Alfred Lang/ #262.4		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Harley Peddie/ #263.4		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Aaron Tily/ #264.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
John Bryant/ #265.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Alex Hobson/ #266.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Justin Muirhead/ #267.4		Support	The council retains the tree canopy requirement and contributions plan.	
Clare Marshall/ #268.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Yvonne Gilmore/ #269.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Rob Harris/ #270.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Pippa Marshall/ #271.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	

Caitriona Cameron/ #272.10		Seek Amendment	The proposal should increase minimum protection of green space and canopy cover. o All developments should include whatever green space is considered to be the minimum (i.e. no 'buying out'). o The CCC should provide, and consult on, a detailed plan about how green space will be provided, particularly in HDR zones, before any changes are made to residential planning regulations.	
Ian Chesterman/ #273.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Robert Fleming/ #274.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Adrien Taylor/ #342.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Monique Knaggs/ #345.4		Support	Seeks that the council retains the tree canopy requirement and contributions plan.	
George Laxton/ #346.4		Support	[Seek] that the council retains the tree canopy requirement and contributions plan.	
Elena Sharkova/ #347.4		Support	I seek that the council retains the tree canopy requirement and contributions plan.	
Felix Harper/ #350.10		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
James Gardner/ #361.9		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Cynthia Roberts/ #362.13		Support	[S]eek[s] that the Council retains the tree canopy requirement and contributions plan.	
Peter Galbraith/ #363.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
John Reily/ #364.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Andrew Douglas-Clifford/ #365.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Olivia Doyle/ #366.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Simon Fitchett/ #370.2		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan	
Nkau Ferguson-spence/ #371.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Julia Tokumar/ #372.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Mark Stringer/ #373.2		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan	
Michael Redepenning/ #374.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Aidan Ponsonby/ #375.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Indiana De Boo/ #379.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Christopher Seay/ #384.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Christopher Henderson/ #387.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Emma Coumbe/ #389.2		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Ezra Holder/ #391.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Ella McFarlane/ #392.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Lesley Kettle/ #394.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Emily Lane/ #395.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Blake Thomas/ #415.5		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan	
Anake Goodall/ #416.9		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Summerset Group Holdings Limited/ #443.8		Seek Amendment	amend 14.12.2.7 as follows: d.For single and/or multi residential unit developments, excluding retirement villages a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit.	
Summerset Group Holdings Limited/443.8	Kāinga Ora/ #FS2082.319	Seek Amendment	amend 14.12.2.7 as follows: d.For single and/or multi residential unit developments, excluding retirement villages a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit.	Oppose

			<p>Summerset provides an extensive amount of landscape treatment, including substantial tree planting, as part of its developments. The Plan contains specific assessment matters for retirement villages which include consideration of matters relating to site design, visual amenity and landscape treatment. These provisions further ensure that adequate landscaping and tree planting is incorporated into retirement village design.</p> <p>To avoid confusion associated with terminology and applicability of provisions, Summerset considers that the proposed tree canopy provisions relating to retirement villages are adequately provided for by other provisions in the Plan and requests that these be deleted. The requirements for non-residential activities, together with the retirement village specific assessment, would be sufficient to ensure landscape and tree provision.</p>	
Jamie Lang/ #503.6		Support	Seeks that the council retains the tree canopy requirement and contributions plan.	
Jarred Bowden/ #505.9		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Alex McMahon/ #506.6		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Ewan McLennan/ #510.10		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Harrison McEvoy/ #512.10		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Ann Vanschevensteen/ #514.10		Support	The council retains the tree canopy requirement and contributions plan.	
Zachary Freiberg/ #515.4		Support	Seek that the council retains the tree canopy requirement and contributions plan.	
Jessica Nimmo/ #516.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Alex McNeill/ #517.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Sarah Meikle/ #518.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
James Carr/ #519.19		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek that the council retains the tree canopy requirement and contributions plan.	
Amelie Harris/ #520.4		Support	I seek that the council retains the tree canopy requirement and contributions plan.	
Thomas Garner/ #521.4		Support	I seek that the council retains the tree canopy requirement and contributions plan.	
Lisa Smailes/ #522.4		Support	I seek that the council retains the tree canopy requirement and contributions plan.	
Adam Currie/ #523.9		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Daniel Tredinnick/ #524.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Gideon Hodge/ #525.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Kaden Adlington/ #527.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Lesley Clouston/ #528.7		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Daniel Carter/ #529.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Claire Cox/ #531.9		Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Albert Nisbet/ #532.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Frederick Markwell/ #533.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Matt Johnston/ #537.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Henry Seed/ #551.9		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
David Moore/ #552.7		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Josh Flores/ #553.7		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Fraser Beckwith/ #554.7		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
James Cunniffe/ #555.7		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Peter Beswick/ #557.15		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Jan-Yves Ruzicka/ #558.6		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Mitchell Tobin/ #559.7		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Reece Pomeroy/ #560.7		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	

Rob McNeur/ #562.7		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Peter Cross/ #563.3		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Angela Nathan/ #565.4		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Bruce Chen/ #566.5		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Mark Mayo/ #567.4		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Hazel Shanks/ #568.4		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Marcus Devine/ #569.4		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Christine Albertson/ #570.4		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
James Harwood/ #571.4		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Yu Kai Lim/ #572.4		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Jeff Louttit/ #573.4		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Henry Bersani/ #574.4		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Jeremy Ditzel/ #575.4		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Juliette Sargeant/ #576.4		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
James Robinson/ #577.5		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Jamie Dawson/ #578.4		Support	S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Joe Clowes/ #586.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Joe Clowes/586.4	Anne Dingwall/ #FS2037.534	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Ciaran Mee/ #587.4		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
David Lee/ #588.6		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Krystal Boland/ #589.4		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Todd Hartshorn/ #590.4		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Helen Jacka/ #591.4		Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	
Hao Ning Tan/ #594.8		Support	Seeks that the Council retains the tree canopy requirement and contributions plan	
Logan Sanko/ #595.7		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Hayley Woods/ #596.7		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Karl Moffatt-Vallance/ #597.7		Support	Seeks that the Council retains the tree canopy requirement and contributions plan <input type="text"/>	
Caleb Sixtus/ #598.7		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Maggie Lawson/ #600.4		Support	[S]eek[s] that the council retains the tree canopyrequirement and contributions plan.	
Jack Hobern/ #601.7		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Devanh Patel/ #602.7		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Evan Ross/ #603.7		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Daniel Morris/ #604.7		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Benjamin Wilton/ #605.4		Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Benjamin Wilton/605.4	Anne Dingwall/ #FS2037.1215	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
Alanna Reid/ #606.7		Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
Ailbhe Redmile/ #611.6		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Analijia Thomas/ #615.7		Support	Seek that the council retains the tree canopy requirement and contributions plan.	

Loren Kennedy/ #621.4		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Ella Herriot/ #622.4		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Peter Dobbs/ #623.8		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Seek that the council retains the tree canopy requirement and contributions plan.	
Daniel Scott/ #624.5		Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Seek that the council retains the tree canopy requirement and contributions plan.	
Rory Evans Fee/ #639.9		Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Keegan Phipps/ #643.4		Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.	
Archie Manur/ #646.4		Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.	
Declan Cruickshank/ #652.7		Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.	
Daymian Johnson/ #655.4		Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.	
Francesca Teague-Wytenburg/ #656.4		Support	Seeks that the council retains the tree canopy requirement and contributions plan.	
Ben Thorpe/ #658.9		Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Ben Thorpe/658.9	Anne Dingwall/ #FS2037.1194	Support	<p>[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.</p> <p>I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.</p> <p>The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.</p>	Support
Lucy Wingrove/ #659.4		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Bray Cooke/ #660.4		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Edward Parkes/ #661.9		Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
Bryce Harwood/ #662.9		Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan.	
Girish Ramlugun/ #713.4		Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Russell Stewart/ #714.4		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Sara Campbell/ #715.4		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Jonty Coulson/ #717.4		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Gareth Holler/ #718.4		Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Andrew Cockburn/ #719.4		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Ethan Pasco/ #721.11		Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan.	
Birdie Young/ #727.11		Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.	
Michael Hall/ #733.5		Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.	
Michael Hall/733.5	Anne Dingwall/ #FS2037.973	Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to	Support

			restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	
Pim Van Duin/ #738.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Amanda Smithies/ #752.4		Support	support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Amanda Smithies/752.4	Anne Dingwall/ #FS2037.822	Support	support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.	Support
Piripi Baker/ #753.4		Support	[Support] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Alex Shaw/ #754.4		Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
Alex Shaw/754.4	Anne Dingwall/ #FS2037.816	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Support
New Zealand Institute of Architects Canterbury Branch/ #762.6		Support	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions.	
New Zealand Institute of Architects Canterbury Branch/762.6	Anne Dingwall/ #FS2037.771	Support	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions. Christchurch will benefit from sustaining current tree canopy cover and increasing canopy coverage to areas that lack this amenity currently.	Support
New Zealand Institute of Architects Canterbury Branch/762.6	Kāinga Ora/ #FS2082.547	Support	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions. Christchurch will benefit from sustaining current tree canopy cover and increasing canopy coverage to areas that lack this amenity currently.	Oppose
New Zealand Institute of Architects Canterbury Branch/ #762.8		Seek Amendment	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions.	
New Zealand Institute of Architects Canterbury Branch/762.8	Anne Dingwall/ #FS2037.773	Seek Amendment	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions. Christchurch will benefit from sustaining current tree canopy cover and increasing canopy coverage to areas that lack this amenity currently. [Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions. Christchurch will benefit from sustaining current tree canopy cover and increasing canopy coverage to areas that lack this amenity currently.	Support
New Zealand Institute of Architects Canterbury Branch/762.8	Kāinga Ora/ #FS2082.549	Seek Amendment	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions. Christchurch will benefit from sustaining current tree canopy cover and increasing canopy coverage to areas that lack this amenity currently. [Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions. Christchurch will benefit from sustaining current tree canopy cover and increasing canopy coverage to areas that lack this amenity currently.	Oppose

Fred Coughlan/ #798.10		Oppose	delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA	
Fred Coughlan/798.10	Chapman Tripp/ #FS2063.97	Oppose	<p>delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA</p> <p>- will add another layer of complexity to the development process and is considered to 'double up' on the charges already levied by council as part of Development Contributions.</p> <p>- proposed requirement goes beyond the mandate of the NPS-UD and MDRS requiring a minimum landscaped area of 20% of a development site.</p> <p>- Wolfbrook developments in Christchurch consistently provide for more than 20% landscaping across an application site and seeks to incorporate native grasses, shrubs and trees where suitable. There have also been recent instances where council has required Wolfbrook to remove trees and replace these with shrubs in order to avoid effects on utilities which run through privately owned sites.</p> <p>- The use of financial contributions through PC14 as a means to promote urban tree canopy cover in Christchurch is a blunt instrument and represents a one-size-fitsall approach which does not account for the varying site characteristics</p>	Support
Fred Coughlan/798.10	Chapman Tripp/ #FS2064.94	Oppose	<p>delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA</p> <p>- will add another layer of complexity to the development process and is considered to 'double up' on the charges already levied by council as part of Development Contributions.</p> <p>- proposed requirement goes beyond the mandate of the NPS-UD and MDRS requiring a minimum landscaped area of 20% of a development site.</p> <p>- Wolfbrook developments in Christchurch consistently provide for more than 20% landscaping across an application site and seeks to incorporate native grasses, shrubs and trees where suitable. There have also been recent instances where council has required Wolfbrook to remove trees and replace these with shrubs in order to avoid effects on utilities which run through privately owned sites.</p> <p>- The use of financial contributions through PC14 as a means to promote urban tree canopy cover in Christchurch is a blunt instrument and represents a one-size-fitsall approach which does not account for the varying site characteristics</p>	Support
Fred Coughlan/798.10	Kāinga Ora/ #FS2082.581	Oppose	<p>delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA</p> <p>- will add another layer of complexity to the development process and is considered to 'double up' on the charges already levied by council as part of Development Contributions.</p> <p>- proposed requirement goes beyond the mandate of the NPS-UD and MDRS requiring a minimum landscaped area of 20% of a development site.</p> <p>- Wolfbrook developments in Christchurch consistently provide for more than 20% landscaping across an application site and seeks to incorporate native grasses, shrubs and trees where suitable. There have also been recent instances where council has required Wolfbrook to remove trees and replace these with shrubs in order to avoid effects on utilities which run through privately owned sites.</p> <p>- The use of financial contributions through PC14 as a means to promote urban tree canopy cover in Christchurch is a blunt instrument and represents a one-size-fitsall approach which does not account for the varying site characteristics</p>	Support
Finn Jackson/ #832.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Sylvia Maclaren/ #837.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Jacinta O'Reilly/ #839.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Rosa Shaw/ #840.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Jess Gaisford/ #841.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Allan Taunt/ #843.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Hayden Smythe/ #844.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Lauren Bonner/ #846.6		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Will Struthers/ #847.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Otautahi Community Housing Trust/ #877.17		Seek Amendment	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.	

Otautahi Community Housing Trust/877.17	Chapman Tripp/ #FS2063.174	Seek Amendment	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed. [Please see attachment]	Support
Otautahi Community Housing Trust/877.17	Chapman Tripp/ #FS2064.168	Seek Amendment	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed. [Please see attachment]	Support
Otautahi Community Housing Trust/877.17	Kāinga Ora/ #FS2082.1245	Seek Amendment	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed. [Please see attachment]	Seek Amendment
Otautahi Community Housing Trust/877.17	Kāinga Ora/ #FS2082.1313	Seek Amendment	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules. In line with our submission seeking the deletion of the tree canopy financial contribution rules, the related proposed references to tree canopy in the subdivision chapter policies and rules is also opposed. [Please see attachment]	Seek Amendment
Geoff Banks/ #918.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Dylan Lange/ #1049.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	

Residential > Rules - Future Urban Zone > Built form standards > Roof form – Area 1 – Appendix 8.10.4 North Halswell ODP

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.63		Oppose	Remove rule 14.12.2.18.	
Christchurch City Council/751.63	Anne Dingwall/ #FS2037.885	Oppose	Remove rule 14.12.2.18. This rule is being removed from the plan, along with Meadowlands /Area 1.	Support
Danne Mora Limited/ #903.44		Oppose	Delete Built Form Standard 14.12.2.18	

Residential > Rules - Enhanced Development Mechanism

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heather Woods/ #107.24		Seek Amendment	Amend 14.13 to enable Qualifying Sites to be located in ANY Residential Suburban zone, (not just the Residential Suburban Density Transition Zone).	
Cameron Matthews/ #121.10		Seek Amendment	Amend the Airport Noise Qualifying Matter to either: <ul style="list-style-type: none"> make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, 	

			<ul style="list-style-type: none"> re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan 	
Cameron Matthews/121.10	Christchurch International Airport Limited/ #FS2052.72	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan <p>Aside from the option of limiting residential density in the affected area, inadequate assessment is given to any other means to "manage the specific characteristics" as required by NPS-UD [3.33], i.e., mitigate the sound exposure.</p> <p>In the current District Plan, the effects of aircraft noise are not managed via density restrictions affecting the baseline of the zone, but by ensuring dwellings at densities exceeding a zone's baseline are subject to indoor design sound level limits specified in Christchurch District Plan Appendix 14.16.4. Curiously, this existing mechanism does not protect residents from high sound exposure if their dwelling is compliant with the permitted activities within the operative Residential Suburban zone i.e., is low-density (2 dwellings per site, 8m / 2 storey building height limit), and could therefore be considered ineffective at present at protecting residents from high sound exposure. It does, however, limit the number of dwellings (to below MDRS standards), and therefore limits the number of residents in the affected area, likely reducing the 'reverse-sensitivity' effects on the airport.</p> <p>In either of the above cases, we could instead require "any bedroom to be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB" or some other suitable fixed-attenuation, similar to residential activities within commercial and mixed-use zones [Proposed Housing and Business Choice Plan Change (PC14) Chapter 15 Commercial, 15.4.1.1 Permitted activities P12, P21; 15.5.1.1 Permitted activities P12, P21; 15.10.1.1 Permitted activities P27].</p> <p>Not only would either of these protect residents and users of all new occupied buildings from exposure to high sound levels without excessively limiting the density in the area, in-so-doing they would also limit the reverse-sensitivity effects on the airport. They would maintain some consistency with the current district plan but extend the protection from high sound exposure to residents of low-density dwellings. Sites within the ANC could then be zoned such that they were consistent with MDRS and NPS-UD, enabling greater housing capacity in an area of Riccarton/Fendalton which the TPG report highlights as central to the locations of feasible medium density development (refer to Figure 8 and Figure 9).</p>	Oppose
Cameron Matthews/121.10	Christchurch International Airport Limited/ #FS2052.200	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan <p>Aside from the option of limiting residential density in the affected area, inadequate assessment is given to any other means to "manage the specific characteristics" as required by NPS-UD [3.33], i.e., mitigate the sound exposure.</p> <p>In the current District Plan, the effects of aircraft noise are not managed via density restrictions affecting the baseline of the zone, but by ensuring dwellings at densities exceeding a zone's baseline are subject to indoor design sound level limits specified in Christchurch District Plan Appendix 14.16.4. Curiously, this existing mechanism does not protect residents from high sound exposure if their dwelling is compliant with the permitted activities within the operative Residential Suburban zone i.e., is low-density (2 dwellings per site, 8m / 2 storey building height limit), and could therefore be considered ineffective at present</p>	Oppose

			<p>at protecting residents from high sound exposure. It does, however, limit the number of dwellings (to below MDRS standards), and therefore limits the number of residents in the affected area, likely reducing the 'reverse-sensitivity' effects on the airport.</p> <p>In either of the above cases, we could instead require "any bedroom to be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB" or some other suitable fixed-attenuation, similar to residential activities within commercial and mixed-use zones [Proposed Housing and Business Choice Plan Change (PC14) Chapter 15 Commercial, 15.4.1.1 Permitted activities P12, P21; 15.5.1.1 Permitted activities P12, P21; 15.10.1.1 Permitted activities P27].</p> <p>Not only would either of these protect residents and users of all new occupied buildings from exposure to high sound levels without excessively limiting the density in the area, in-so-doing they would also limit the reverse-sensitivity effects on the airport. They would maintain some consistency with the current district plan but extend the protection from high sound exposure to residents of low-density dwellings. Sites within the ANC could then be zoned such that they were consistent with MDRS and NPS-UD, enabling greater housing capacity in an area of Riccarton/Fendalton which the TPG report highlights as central to the locations of feasible medium density development (refer to Figure 8 and Figure 9).</p>	
Carmel Woods/ #792.6		Seek Amendment	Seek that the location of Qualifying Sites for EDMs should be permitted in any Residential Suburban zone, not just the Residential Suburban Density Transition Zone.	

Residential > Rules - Enhanced Development Mechanism > Qualifying standards

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Eric Woods/ #789.7		Seek Amendment	permit Qualifying Sites to be located in ANY Residential Suburban zone, (not just the Residential Suburban Density Transition Zone).	

Residential > Rules - Enhanced Development Mechanism > Qualifying standards > Zoning qualifying standards

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heather Woods/ #107.34		Seek Amendment	<i>Delete Rule 14.13.1.1</i>	
Andrew Stevenson/ #795.6		Seek Amendment	[A] Allow Qualifying Sites not only in Residential Suburban Density Transition Zone, but also in any Residential Suburban Zone.	
Justin Woods/ #796.5		Seek Amendment	[P] Permit Qualifying Sites to not just the Residential Suburban Density Transition Zone, but also be ANY Residential Suburban zone.	
Zsuzsanna Hajnal/ #797.6		Seek Amendment	[P] Permit EDM sites in any Residential Suburban zone, not just the Residential Suburban Density Transition Zone.	
Ramon Gelonch Roca/ #800.5		Seek Amendment	Allow Qualifying Sites to include any Residential Suburban Zone, not only in Residential Suburban Density Transition Zone.	
Jean Turner/ #801.6		Seek Amendment	[P] Permit Qualifying Sites to be located in ANY Residential Suburban zone, (not just the Residential Suburban Density Transition Zone)	
Anita Moir/ #802.6		Seek Amendment	[P] Permit Qualifying Sites to be located in ANY Residential Suburban zone, (not just the Residential Suburban Density Transition Zone).	
Tamsin Woods/ #803.6		Seek Amendment	[P] Permit Qualifying Sites [in] ANY Residential Suburban zone, not just the Residential Suburban Density Transition Zone	

Residential > Rules - Enhanced Development Mechanism > Qualifying standards > Location qualifying standards

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heather Woods/ #107.33		Seek Amendment	<p>Amend 14.13.1.4 to apply the following</p> <p>A. 800 metres EDM walking distance of:</p> <p><i>I. A Commercial Business City Centre Zone, or Commercial Mixed use Zone.</i></p> <p><i>II. A supermarket of not less than 1000m² gross floor area - except that B does not apply to EDM in the Residential Banks Peninsula Zone;</i></p> <p><i>B. 800 metres EDM walking distance of either a primary or intermediate school;</i></p> <p><i>C. 400 metres EDM walking distance of an Open Space 2 Zone or an Open Space 1 Zone that has an area greater than 4000m²;</i></p>	
James Harwood/ #571.28		Support	Seeks that rules relating to Higher-density housing near the city and commercial centres be supported.	
James Harwood/ #571.29		Support	Seeks that higher density housing near the city and commercial centres be supported.	

Residential > Rules - Enhanced Development Mechanism > Activity status tables > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.61		Seek Amendment	[In RD2 and RD3] Amend the numbering of the [assessment] matters to show its correct numbering: Residential design principles - Rule 14.15.1; Site density and site coverage - Rule 14.15.2; Impacts on neighbouring property - Rule14.15.3; Minimum unit size and unit mix - Rule 14.15.5; Scale and nature of activity - Rule 14.15.6; Traffic generation and access safety - Rule14.15.7; Water supply for fire fighting - Rule 14.15.8; Acoustic insulation - Rule 14.15.9; Non-residential hours of operation - Rule14.15.25; Retirement villages - Rule 14.15.10; Street scene - road boundary building setback,fencing and planting - Rule 14.15.18; Minimum building, window and balconys setbacks - Rule 14.15.19; Service, storage and waste managementspaces - Rule 14.15.20; Outdoor living space - Rule 14.15.21	
Christchurch City Council/751.61	Anne Dingwall/ #FS2037.883	Seek Amendment	[In RD2 and RD3] Amend the numbering of the [assessment] matters to show its correct numbering: Residential design principles - Rule 14.15.1; Site density and site coverage - Rule 14.15.2; Impacts on neighbouring property - Rule14.15.3; Minimum unit size and unit mix - Rule 14.15.5; Scale and nature of activity - Rule 14.15.6; Traffic generation and access safety - Rule14.15.7; Water supply for fire fighting - Rule 14.15.8; Acoustic insulation - Rule 14.15.9; Non-residential hours of operation - Rule14.15.25; Retirement villages - Rule 14.15.10; Street scene - road boundary building setback,fencing and planting - Rule 14.15.18; Minimum building, window and balconys setbacks - Rule 14.15.19; Service, storage and waste managementspaces - Rule 14.15.20; Outdoor living space - Rule 14.15.21 Consequential amendments tonumbering of rules referred to in matters of discretion/control.	Support

Residential > Rules - Enhanced Development Mechanism > Built form standards

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Plain and Simple Ltd/ #627.14		Seek Amendment	[Newstandards for] accessibility and environmentally responsible design, [suchas]: <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping 	

Residential > Rules - Enhanced Development Mechanism > Built form standards > Daylight recession planes

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Paul Wing/ #70.14		Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.	
Geoff Tune/ #97.1		Seek Amendment	That the proposed provision 14.13.3.2 to be amended to 'buildings shall not project beyond a building envelope constructed by recession planes from points 3 meters (2-3 metres) above boundaries with other sites as shown in Appendix 14.16.2, withreplaced MDRS angles i.e 55° (diagram C) except that: <ol style="list-style-type: none"> where an internal boundary of a site abuts an access lot, access strip, or access to a rear lot, the recession plane may be constructed from points 2.3 metres above the furthest boundary of the access lot, access strip, or access to a rear lot or any combination of these areas; where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall. Where the building is located in a Flood Management Area, the exemptions in Rule 5.4.1.3 apply (for activities P1-P4 in Table 5.4.1.1b).' <p>[The proposed amendments in relation to height at boundary are the same as currently proposed in PC14].</p>	
Steve Burns/ #276.10		Support	[Retain sunlight access provisions]	

Residential > Rules - Enhanced Development Mechanism > Built form standards > Minimum unit size, and mix of units

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heather Woods/ #107.11		Support	Support 14.13.3.5 - provided CCC include provision for transportable homes	
Heather Woods/ #107.25		Seek Amendment	Amend 14.13.4.5 to decrease the net floor area requirements of these homes (e.g. by 33%). The current net floor area requirements are not aligned with the MDRS which has no such restrictions.	
Eric Woods/ #789.8		Seek Amendment	Amend 14.13.4.5. and decrease the net floor area requirements of tiny homes (e.g. by 33%).	
Carmel Woods/ #792.7		Seek Amendment	Seek that the net floor area requirements of Enhanced Development Mechanism homes are reduced by 33%.	
Andrew Stevenson/ #795.7		Oppose	[E]liminate the net floor area requirements of EDM homes.	
Justin Woods/ #796.6		Seek Amendment	[E]liminate or drastically reduce the net floor area requirements of Enhanced Development Mechanism homes.	
Zsuzsanna Hajnal/ #797.7		Seek Amendment	[D]ecrease the net floor area requirements of these EDM homes (e.g. by 33%).	
Ramon Gelonch Roca/ #800.6		Seek Amendment	Eliminate the net floor area requirements of EDM homes in order to align with the MDRS, which has no such restrictions.	
Jean Turner/ #801.7		Seek Amendment	[E]liminate the net floor area requirements of these homes, or at least decrease them by at least 33%.	
Anita Moir/ #802.7		Seek Amendment	[D]ecrease the net floor area requirements of these homes (e.g. by 33%).	
Tamsin Woods/ #803.7		Seek Amendment	[E]liminate or drastically reduce the net floor area requirements of Enhanced Development Mechanism homes.	

Residential > Rules - Enhanced Development Mechanism > Built form standards > Outdoor living space

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heather Woods/ #107.12		Support	Support 14.13.3.7 provided Transportable homes are provided for	
Heather Woods/ #107.13		Seek Amendment	Support 14.13.4.7 provided transportable homes are provided for	
Heather Woods/ #107.26		Seek Amendment	Amend 14.13.4.7 To enable the option for outdoor living spaces to be shared or partially shared with neighbouring dwellings. Or at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.	
Eric Woods/ #789.9		Seek Amendment	To enable the option for outdoor living spaces to be shared or partially shared with neighbouring dwellings. Or at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.	
Carmel Woods/ #792.8		Seek Amendment	Seek that the standards make it possible for outdoor living spaces to be shared or partially shared with adjacent homes, or allow for a portion of outdoor living areas to be fulfilled by shared greenspaces.	
Andrew Stevenson/ #795.8		Seek Amendment	[A]llow for outdoor living spaces to be shared or partially shared with neighboring dwellings.	
Zsuzsanna Hajnal/ #797.8		Seek Amendment	[A]llow outdoor living space requirement to allow for greenspaces to be shared or partially shared with neighbouring dwellings. Alternatively, a portion of outdoor living space requirements should be permitted to be fulfilled by shared greenspaces.	
Ramon Gelonch Roca/ #800.7		Seek Amendment	Allow for outdoor living spaces to be shared or partially shared with neighboring dwellings.	
Jean Turner/ #801.8		Seek Amendment	[Allow] for outdoor living spaces to be shared or partially shared with adjacent homes, or allow for a portion of outdoor living areas to be fulfilled by shared greenspaces.	
Anita Moir/ #802.8		Seek Amendment	[E]nable the option for outdoor living spaces to be shared or partially shared with neighbouring dwellings. Or at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.	
Tamsin Woods/ #803.8		Seek Amendment	[That] r individual outdoor living spaces [are allowed] to be smaller [where there are] outdoor living spaces shared or partially shared with neighbouring dwellings.	

Residential > Rules - Enhanced Development Mechanism > Built form standards > Service, storage, and waste management spaces

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Heather Woods/ #107.14		Seek Amendment	Support 14.13.4.8. provided CCC is to provide for Transportable Homes Hubs within this criteria.	
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Residential > Rules - Enhanced Development Mechanism > Built form standards > Landscaping and tree planting

Submission Number	Further Submission No	Position	Decision Requested	FS Position
James Harwood/ #571.22		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Analija Thomas/ #615.17		Support	Seek that the council retains the tree canopy requirement and contributions plan.	

Residential > Rules - Enhanced Development Mechanism > Built form standards > Acoustic Insulation

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heather Woods/ #107.15		Seek Amendment	Support 14.13.3.10 on the basis CCC is to provide for Transportable Homes Hubs	

Residential > Rules - Enhanced Development Mechanism > Built form standards > Maximum building coverage within Enhanced development mechanism areas

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heather Woods/ #107.16		Seek Amendment	Support 14.13.3.12 on the basis CCC is to provide for Transportable Homes Hubs within this criteria.	

Residential > DELETE Rules - Community Housing Redevelopment Mechanism

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heather Woods/ #107.17		Seek Amendment	Reinstate sub-chapter 14.14 - Community Housing Development Mechanism	
Pamela-Jayne Cooper/ #625.4		Oppose	Oppose [proposed deletion of 14.14]	
Pamela-Jayne Cooper/625.4	Anne Dingwall/ #FS2037.1204	Oppose	Oppose [proposed deletion of 14.14] Community Housing Redevelopment Mechanisms This has all been strikes out??? It is nonsense. The district plan text amendments are painful to read. I am not confident that I have completely understood or interpreted parts.	Support
Kāinga Ora – Homes and Communities / #834.237		Support	[That the Community Housing Redevelopment Mechanism remains deleted and is not re-instated].	
Kāinga Ora – Homes and Communities /834.237	Catholic Diocese of Christchurch/ #FS2044.95	Support	[That the Community Housing Redevelopment Mechanism remains deleted and is not re-instated]. Kāinga Ora supports the deletion of theCommunity Housing RedevelopmentMechanism, provided Plan Change 14 is amended consistent with the relief soughtin this submission.	Support
Kāinga Ora – Homes and Communities /834.237	LMM Investments 2012 Limited/ #FS2049.157	Support	[That the Community Housing Redevelopment Mechanism remains deleted and is not re-instated]. Kāinga Ora supports the deletion of theCommunity Housing RedevelopmentMechanism, provided Plan Change 14 is amended consistent with the relief soughtin this submission.	Support

Residential > Rules - Matters of control and discretion

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Te Mana Ora/Community and Public Health/ #145.10		Seek Amendment	Te Mana Ora recommends that Christchurch City Council considers incorporating the Healthy Streets Approach into matters of control and discretion to create places that are vibrant and inclusive, where people feel safe and relaxed and there are things to do and see.	
Te Mana Ora/Community and Public Health/145.10	Anne Dingwall/ #FS2037.206	Seek Amendment	<p>Te Mana Ora recommends that Christchurch City Council considers incorporating the Healthy Streets Approach into matters of control and discretion to create places that are vibrant and inclusive, where people feel safe and relaxed and there are things to do and see.</p> <p>It is important to consider how neighbourhood design can contribute to social connection and sense of community. Neighbourhoods can influence opportunities for meaningful social interaction, including through the layout of streets, local amenities and public spaces. Places that encourage social interaction are designed to be accessible by all, have destinations for friends to meet, and have 'bumping spaces' for interactions, such as street furniture (Campaign to End Loneliness. (2023). Tackling Loneliness through the Built Environment. Accessed from: https://www.campaigntoendloneliness.org/tackling-loneliness/tackling-loneliness-through-the-built-environment/).</p> <p>The Healthy Streets Approach is a useful tool for conceptualising how neighbourhood design can facilitate sense of community and social connection. The Healthy Streets Indicators outline aspects of the human experience of being on streets that should be considered when planning public spaces (Figure 2).</p>	Support



Figure 2: The Healthy Streets Indicators

Considering how to make places attractive is also important when rezoning areas of the city, such as industrial areas, which may lack such place-making features.

Te Mana Ora/Community and Public Health/145.10

Chapman Tripp/
#FS2063.14

Seek
Amendment

Te Mana Ora recommends that Christchurch City Council considers incorporating the Healthy Streets Approach into matters of control and discretion to create places that are vibrant and inclusive, where people feel safe and relaxed and there are things to do and see.

It is important to consider how neighbourhood design can contribute to social connection and sense of community. Neighbourhoods can influence opportunities for meaningful social interaction, including through the layout of streets, local amenities and public spaces. Places that encourage social interaction are designed to be accessible by all, have destinations for friends to meet, and have 'bumping spaces' for interactions, such as street furniture (Campaign to End Loneliness. (2023). Tackling Loneliness through the Built Environment. Accessed from:

Oppose

<https://www.campaigntoendloneliness.org/tackling-loneliness/tackling-loneliness-through-the-built-environment/>).

The Healthy Streets Approach is a useful tool for conceptualising how neighbourhood design can facilitate sense of community and social connection. The Healthy Streets Indicators outline aspects of the human experience of being on streets that should be considered when planning public spaces (Figure 2).

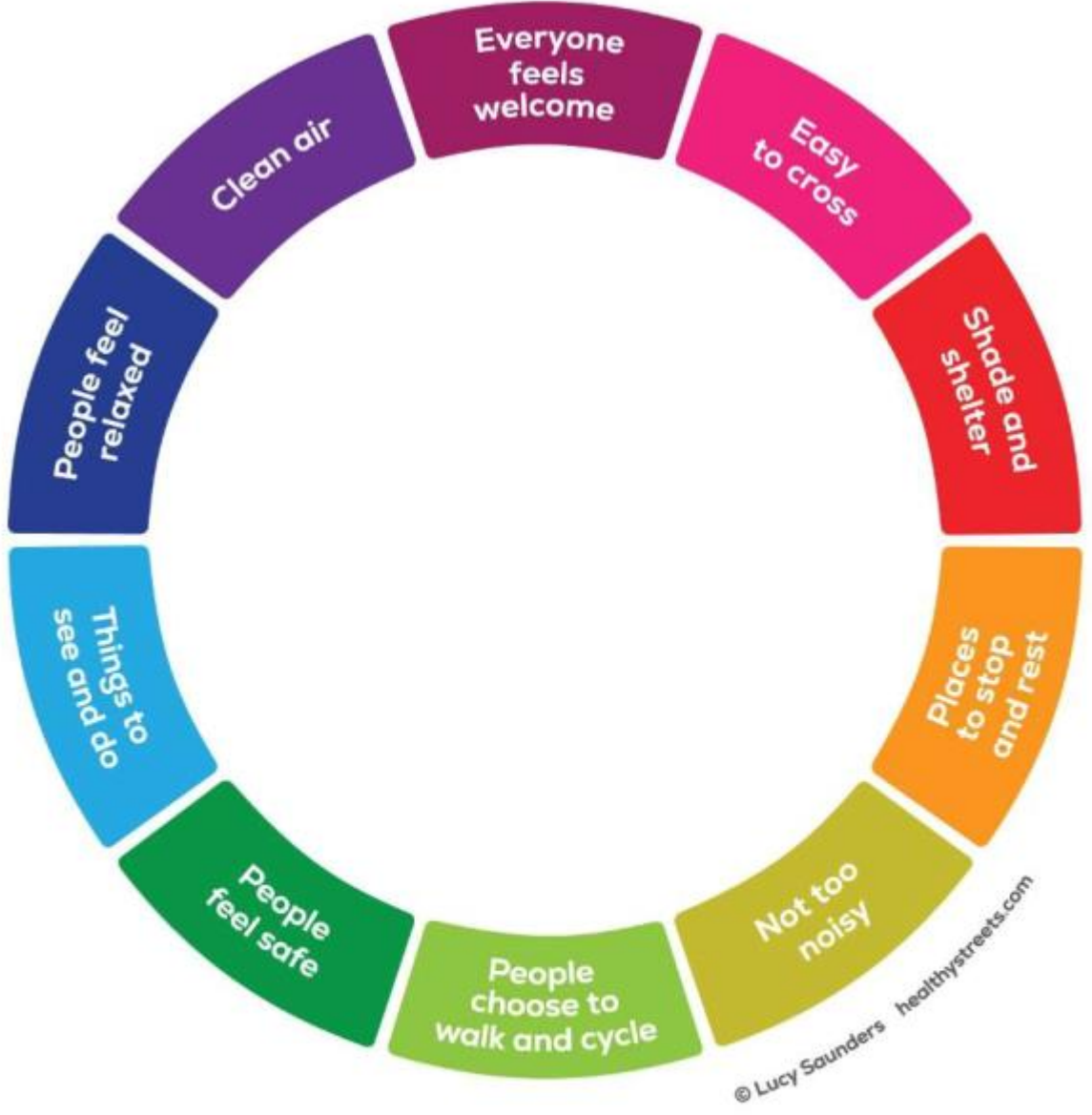


Figure 2: The Healthy Streets Indicators

Considering how to make places attractive is also important when rezoning areas of the city, such as industrial areas, which may lack such place-making features.

Te Mana Ora/Community and Public Health/145.10

Chapman Tripp/
#FS2064.14

Seek Amendment

Te Mana Ora recommends that Christchurch City Council considers incorporating the Healthy Streets Approach into matters of control and discretion to create places that are vibrant and inclusive, where people feel safe and relaxed and there are things to do and see.

Seek Amendment

		<p>It is important to consider how neighbourhood design can contribute to social connection and sense of community. Neighbourhoods can influence opportunities for meaningful social interaction, including through the layout of streets, local amenities and public spaces. Places that encourage social interaction are designed to be accessible by all, have destinations for friends to meet, and have 'bumping spaces' for interactions, such as street furniture (Campaign to End Loneliness. (2023). Tackling Loneliness through the Built Environment. Accessed from: https://www.campaigntoendloneliness.org/tackling-loneliness/tackling-loneliness-through-the-built-environment/).</p> <p>The Healthy Streets Approach is a useful tool for conceptualising how neighbourhood design can facilitate sense of community and social connection. The Healthy Streets Indicators outline aspects of the human experience of being on streets that should be considered when planning public spaces (Figure 2).</p>	
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Figure 2: The Healthy Streets Indicators

Considering how to make places attractive is also important when rezoning areas of the city, such as industrial areas, which may lack such place-making features.

Te Mana Ora/Community and Public Health/145.10

Kāinga Ora/ #FS2082.61

Seek Amendment

Te Mana Ora recommends that Christchurch City Council considers incorporating the Healthy Streets Approach into matters of control and discretion to create places that are vibrant and inclusive, where people feel safe and relaxed and there are things to do and see.

It is important to consider how neighbourhood design can contribute to social connection and sense of community. Neighbourhoods can influence opportunities for meaningful social interaction, including through the layout of streets, local amenities and public spaces. Places that encourage social interaction are designed to be accessible by all, have destinations for friends to meet, and have 'bumping spaces' for interactions, such as street furniture (Campaign to End Loneliness. (2023). Tackling Loneliness through the Built Environment. Accessed from:

Oppose

<https://www.campaigntoendloneliness.org/tackling-loneliness/tackling-loneliness-through-the-built-environment/>).

The Healthy Streets Approach is a useful tool for conceptualising how neighbourhood design can facilitate sense of community and social connection. The Healthy Streets Indicators outline aspects of the human experience of being on streets that should be considered when planning public spaces (Figure 2).



Figure 2: The Healthy Streets Indicators

Considering how to make places attractive is also important when rezoning areas of the city, such as industrial areas, which may lack such place-making features.

Josie Schroder/ #780.18		Support	Retain 14.15 as notified.	
Josie Schroder/780.18	Anne Dingwall/ #FS2037.756	Support	Retain 14.15 as notified. Thematters are appropriate to ensuring a well-functioning urban environmentincluding high quality urban design.	Support
Marta Scott/ #786.3		Seek Amendment	[Consider additional assessment matters: impacts on existing retaining walls + types of vegetation at boundaries]	

Kāinga Ora – Homes and Communities / #834.85		Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ	
Kāinga Ora – Homes and Communities /834.85	Catholic Diocese of Christchurch/ #FS2044.58	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. 2. Rezone all areas subject to this QM to MRZ.	Support
Kāinga Ora – Homes and Communities /834.85	Carter Group Limited/ #FS2045.59	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. 2. Rezone all areas subject to this QM to MRZ.	Support
Kāinga Ora – Homes and Communities /834.85	Carter Group Limited/ #FS2045.61	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. 2. Rezone all areas subject to this QM to MRZ.	Support
Kāinga Ora – Homes and Communities /834.85	LMM Investments 2012 Limited/ #FS2049.33	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. 2. Rezone all areas subject to this QM to MRZ.	Support
Kāinga Ora – Homes and Communities /834.85	Chapman Tripp/ #FS2063.130	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. 2. Rezone all areas subject to this QM to MRZ.	Support
Kāinga Ora – Homes and Communities /834.85	Chapman Tripp/ #FS2064.125	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. 2. Rezone all areas subject to this QM to MRZ.	Support
Kāinga Ora – Homes and Communities /834.85	Andrew McCarthy/ #FS2081.11	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. 2. Rezone all areas subject to this QM to MRZ.	Support

Residential > Rules - Matters of control and discretion > Residential design principles

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Te Mana Ora/Community and Public Health/ #145.9		Support	Te Mana Ora supports the proposed residential design principle 'site layout and context' (rule 14.15.1).	
Te Mana Ora/Community and Public Health/ #145.23		Support	Te Mana Ora supports the proposed changes to the safety section of the residential design principles (14.15.1 h) which strengthen CPTED principles to achieve a safe, secure environment.	
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) / #212.12		Seek Amendment	<p>Amend Clause (c) as follows: - Insert new:</p> <p>G. Incorporates design techniques to minimise reverse sensitivity effects on existing lawfully established non-residential activities.</p> <p>Amend Clause (e) as follows - Insert new:</p> <p>F. Incorporates design techniques to minimise reverse sensitivity effects on existing lawfully established non-residential activities.</p> <p>Amend Clause (f) as follows: Insert new:</p> <p>F. Incorporates design techniques to minimise reverse sensitivity effects on existing lawfully established non-residential activities.</p>	

BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) /212.12	Christchurch International Airport Limited/ #FS2052.48	Seek Amendment	<p>Amend Clause (c) as follows: - Insert new:</p> <p>G. Incorporates design techniques to minimise reverse sensitivity effects on existing lawfully established non-residential activities.</p> <p>Amend Clause (e) as follows - Insert new:</p> <p>F. Incorporates design techniques to minimise reverse sensitivity effects on existing lawfully established non-residential activities.</p> <p>Amend Clause (f) as follows: Insert new:</p> <p>F. Incorporates design techniques to minimise reverse sensitivity effects on existing lawfully established non-residential activities.</p> <p>The Fuel Companies support the proposed changes to Clause (c) but consider, for reasons previously stated, that direction is required as to how the development of four more dwellings incorporates design techniques to minimise reverse sensitivity effects on existing non-residential activities.</p>	Support
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) /212.12	Orion New Zealand Limited/ #FS2056.25	Seek Amendment	<p>Amend Clause (c) as follows: - Insert new:</p> <p>G. Incorporates design techniques to minimise reverse sensitivity effects on existing lawfully established non-residential activities.</p> <p>Amend Clause (e) as follows - Insert new:</p> <p>F. Incorporates design techniques to minimise reverse sensitivity effects on existing lawfully established non-residential activities.</p> <p>Amend Clause (f) as follows: Insert new:</p> <p>F. Incorporates design techniques to minimise reverse sensitivity effects on existing lawfully established non-residential activities.</p> <p>The Fuel Companies support the proposed changes to Clause (c) but consider, for reasons previously stated, that direction is required as to how the development of four more dwellings incorporates design techniques to minimise reverse sensitivity effects on existing non-residential activities.</p>	Support
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) /212.12	Kāinga Ora/ #FS2082.161	Seek Amendment	<p>Amend Clause (c) as follows: - Insert new:</p> <p>G. Incorporates design techniques to minimise reverse sensitivity effects on existing lawfully established non-residential activities.</p> <p>Amend Clause (e) as follows - Insert new:</p> <p>F. Incorporates design techniques to minimise reverse sensitivity effects on existing lawfully established non-residential activities.</p>	Oppose

			Amend Clause (f) as follows: Insert new: F. Incorporates design techniques to minimise reverse sensitivity effects on existing lawfully established non-residential activities. The Fuel Companies support the proposed changes to Clause (c) but consider, for reasons previously stated, that direction is required as to how the development of four more dwellings incorporates design techniques to minimise reverse sensitivity effects on existing non-residential activities.	
Vickie Hearnshaw/ #305.1		Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	
Vickie Hearnshaw/305.1	Anne Dingwall/ #FS2037.412	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing] I do support the idea of developing a new town plan. What is most important, is to make sure that the over design is homogeneous. Most cities people generally admire and like to be in include Paris, Vienna and Berlin. This is because they have good access, but most importantly is the way the buildings are articulated i.e. beautifully proportioned. This is usually in relation to height, but also the design of detailing. This must include the size and placement of windows. Most recent higher density housing are very unattractive as they are built to the lowest standard. A flash of bright colour as a design feature, will not cut the mustard. Potentially they will become undesirable and future slums	Support
Waka Kotahi (NZ Transport Agency) / #805.9		Oppose	Delete the City Spine Transport Corridor Qualifying Matter.	
Kāinga Ora – Homes and Communities / #834.203		Seek Amendment	[Amend] as follows: e) Whether the design of the development is in keeping with, or complements, the scale and character of development anticipated for the surrounding area and relevant significant natural, heritage and cultural features. f) The relationship of the development with adjoining streets or public open spaces including the provision of landscaping, and the orientation of glazing and pedestrian entrances; g) Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable room windows and balconies; h) The provision of adequate outdoor living spaces, outdoor service spaces, waste and recycling bin storage including the management of amenity effects of these on occupants and adjacent streets or public open spaces; i) Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces.	
Kāinga Ora – Homes and Communities /834.203	Geoffrey Banks/ #FS2018.4	Seek Amendment	[Amend] as follows: e) Whether the design of the development is in keeping with, or complements, the scale and character of development anticipated for the surrounding area and relevant significant natural, heritage and cultural features. f) The relationship of the development with adjoining streets or public open spaces including the provision of landscaping, and the orientation of glazing and pedestrian entrances; g) Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable room windows and balconies; h) The provision of adequate outdoor living spaces, outdoor service spaces, waste and recycling bin storage including the management of amenity effects of these on occupants and adjacent streets or public open spaces;	Oppose

			<p>i) Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces.</p> <p>The proposed assessment matters for both the '4 or more units' urban design rule and the built form rules are excessive and overlapping. Kāinga Ora seeks that they be simplified and consolidated.</p>	
Kāinga Ora – Homes and Communities /834.203	Anne Dingwall/ #FS2037.28	Seek Amendment	<p>[Amend] as follows:</p> <p>e) Whether the design of the development is in keeping with, or complements, the scale and character of development anticipated for the surrounding area and relevant significant natural, heritage and cultural features.</p> <p>f) The relationship of the development with adjoining streets or public open spaces including the provision of landscaping, and the orientation of glazing and pedestrian entrances;</p> <p>g) Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable room windows and balconies;</p> <p>h) The provision of adequate outdoor living spaces, outdoor service spaces, waste and recycling bin storage including the management of amenity effects of these on occupants and adjacent streets or public open spaces;</p> <p>i) Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces.</p> <p>The proposed assessment matters for both the '4 or more units' urban design rule and the built form rules are excessive and overlapping. Kāinga Ora seeks that they be simplified and consolidated.</p>	Support
Kāinga Ora – Homes and Communities /834.203	LMM Investments 2012 Limited/ #FS2049.122	Seek Amendment	<p>[Amend] as follows:</p> <p>e) Whether the design of the development is in keeping with, or complements, the scale and character of development anticipated for the surrounding area and relevant significant natural, heritage and cultural features.</p> <p>f) The relationship of the development with adjoining streets or public open spaces including the provision of landscaping, and the orientation of glazing and pedestrian entrances;</p> <p>g) Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable room windows and balconies;</p> <p>h) The provision of adequate outdoor living spaces, outdoor service spaces, waste and recycling bin storage including the management of amenity effects of these on occupants and adjacent streets or public open spaces;</p> <p>i) Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces.</p> <p>The proposed assessment matters for both the '4 or more units' urban design rule and the built form rules are excessive and overlapping. Kāinga Ora seeks that they be simplified and consolidated.</p>	Support

Fire and Emergency/ #842.26		Support	[S]upports the consideration of parking made through the PC14 amendments made to the matter of control 14.15.1 Residential Design Principles.	
Fire and Emergency/ #842.45		Seek Amendment	<p>Amend 14.15.1-Residential design principles as follows:</p> <p>...</p> <p>g. Access, parking and servicing</p> <p>i. Whether the development provides for good, safe access and integration of space for pedestrian movement, cyclist servicing, and parking (where provided).</p> <p>ii. The relevant considerations are the extent to which the development:</p> <p>A. integrates access in a way that is safe for all users, and offers direct and convenient access for pedestrians and cyclists from the street to the front door of each unit;</p> <p>B. provides effective physical separation between vehicles and any dedicated pedestrian access;</p> <p>C. when parking areas and garages are provided, these are designed and located in a way that does not dominate the development, particularly when viewed from the street or other public open spaces;</p> <p>D. when no on-site car parking is provided, the movement of people and car-free modes of travel are facilitated, including accesses that are of sufficient width and standard of formation to be used by people with differing mobility needs; and</p> <p>E. provides for suitable storage (including bike storage) and service spaces which are conveniently accessible for people with differing mobility needs, safe and/or secure, and located and/or designed to minimise adverse effects on occupants, neighbours and public spaces.</p> <p>iii. Whether the development provides for appropriate emergency access on/to the site:</p> <p>A. The extent to which access to the on-site alternative firefighting water supply complies with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.</p> <p>B. The extent to which developments provide for emergency service access including pedestrian accessways that are clear, unobstructed and well lit</p> <p>C. The extent to which wayfinding for different properties on a development are clear in day and night is provided.</p>	
Fire and Emergency/842.45	Chapman Tripp/ #FS2063.163	Seek Amendment	<p>Amend 14.15.1-Residential design principles as follows:</p> <p>...</p> <p>g. Access, parking and servicing</p> <p>i. Whether the development provides for good, safe access and integration of space for pedestrian movement, cyclist servicing, and parking (where provided).</p> <p>ii. The relevant considerations are the extent to which the development:</p> <p>A. integrates access in a way that is safe for all users, and offers direct and convenient access for pedestrians and cyclists from the street to the front door of each unit;</p> <p>B. provides effective physical separation between vehicles and any dedicated pedestrian access;</p>	Seek Amendment

			<p>C. when parking areas and garages are provided, these are designed and located in a way that does not dominate the development, particularly when viewed from the street or other public open spaces;</p> <p>D. when no on-site car parking is provided, the movement of people and car-free modes of travel are facilitated, including accesses that are of sufficient width and standard of formation to be used by people with differing mobility needs; and</p> <p>E. provides for suitable storage (including bike storage) and service spaces which are conveniently accessible for people with differing mobility needs, safe and/or secure, and located and/or designed to minimise adverse effects on occupants, neighbours and public spaces.</p> <p>iii. Whether the development provides for appropriate emergency access on/to the site:</p> <p>A. The extent to which access to the on-site alternative firefighting water supply complies with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.</p> <p>B. The extent to which developments provide for emergency service access including pedestrian accessways that are clear, unobstructed and well lit</p> <p>C. The extent to which wayfinding for different properties on a development are clear in day and night is provided.</p> <p>Fire and Emergency seeks reference to emergency access on site.</p>	
Fire and Emergency/842.45	Chapman Tripp/ #FS2064.157	Seek Amendment	<p>Amend 14.15.1-Residential design principles as follows:</p> <p>...</p> <p>g. Access, parking and servicing</p> <p>i. Whether the development provides for good, safe access and integration of space for pedestrian movement, cyclist servicing, and parking (where provided).</p> <p>ii. The relevant considerations are the extent to which the development:</p> <p>A. integrates access in a way that is safe for all users, and offers direct and convenient access for pedestrians and cyclists from the street to the front door of each unit;</p> <p>B. provides effective physical separation between vehicles and any dedicated pedestrian access;</p> <p>C. when parking areas and garages are provided, these are designed and located in a way that does not dominate the development, particularly when viewed from the street or other public open spaces;</p> <p>D. when no on-site car parking is provided, the movement of people and car-free modes of travel are facilitated, including accesses that are of sufficient width and standard of formation to be used by people with differing mobility needs; and</p> <p>E. provides for suitable storage (including bike storage) and service spaces which are conveniently accessible for people with differing mobility needs, safe and/or secure, and located and/or designed to minimise adverse effects on occupants, neighbours and public spaces.</p> <p>iii. Whether the development provides for appropriate emergency access on/to the site:</p> <p>A. The extent to which access to the on-site alternative firefighting water supply complies with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.</p>	Oppose

			<p>B. The extent to which developments provide for emergency service access including pedestrian accessways that are clear, unobstructed and well lit</p> <p>C. The extent to which wayfinding for different properties on a development are clear in day and night is provided.</p> <p>Fire and Emergency seeks reference to emergency access on site.</p>	
Fire and Emergency/842.45	Kāinga Ora/ #FS2082.767	Seek Amendment	<p>Amend 14.15.1-Residential design principles as follows:</p> <p>...</p> <p>g. Access, parking and servicing</p> <p>i. Whether the development provides for good, safe access and integration of space for pedestrian movement, cyclist servicing, and parking (where provided).</p> <p>ii. The relevant considerations are the extent to which the development:</p> <p>A. integrates access in a way that is safe for all users, and offers direct and convenient access for pedestrians and cyclists from the street to the front door of each unit;</p> <p>B. provides effective physical separation between vehicles and any dedicated pedestrian access;</p> <p>C. when parking areas and garages are provided, these are designed and located in a way that does not dominate the development, particularly when viewed from the street or other public open spaces;</p> <p>D. when no on-site car parking is provided, the movement of people and car-free modes of travel are facilitated, including accesses that are of sufficient width and standard of formation to be used by people with differing mobility needs; and</p> <p>E. provides for suitable storage (including bike storage) and service spaces which are conveniently accessible for people with differing mobility needs, safe and/or secure, and located and/or designed to minimise adverse effects on occupants, neighbours and public spaces.</p> <p>iii. Whether the development provides for appropriate emergency access on/to the site:</p> <p>A. The extent to which access to the on-site alternative firefighting water supply complies with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.</p> <p>B. The extent to which developments provide for emergency service access including pedestrian accessways that are clear, unobstructed and well lit</p> <p>C. The extent to which wayfinding for different properties on a development are clear in day and night is provided.</p> <p>Fire and Emergency seeks reference to emergency access on site.</p>	Oppose
Otautahi Community Housing Trust/ #877.36		Oppose	<p>or the 'non-notified' rules [requested as part of this submission], the matters for assessment should be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape.</p> <p>For the rules that potentially affect neighbouring sites set out above, additional matters relating to consideration of the amenity of neighbouring sites are appropriate.</p> <p>For height, additional matters relating to urban form and proximity to services and public and active transport modes are appropriate, along with consideration of wind effects for buildings over 22m in height.</p> <p>For the 4+ unit urban design rule, matters of discretion should be as follows:</p> <p>e) Whether the design of the development is in keeping with, or complements, the scale and character of development</p>	

			<p>anticipated for the surrounding area and relevant significant natural, heritage and cultural features.</p> <p>f) The relationship of the development with adjoining streets or public open spaces including the provision of landscaping, and the orientation of glazing and pedestrian entrances;</p> <p>g) Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable room windows and balconies;</p> <p>h) The provision of adequate outdoor living spaces, outdoor service spaces, waste and recycling bin storage including the management of amenity effects of these on occupants and adjacent streets or public open spaces;</p> <p>i) Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces.</p>	
Otautahi Community Housing Trust/877.36	Kāinga Ora/ #FS2082.1331	Oppose	<p>or the 'non-notified' rules [requested as part of this submission], the matters for assessment should be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape.</p> <p>For the rules that potentially affect neighbouring sites set out above, additional matters relating to consideration of the amenity of neighbouring sites are appropriate.</p> <p>For height, additional matters relating to urban form and proximity to services and public and active transport modes are appropriate, along with consideration of wind effects for buildings over 22m in height.</p> <p>For the 4+ unit urban design rule, matters of discretion should be as follows:</p> <p>e) Whether the design of the development is in keeping with, or complements, the scale and character of development anticipated for the surrounding area and relevant significant natural, heritage and cultural features.</p> <p>f) The relationship of the development with adjoining streets or public open spaces including the provision of landscaping, and the orientation of glazing and pedestrian entrances;</p> <p>g) Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable room windows and balconies;</p> <p>h) The provision of adequate outdoor living spaces, outdoor service spaces, waste and recycling bin storage including the management of amenity effects of these on occupants and adjacent streets or public open spaces;</p> <p>i) Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces.</p> <p>The proposed assessment matters for both the '4 or more units' urban design rule and the built form rules are excessive and overlapping. They should be simplified and consolidated.</p>	Seek Amendment
Otautahi Community Housing Trust/877.36	Ryman Healthcare Limited/ #FS2095.3	Oppose	<p>or the 'non-notified' rules [requested as part of this submission], the matters for assessment should be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape.</p> <p>For the rules that potentially affect neighbouring sites set out above, additional matters relating to consideration of the amenity of neighbouring sites are appropriate.</p> <p>For height, additional matters relating to urban form and proximity to services and public and active transport modes are appropriate, along with consideration of wind effects for buildings over 22m in height.</p> <p>For the 4+ unit urban design rule, matters of discretion should be as follows:</p> <p>e) Whether the design of the development is in keeping with, or complements, the scale and character of development anticipated for the surrounding area and relevant significant natural, heritage and cultural features.</p> <p>f) The relationship of the development with adjoining streets or public open spaces including the provision of landscaping, and the orientation of glazing and pedestrian entrances;</p> <p>g) Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable room windows and balconies;</p> <p>h) The provision of adequate outdoor living spaces, outdoor service spaces, waste and recycling bin storage including the management of amenity effects of these on occupants and adjacent streets or public open spaces;</p>	Seek Amendment

			<p>i) Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces.</p> <p>The proposed assessment matters for both the '4 or more units' urban design rule and the built form rules are excessive and overlapping. They should be simplified and consolidated.</p>	
Otautahi Community Housing Trust/877.36	Retirement Village Association of New Zealand Incorporated/ #FS2096.3	Oppose	<p>or the 'non-notified' rules [requested as part of this submission], the matters for assessment should be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape.</p> <p>For the rules that potentially affect neighbouring sites set out above, additional matters relating to consideration of the amenity of neighbouring sites are appropriate. For height, additional matters relating to urban form and proximity to services and public and active transport modes are appropriate, along with consideration of wind effects for buildings over 22m in height.</p> <p>For the 4+ unit urban design rule, matters of discretion should be as follows: e) Whether the design of the development is in keeping with, or complements, the scale and character of development anticipated for the surrounding area and relevant significant natural, heritage and cultural features. f) The relationship of the development with adjoining streets or public open spaces including the provision of landscaping, and the orientation of glazing and pedestrian entrances; g) Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable room windows and balconies; h) The provision of adequate outdoor living spaces, outdoor service spaces, waste and recycling bin storage including the management of amenity effects of these on occupants and adjacent streets or public open spaces; i) Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces.</p> <p>The proposed assessment matters for both the '4 or more units' urban design rule and the built form rules are excessive and overlapping. They should be simplified and consolidated.</p>	Seek Amendment

Residential > Rules - Matters of control and discretion > Site density and site coverage

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Victoria Neighbourhood Association (VNA) / #61.39		Seek Amendment	Introduce Diagram E for High Residential Zones to Appendix 14.15.2 which matches the current recession planes being proposed in Appendix 14.16.2 Diagram C.	
Victoria Neighbourhood Association (VNA) /61.39	Cambridge 137 Limited/ #FS2042.24	Seek Amendment	<p>Introduce Diagram E for High Residential Zones to Appendix 14.15.2 which matches the current recession planes being proposed in Appendix 14.16.2 Diagram C.</p> <p>In the absence of any site-specific S32 evaluation of impacts for this site, add a new Diagram E for this site which matches the current Plan recession planes being current Appendix 14.16.2 Diagram C (varying from 35 to 50 to 55 degrees, commencing 2.3m above the site boundary).</p> <p>Our preference remains to maintain the current Plan's lower recession plane requirements (current Appendix 14.16.2 Diagram C), given that many recently-constructed homes, post-earthquakes, in the HRZ area and elsewhere have been constructed based on the level of shading resulting from those setbacks. The effects on those new homes would be compromised for a very long time by even the revised recession planes. We have yet to see any evaluation within the section 32 report assessing those adverse effects relative to the current Plan.</p> <p>In subsection (a), recession planes are defined by Appendix 14.16.2 Diagram D from points 3m above boundary ground levels. Refer to our comments 2.2 under Issue 2, which apply to this issue also. Whilst we accept that what is proposed in PC14 is a compromise, we have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p>	Oppose

			<p>In subsection (b), recession planes would not apply where buildings are set back to the extent specified. We can see no reason why the recession plane rules should not apply to taller buildings which, even when setback back, would result in dramatically increased shading of neighbours. We have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p> <p>In subsection (c), this standard does not apply to the construction of 3 or more residential units along the first 20 metres of a side boundary measured from the road boundary, or 60% of the site depth, whichever is lesser. This could have a very significant adverse impact on neighbourhoods, for which we have not seen any comprehensive evaluation of effects.</p> <p>Our concern is that this exemption applied to one site could have enormous detrimental and threatening impact on direct neighbours, causing a domino effect of forcing neighbours from their property. A much more collaborative approach, which we would support, would be to allow such concessions on northern property boundaries only, or boundaries adjoining properties constructed to subsection (c) (see Appendix 14.15.2 diagram D), which would encourage the outcomes sought over time without intimidating current residents. We have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p> <p>Sunlight Access Qualifying Matter</p> <p>Generation Zero has asked that I oppose the Sunlight Access Qualifying Matter. I do not oppose this QM, and do strongly support it. The reason for supporting it is nothing to do with supporting existing property values, and everything to do with keeping housing more affordable, and helping to protect the physical and mental health of all residents, and of our environment. Sunlight is essential to these matters.</p> <p>I am disappointed that Generation Zero have not engage with residents who submitted to CCC on this matter, and are making and publishing incorrect assumptions about the motivations of those residents.</p> <p>As I have been unable to correct the standard form, I have not ticked those sections I disagree with, and make my comments here</p>	
Victoria Neighbourhood Association (VNA) /61.39	Kāinga Ora/ #FS2082.32	Seek Amendment	<p>Introduce Diagram E for High Residential Zones to Appendix 14.15.2 which matches the current recession planes being proposed in Appendix 14.16.2 Diagram C.</p> <p>In the absence of any site-specific S32 evaluation of impacts for this site, add a new Diagram E for this site which matches the current Plan recession planes being current Appendix 14.16.2 Diagram C (varying from 35 to 50 to 55 degrees, commencing 2.3m above the site boundary).</p> <p>Our preference remains to maintain the current Plan's lower recession plane requirements (current Appendix 14.16.2 Diagram C), given that many recently-constructed homes, post-earthquakes, in the HRZ area and elsewhere have been constructed based on the level of shading resulting from those setbacks. The effects on those new homes would be compromised for a very long time by even the revised recession planes. We have yet to see any evaluation within the section 32 report assessing those adverse effects relative to the current Plan.</p> <p>In subsection (a), recession planes are defined by Appendix 14.16.2 Diagram D from points 3m above boundary ground levels. Refer to our comments 2.2 under Issue 2, which apply to this issue also. Whilst we accept that what is proposed in PC14 is a compromise, we have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p> <p>In subsection (b), recession planes would not apply where buildings are set back to the extent specified. We can see no reason why the recession plane rules should not apply to taller buildings which, even when setback back, would result in dramatically increased shading of neighbours. We have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p> <p>In subsection (c), this standard does not apply to the construction of 3 or more residential units along the first 20 metres of a side boundary measured from the road boundary, or 60% of the site depth, whichever is lesser. This could have a very significant adverse impact on neighbourhoods, for which we have not seen any comprehensive evaluation of effects.</p> <p>Our concern is that this exemption applied to one site could have enormous detrimental and threatening impact on direct neighbours, causing a domino effect of forcing neighbours from their property. A much more collaborative approach, which we would support, would be to allow such concessions on northern property boundaries only, or boundaries adjoining properties constructed to subsection (c) (see Appendix 14.15.2 diagram D), which would encourage the outcomes sought over time without</p>	Oppose

			<p>intimidating current residents. We have yet to see a detailed evaluation of the proposed change relative to current planning requirements.</p> <p>Sunlight Access Qualifying Matter</p> <p>Generation Zero has asked that I oppose the Sunlight Access Qualifying Matter. I do not oppose this QM, and do strongly support it. The reason for supporting it is nothing to do with supporting existing property values, and everything to do with keeping housing more affordable, and helping to protect the physical and mental health of all residents, and of our environment. Sunlight is essential to these matters.</p> <p>I am disappointed that Generation Zero have not engage with residents who submitted to CCC on this matter, and are making and publishing incorrect assumptions about the motivations of those residents.</p> <p>As I have been unable to correct the standard form, I have not ticked those sections I disagree with, and make my comments here</p>	
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) / #212.13		Seek Amendment	<p>Amend Clause (a) as follows: insert new:</p> <p>vii. reverse sensitivity effects on existing lawfully established non-residential activities.</p>	
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) /212.13	Christchurch International Airport Limited/ #FS2052.49	Seek Amendment	<p>Amend Clause (a) as follows: insert new:</p> <p>vii. reverse sensitivity effects on existing lawfully established non-residential activities.</p> <p>The Fuel Companies consider that where there is an infringement to the relevant SiteDensity and Site Coverage standards in residential zones, consideration of reversesensitivity effects is required.</p>	Support
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) /212.13	Orion New Zealand Limited/ #FS2056.26	Seek Amendment	<p>Amend Clause (a) as follows: insert new:</p> <p>vii. reverse sensitivity effects on existing lawfully established non-residential activities.</p> <p>The Fuel Companies consider that where there is an infringement to the relevant SiteDensity and Site Coverage standards in residential zones, consideration of reversesensitivity effects is required.</p>	Support
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) /212.13	Kāinga Ora/ #FS2082.162	Seek Amendment	<p>Amend Clause (a) as follows: insert new:</p> <p>vii. reverse sensitivity effects on existing lawfully established non-residential activities.</p> <p>The Fuel Companies consider that where there is an infringement to the relevant SiteDensity and Site Coverage standards in residential zones, consideration of reversesensitivity effects is required.</p>	Oppose
Jillian Schofield/ #467.7		Oppose	<p>[O]ppose[s] the change in height restrictions that have been proposed and the number of buildings per section in Hornby and surrounding areas [such as] Hei Hei.</p>	
Kem Wah Tan/ #471.19		Seek Amendment	<p>Allow only a maximum of 2 stories buildings and less density per suburb.</p>	
Peter Beswick/ #557.7		Oppose	<p>Delete sunlight access qualifying matter - Diagram D</p>	

Kāinga Ora – Homes and Communities / #834.78		Oppose	14.15.2 – DiagramD. Delete the Sunlight Access qualifyingmatter and all associated provisions.	
Kāinga Ora – Homes and Communities /834.78	Geoffrey Banks/ #FS2018.5	Oppose	14.15.2 – DiagramD. Delete the Sunlight Access qualifyingmatter and all associated provisions. Kāinga Ora oppose ‘SunlightAccess’ being a qualifyingmatter and considers this to beinconsistent with therequirements of Section 77L.	Oppose
Kāinga Ora – Homes and Communities /834.78	Catholic Diocese of Christchurch/ #FS2044.50	Oppose	14.15.2 – DiagramD. Delete the Sunlight Access qualifyingmatter and all associated provisions. Kāinga Ora oppose ‘SunlightAccess’ being a qualifyingmatter and considers this to beinconsistent with therequirements of Section 77L.	Support
Kāinga Ora – Homes and Communities /834.78	Carter Group Limited/ #FS2045.53	Oppose	14.15.2 – DiagramD. Delete the Sunlight Access qualifyingmatter and all associated provisions. Kāinga Ora oppose ‘SunlightAccess’ being a qualifyingmatter and considers this to beinconsistent with therequirements of Section 77L.	Support
Kāinga Ora – Homes and Communities /834.78	LMM Investments 2012 Limited/ #FS2049.26	Oppose	14.15.2 – DiagramD. Delete the Sunlight Access qualifyingmatter and all associated provisions. Kāinga Ora oppose ‘SunlightAccess’ being a qualifyingmatter and considers this to beinconsistent with therequirements of Section 77L.	Support
Kāinga Ora – Homes and Communities /834.78	Andrew McCarthy/ #FS2081.16	Oppose	14.15.2 – DiagramD. Delete the Sunlight Access qualifyingmatter and all associated provisions. Kāinga Ora oppose ‘SunlightAccess’ being a qualifyingmatter and considers this to beinconsistent with therequirements of Section 77L.	Support
Kāinga Ora – Homes and Communities / #834.206		Seek Amendment	For the rules that potentially affectneighbouring sites,additional matters relating toconsideration of the amenity ofneighbouring sites are appropriate.	
Kāinga Ora – Homes and Communities /834.206	LMM Investments 2012 Limited/ #FS2049.125	Seek Amendment	For the rules that potentially affectneighbouring sites,additional matters relating toconsideration of the amenity ofneighbouring sites are appropriate. The proposed assessmentmatters for both the ‘4 or moreunits’ urban design rule and thebuilt form rules are excessiveand overlapping. Kāinga Oraseeks that they be simplifiedand consolidated.	Support
Kāinga Ora – Homes and Communities /834.206	Chapman Tripp/ #FS2063.148	Seek Amendment	For the rules that potentially affectneighbouring sites,additional matters relating toconsideration of the amenity ofneighbouring sites are appropriate. The proposed assessmentmatters for both the ‘4 or moreunits’ urban design rule and thebuilt form rules are excessiveand overlapping. Kāinga Oraseeks that they be simplifiedand consolidated.	Seek Amendment
Kāinga Ora – Homes and Communities /834.206	Chapman Tripp/ #FS2064.142	Seek Amendment	For the rules that potentially affectneighbouring sites,additional matters relating toconsideration of the amenity ofneighbouring sites are appropriate. The proposed assessmentmatters for both the ‘4 or moreunits’ urban design rule and thebuilt form rules are excessiveand overlapping. Kāinga Oraseeks that they be simplifiedand consolidated.	Oppose

Residential > Rules - Matters of control and discretion > Impacts on neighbouring property

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Paul Wing/ #70.16		Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.	
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) / #212.14		Seek Amendment	Amend Clause (a) as follows: Insert new: viii. reverse sensitivity effects on existing lawfully established non-residential activities. Amend Clause (c) as follows: Insert new: xv. reverse sensitivity effects on existing lawfully established non-residential activities.	
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) /212.14	KiwiRail/ #FS2055.5	Seek Amendment	Amend Clause (a) as follows: Insert new: viii. reverse sensitivity effects on existing lawfully established non-residential activities. Amend Clause (c) as follows: Insert new: xv. reverse sensitivity effects on existing lawfully established non-residential activities.	Support

			The Fuel Companies consider that where taller buildings are proposed and where there are infringements to building setbacks, consideration of reverse sensitivity effects is required.	
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) /212.14	Orion New Zealand Limited/ #FS2056.27	Seek Amendment	Amend Clause (a) as follows: Insert new: viii. reverse sensitivity effects on existing lawfully established non-residential activities. Amend Clause (c) as follows: Insert new: xv. reverse sensitivity effects on existing lawfully established non-residential activities. The Fuel Companies consider that where taller buildings are proposed and where there are infringements to building setbacks, consideration of reverse sensitivity effects is required.	Support
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) /212.14	Kāinga Ora/ #FS2082.163	Seek Amendment	Amend Clause (a) as follows: Insert new: viii. reverse sensitivity effects on existing lawfully established non-residential activities. Amend Clause (c) as follows: Insert new: xv. reverse sensitivity effects on existing lawfully established non-residential activities. The Fuel Companies consider that where taller buildings are proposed and where there are infringements to building setbacks, consideration of reverse sensitivity effects is required.	Oppose
Tom King/ #425.7		Seek Amendment	Consideration needs to be given and requirements increased for developers, as to the impact that high density housing and increased height will have on existing houses/ neighbours to minimise loss of privacy, sunlight and road congestion.	
Steve Hanson/ #454.3		Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.	
Winton Land Limited/ #556.16		Seek Amendment	Delete 14.15.3 delete and replace with the following: a. Whether the increased height or reduced setbacks would result in buildings that do not compromise the planned urban built character taking into account: (i) building bulk and dominance effects on surrounding neighbours; (ii) privacy and shading effects on surrounding neighbours, including on habitable rooms or outdoor living spaces; (iii) modulation or design features of the building facade and roof-form to reduce its visual impact; (iv) the extent to which an increased height is necessary to enable more efficient, cost effective and/or practical use of the site, or the long term protection of significant trees or natural features on the site; (v) whether development on the adjoining site, such as large building setbacks, location of outdoor living spaces, or separation by land used for vehicle access, reduces the need for protection of adjoining sites from overshadowing; and (vi) the ability to mitigate any adverse effects of increased height breaches through increased separation distances between the building and adjoining sites, the provision of screening or any other methods.	
Carter Group Limited/ #814.179		Seek Amendment	Amend Rule 14.15.3(a) as follows: a. Whether the increased height, or reduced setbacks, or recession plane intrusion would result in buildings that do not compromise the amenity of adjacent properties planned urban built character. taking into account. The following matters of discretion apply ... [i.e. delete the balance of clause (a).	
Carter Group Limited/814.179	Kāinga Ora/ #FS2082.1009	Seek Amendment	Amend Rule 14.15.3(a) as follows: a. Whether the increased height, or reduced setbacks, or recession plane intrusion would result in	Seek Amendment

			<p>buildings that do not compromise the amenity of adjacent properties planned urban built character. taking into account. The following matters of discretion apply ... [i.e. delete the balance of clause (a). The submitter considers that Clause 14.15.3(a) need simplifying and amending to ensure it appropriately addresses the rules to which it relates. The rule is headed 'impacts on neighbouring properties' yet many of the matters do not relate to effects on neighbouring properties. The long list of matters is not in accordance with the enabling provisions of the NPS-UD. The extent of discretion compromises the extent to which planning provisions enable development and does not reduce regulatory constraints and increase housing supply as required through the Amendment Act and the NPS-UD.</p>	
The Catholic Diocese of Christchurch / #823.145		Seek Amendment	<p>14.15.3(a) - Amend as follows:</p> <p>a. Whether the increased height, or reduced setbacks, or recession plane intrusion would result in buildings that do not compromise the amenity of adjacent properties planned urban built character. taking into account. The following matters of discretion apply ... [i.e. delete the balance of clause (a)]</p>	
The Catholic Diocese of Christchurch /823.145	Anne Dingwall/ #FS2037.1377	Seek Amendment	<p>14.15.3(a) - Amend as follows:</p> <p>a. Whether the increased height, or reduced setbacks, or recession plane intrusion would result in buildings that do not compromise the amenity of adjacent properties planned urban built character. taking into account. The following matters of discretion apply ... [i.e. delete the balance of clause (a)]</p> <p>The submitter considers that Clause 14.15.3 (a) need simplifying and amending to ensure it appropriately addresses the rules to which it relates. The rule is headed 'impacts on neighbouring properties' yet many of the matters do not relate to effects on neighbouring properties. The long list of matters is not in accordance with the enabling provisions of the NPS-UD.</p> <p>The extent of discretion compromises the extent to which planning provisions enable development and does not reduce regulatory constraints and increase housing supply as required through the Amendment Act and the NPS-UD.</p>	Oppose
The Catholic Diocese of Christchurch /823.145	Carter Group Limited/ #FS2045.318	Seek Amendment	<p>14.15.3(a) - Amend as follows:</p> <p>a. Whether the increased height, or reduced setbacks, or recession plane intrusion would result in buildings that do not compromise the amenity of adjacent properties planned urban built character. taking into account. The following matters of discretion apply ... [i.e. delete the balance of clause (a)]</p> <p>The submitter considers that Clause 14.15.3 (a) need simplifying and amending to ensure it appropriately addresses the rules to which it relates. The rule is headed 'impacts on neighbouring properties' yet many of the matters do not relate to effects on neighbouring properties. The long list of matters is not in accordance with the enabling provisions of the NPS-UD.</p> <p>The extent of discretion compromises the extent to which planning provisions enable development and does not reduce regulatory constraints and increase housing supply as required through the Amendment Act and the NPS-UD.</p>	Support
The Catholic Diocese of Christchurch /823.145	Kāinga Ora/ #FS2082.1161	Seek Amendment	<p>14.15.3(a) - Amend as follows:</p> <p>a. Whether the increased height, or reduced setbacks, or recession plane intrusion would result in buildings that do not compromise the amenity of adjacent properties planned urban built character. taking into account. The following matters of discretion apply ... [i.e. delete the balance of clause (a)]</p> <p>The submitter considers that Clause 14.15.3 (a) need simplifying and amending to ensure it appropriately addresses the rules to which it relates. The rule is headed 'impacts on neighbouring properties' yet many of the matters do not relate to effects on neighbouring properties. The long list of matters is not in accordance with the enabling provisions of the NPS-UD.</p>	Seek Amendment

			The extent of discretion compromises the extent to which planning provisions enable development and does not reduce regulatory constraints and increase housing supply as required through the Amendment Act and the NPS-UD.	
Kāinga Ora – Homes and Communities / #834.204		Seek Amendment	For the rules that potentially affect neighbouring sites, additional matters relating to consideration of the amenity of neighbouring sites are appropriate. For height, additional matters relating to urban form and proximity to services and public and active transport modes are appropriate, along with consideration of wind effects for buildings over 22m in height.	
Kāinga Ora – Homes and Communities / #834.204	LMM Investments 2012 Limited/ #FS2049.123	Seek Amendment	For the rules that potentially affect neighbouring sites, additional matters relating to consideration of the amenity of neighbouring sites are appropriate. For height, additional matters relating to urban form and proximity to services and public and active transport modes are appropriate, along with consideration of wind effects for buildings over 22m in height. The proposed assessment matters for both the '4 or more units' urban design rule and the built form rules are excessive and overlapping. Kāinga Ora seeks that they be simplified and consolidated.	Support
Kāinga Ora – Homes and Communities / #834.204	Chapman Tripp/ #FS2063.146	Seek Amendment	For the rules that potentially affect neighbouring sites, additional matters relating to consideration of the amenity of neighbouring sites are appropriate. For height, additional matters relating to urban form and proximity to services and public and active transport modes are appropriate, along with consideration of wind effects for buildings over 22m in height. The proposed assessment matters for both the '4 or more units' urban design rule and the built form rules are excessive and overlapping. Kāinga Ora seeks that they be simplified and consolidated.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.204	Chapman Tripp/ #FS2064.140	Seek Amendment	For the rules that potentially affect neighbouring sites, additional matters relating to consideration of the amenity of neighbouring sites are appropriate. For height, additional matters relating to urban form and proximity to services and public and active transport modes are appropriate, along with consideration of wind effects for buildings over 22m in height. The proposed assessment matters for both the '4 or more units' urban design rule and the built form rules are excessive and overlapping. Kāinga Ora seeks that they be simplified and consolidated.	Oppose
Fire and Emergency/ #842.46		Seek Amendment	Amend 14.15.3-Impacts on neighbouring property as follows: ... viii. Fire risk mitigation incorporated to avoid horizontal spread of fire across boundaries; and ix. Provision of suitable firefighting water supply and pressure.	
Fire and Emergency/ #842.46	Chapman Tripp/ #FS2063.164	Seek Amendment	Amend 14.15.3-Impacts on neighbouring property as follows: ...	Seek Amendment

			<p>viii. Fire risk mitigation incorporated to avoid horizontal spread of fire across boundaries; and</p> <p>ix. Provision of suitable firefighting water supply and pressure.</p> <p>Fire and Emergency note the importance to maintain firefighting water supply pressure throughout highrise buildings. Fire and Emergency seek that Council consider this as a matter of discretion when compliance is not achieved. Fire and Emergency are concerned by the risk of fire spreading due to setbacks from boundaries. It can inhibit Fire and Emergency personnel from getting to the fire source. Fire and Emergency seek that Council consider this as an additional matter of discretion as outlined in the relief sought</p>	
Fire and Emergency/842.46	Chapman Tripp/ #FS2064.158	Seek Amendment	<p>Amend 14.15.3-Impacts on neighbouring property as follows:</p> <p>...</p> <p>viii. Fire risk mitigation incorporated to avoid horizontal spread of fire across boundaries; and</p> <p>ix. Provision of suitable firefighting water supply and pressure.</p> <p>Fire and Emergency note the importance to maintain firefighting water supply pressure throughout highrise buildings. Fire and Emergency seek that Council consider this as a matter of discretion when compliance is not achieved. Fire and Emergency are concerned by the risk of fire spreading due to setbacks from boundaries. It can inhibit Fire and Emergency personnel from getting to the fire source. Fire and Emergency seek that Council consider this as an additional matter of discretion as outlined in the relief sought</p>	Oppose
Fire and Emergency/842.46	Kāinga Ora/ #FS2082.768	Seek Amendment	<p>Amend 14.15.3-Impacts on neighbouring property as follows:</p> <p>...</p> <p>viii. Fire risk mitigation incorporated to avoid horizontal spread of fire across boundaries; and</p> <p>ix. Provision of suitable firefighting water supply and pressure.</p> <p>Fire and Emergency note the importance to maintain firefighting water supply pressure throughout highrise buildings. Fire and Emergency seek that Council consider this as a matter of discretion when compliance is not achieved. Fire and Emergency are concerned by the risk of fire spreading due to setbacks from boundaries. It can inhibit Fire and Emergency personnel from getting to the fire source. Fire and Emergency seek that Council consider this as an additional matter of discretion as outlined in the relief sought</p>	Oppose

Residential > Rules - Matters of control and discretion > Height in relation to boundary breaches

Submission Number	Further Submission No	Position	Decision Requested	FS Position
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) / #212.15		Seek Amendment	Amend Clause (a) as follows: Insert new: v. reverse sensitivity effects on existing lawfully established non-residential activities.	

BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) /212.15	Orion New Zealand Limited/ #FS2056.28	Seek Amendment	Amend Clause (a) as follows: Insert new: v. reverse sensitivity effects on existing lawfully established non-residential activities. The Fuel Companies consider that where there is an infringement to the height and relation to boundary standards from residential developments, consideration of reverse sensitivity effects is required.	Support
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) /212.15	Kāinga Ora/ #FS2082.164	Seek Amendment	Amend Clause (a) as follows: Insert new: v. reverse sensitivity effects on existing lawfully established non-residential activities. The Fuel Companies consider that where there is an infringement to the height and relation to boundary standards from residential developments, consideration of reverse sensitivity effects is required.	Oppose
Marjorie Manthei/ #237.44		Support	[Retain] 14.15.4	
Kāinga Ora – Homes and Communities / #834.205		Seek Amendment	For the rules that potentially affect neighbouring sites set out above, additional matters relating to consideration of the amenity of neighbouring sites are appropriate. For building separation non-compliance, the matters for assessment are sought to be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape.	
Kāinga Ora – Homes and Communities /834.205	LMM Investments 2012 Limited/ #FS2049.124	Seek Amendment	For the rules that potentially affect neighbouring sites set out above, additional matters relating to consideration of the amenity of neighbouring sites are appropriate. For building separation non-compliance, the matters for assessment are sought to be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape. The proposed assessment matters for both the '4 or more units' urban design rule and the built form rules are excessive and overlapping. Kāinga Ora seeks that they be simplified and consolidated.	Support
Kāinga Ora – Homes and Communities /834.205	Chapman Tripp/ #FS2063.147	Seek Amendment	For the rules that potentially affect neighbouring sites set out above, additional matters relating to consideration of the amenity of neighbouring sites are appropriate. For building separation non-compliance, the matters for assessment are sought to be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape. The proposed assessment matters for both the '4 or more units' urban design rule and the built form rules are excessive and overlapping. Kāinga Ora seeks that they be simplified and consolidated.	Seek Amendment
Kāinga Ora – Homes and Communities /834.205	Chapman Tripp/ #FS2064.141	Seek Amendment	For the rules that potentially affect neighbouring sites set out above, additional matters relating to consideration of the amenity of neighbouring sites are appropriate. For building separation non-compliance, the matters for assessment are sought to be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape.	Support

			The proposed assessment matters for both the '4 or more units' urban design rule and the built form rules are excessive and overlapping. Kāinga Ora seeks that they be simplified and consolidated.	
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Residential > Rules - Matters of control and discretion > Scale and nature of activity

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Marjorie Manthei/ #237.45		Support	[Retain] 14.15.6 (a-c)	

Residential > Rules - Matters of control and discretion > Water supply for fire fighting

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Fire and Emergency/ #842.47		Support	Retain 14.15.8-Water supply for fire fighting as notified.	

Residential > Rules - Matters of control and discretion > Residential fencing

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.207		Seek Amendment	the matters for assessment are sought to be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape.	
Kāinga Ora – Homes and Communities /834.207	LMM Investments 2012 Limited/ #FS2049.126	Seek Amendment	the matters for assessment are sought to be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape. The proposed assessment matters for both the '4 or more units' urban design rule and the built form rules are excessive and overlapping. Kāinga Ora seeks that they be simplified and consolidated.	Support

Residential > Rules - Matters of control and discretion > Service, storage and waste management spaces

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.208		Seek Amendment	the matters for assessment are sought to be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape	
Kāinga Ora – Homes and Communities /834.208	LMM Investments 2012 Limited/ #FS2049.127	Seek Amendment	the matters for assessment are sought to be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape. The proposed assessment matters for both the '4 or more units' urban design rule and the built form rules are excessive and overlapping. Kāinga Ora seeks that they be simplified and consolidated.	Support

Residential > Rules - Matters of control and discretion > Outdoor living space

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Stantec/ #184.12		Support	[Regarding 14.15.21] c - Support wording as proposed.	
Kāinga Ora – Homes and Communities / #834.209		Seek Amendment	the matters for assessment are sought to be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape.	
Kāinga Ora – Homes and Communities /834.209	Stantec/ #FS2032.47	Seek Amendment	the matters for assessment are sought to be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape. The proposed assessment matters for both the '4 or more units' urban design rule and the built form rules are excessive and overlapping. Kāinga Ora seeks that they be simplified and consolidated.	Oppose
Kāinga Ora – Homes and Communities /834.209	LMM Investments 2012 Limited/ #FS2049.128	Seek Amendment	the matters for assessment are sought to be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive	Support

			streetscape. The proposed assessment matters for both the '4 or more units' urban design rule and the built form rules are excessive and overlapping. Kāinga Ora seeks that they be simplified and consolidated.	
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Residential > Rules - Matters of control and discretion > Street-facing glazing

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.210		Seek Amendment	the matters for assessment are sought to be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape.	
Kāinga Ora – Homes and Communities / #834.210	LMM Investments 2012 Limited / #FS2049.129	Seek Amendment	the matters for assessment are sought to be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape. The proposed assessment matters for both the '4 or more units' urban design rule and the built form rules are excessive and overlapping. Kāinga Ora seeks that they be simplified and consolidated.	Support

Residential > Rules - Matters of control and discretion > Residential landscaping

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.211		Seek Amendment	the matters for assessment are sought to be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape.	
Kāinga Ora – Homes and Communities / #834.211	LMM Investments 2012 Limited / #FS2049.130	Seek Amendment	the matters for assessment are sought to be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape. The proposed assessment matters for both the '4 or more units' urban design rule and the built form rules are excessive and overlapping. Kāinga Ora seeks that they be simplified and consolidated.	Support

Residential > Rules - Matters of control and discretion > Character Area Overlay

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Michael Down / #42.1		Support	Support inclusion of Evesham Crescent and Bewdley Street in a Residential Character Area.	
Aaron Jaggar / #141.2		Seek Amendment	List Ryan Street as a Residential Character Street Area.	
Bernard Hall JP (Retired) / #168.1		Support	Please retain RYAN STREET, CHRISTCHURCH, 8011 as a CHARACTER STREET without multistory infill structures.	
Bernard Hall JP (Retired) / #168.1	Anne Dingwall / #FS2037.226	Support	<p>Please retain RYAN STREET, CHRISTCHURCH, 8011 as a CHARACTER STREET without multistory infill structures.</p> <p>I have lived at 14 Ryan Street since March 1974. During this time the street has won street awards for its presentation as a community. Residents have mowed the berms and looked after its overall presentation. At one time tour buses would travel down the street so people could enjoy it. Residents were/are proud of the street. We raised 4 sons in our house. And have proudly looked after our gardens.</p> <p>I understand the trees are classified as Heritage Trees, unfortunately the contractor TreeTech is too casual.</p> <p>Sadly we were shocked to see 2 story infill housing under construction in the street and now live in fear that they may be built next door to us and destroy our life style what is left of it, I am 87 years old. I spent 35 years serving my community as a JP now retired.</p> <p>Needless to say we love Ryan Street classified as a Character Street.</p>	Support
Sonya Grace / #174.1		Support	Seek that Ryan Street becomes a Character Street and to not allow medium to high density housing into Ryan Street.	
Sean Walsh / #179.3		Seek Amendment	Request that Cashmere View Street (including #13 Cashmere View Street) Somerfield be a suburban character area/street. Request that resource consent be required before any development can proceed.	

Jean-Michel Gelin/ #247.2		Seek Amendment	Create a character area including Forfar Street to limit the possible height of the new building and the sunlight access for the 1 Storey houses of the street	
Jean-Michel Gelin/247.2	Anne Dingwall/ #FS2037.341	Seek Amendment	Create a character area including Forfar Street to limit the possible height of the new building and the sunlight access for the 1 Storey houses of the street the access to the sunlight is a big concern. I do not agree with the suppression of the recession plan on this purpose. the proposed changes on the recession plan angles and setback to get equivalent light as in Auckland is the minimum. I own a house 30 forfar street and the current building of a 8m building fully north of my property is considerably reducing the sunlight access. a building of 12m height would be catastrophic and will destroy the beautiful character of the neighbourhood	Support
Richmond Residents and Business Association (We are Richmond)/ #745.1		Support	Seek that SAMS and Suburban Character Areas are retained.	
Kāinga Ora – Homes and Communities / #834.43		Seek Amendment	14.15.27 Matters of discretion- Character Area Overlays. 1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan. 2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays. 3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.	
Kāinga Ora – Homes and Communities /834.43	Amy Beran/ #FS2030.14	Seek Amendment	14.15.27 Matters of discretion- Character Area Overlays. 1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan. 2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays. 3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site. Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended ‘character areas’ set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be ‘managed’ rather than ‘protected’ in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.	Seek Amendment
Kāinga Ora – Homes and Communities /834.43	Catholic Diocese of Christchurch/ #FS2044.37	Seek Amendment	14.15.27 Matters of discretion- Character Area Overlays. 1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan. 2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.	Support

			<p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	
Kāinga Ora – Homes and Communities /834.43	Carter Group Limited/ #FS2045.36	Seek Amendment	<p>14.15.27 Matters of discretion- Character Area Overlays.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Support
Kāinga Ora – Homes and Communities /834.43	Carter Group Limited/ #FS2045.37	Seek Amendment	<p>14.15.27 Matters of discretion- Character Area Overlays.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p> <p>Kāinga Ora support, in principle, the management of character as a qualifying matter. However, Kāinga Ora does not consider appropriate justification has been provided for the proposed new or extended 'character areas' set out in PC13 and PC14 to demonstrate that they contain specific characteristics that make the level of development provided by the MDRS or policy 3 inappropriate in the area. Further, they blur the line between the protection of historic heritage values as set out under s6(f) of the RMA, and amenity values as set out under section 7 of the RMA. This is especially the case where both character and heritage area overlays apply to the same geographic area. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	Support

Fire and Emergency/ #842.48		Seek Amendment	Fire and Emergency request that the boundaries of RHA 2 are reduced to exclude the Fire and Emergency City Station site at 91 Chester Street East as shown in Figure 2 below.	

Residential > Rules - Matters of control and discretion > Building height in the High Density Residential Zone within the Central City

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Linda Blake/ #78.6		Support	Supports ways to reduce the months of no sun in Christchurch with 14.15.30 minimum building setbacks	
Marjorie Manthei/ #237.47		Seek Amendment	Consider ways to provide further protection from tall buildings in a residential neighbourhood, by rewriting and expanding the current list.	
Marjorie Manthei/237.47	Anne Dingwall/ #FS2037.336	Seek Amendment	<p>Consider ways to provide further protection from tall buildings in a residential neighbourhood, by rewriting and expanding the current list.</p> <p>I am concerned about the implications of 14.15.30 (a – c): The proposed height in HDRZ (allowing 20 – 32m) is greater than required, so the four matters of control/discretion need to provide more protection from taller buildings.</p> <ol style="list-style-type: none"> 1. Clause (a) will allow “height creep” and set precedents. Even one taller building would be used by the next applicant as a reason that another one should be approved. With only a few more, the ‘compatibility’ argument is lost. 2. Clause (b) ignores the effects of tall buildings on more than just the “neighbouring properties”—the impact would go much further. 3. Clause (c) is too open ended—“the extent to which an increased height is necessary to enable more efficient, cost effective and/or practical use of the site” is a catch-all that ignores what is effective/practical from residents’ perspective. It could be used as the basis for almost any application. 	Support

Residential > Rules - Matters of control and discretion > Daylight recession planes in the High Density Residential zone within the Central City

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Paul Wing/ #70.15		Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.	
Linda Blake/ #78.7		Support	Supports ways to reduce the months of no sun in Christchurch with 14.15.31 daylight recession planes.	
Marjorie Manthei/ #237.48		Seek Amendment	[Delete b. and d.]	

Residential > Rules - Matters of control and discretion > Urban design in the High Density Residential zone within the Central City

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Marjorie Manthei/ #237.46		Support	[Retain] 14.15.36 re urban design, especially acknowledging 'human scale'	
Marjorie Manthei/237.46	Anne Dingwall/ #FS2037.335	Support	[Retain] 14.15.36 re urban design, especially acknowledging 'human scale'	Support

Residential > Appendices

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Krystal Boland/ #589.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Kāinga Ora – Homes and Communities / #834.86		Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ.	
Kāinga Ora – Homes and Communities /834.86	Catholic Diocese of Christchurch/ #FS2044.59	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ. Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.86	Carter Group Limited/ #FS2045.62	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ. Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.86	LMM Investments 2012 Limited/ #FS2049.34	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ. Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.86	Miles Premises Ltd/ #FS2050.30	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ. Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.86	Chapman Tripp/ #FS2063.131	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ. Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.86	Chapman Tripp/ #FS2064.126	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ. Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support
Kāinga Ora – Homes and Communities /834.86	Andrew McCarthy/ #FS2081.12	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ. Kāinga Ora opposes the 'Low Public Transport Accessibility' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. Kāinga Ora is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.	Support

Residential > Appendices > Appendix - Recession planes

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Doug Latham/ #30.12		Seek Amendment	Amend Appendix 14.16.2 'Recession planes' to increase recession planes in high density zone and reinstate previous exclusions.	
Thomas Calder/ #62.3		Not Stated	That sunlight access be better protected by amending the medium/high density southern boundary recession plane to 45 degrees from 3m at the boundary	
Melissa and Scott Alman/ #86.3		Seek Amendment	That sunlight access be better protected by further amending the medium/high density southern boundary recession plane from 50° to 45° from 3m at the boundary	
Nikki Smetham/ #112.9		Support	[Retain Sunlight Access Qualifying Matter]	
Tracey Strack/ #119.7		Seek Amendment	<ul style="list-style-type: none"> • That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and, • That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions. 	
Catherine & Peter Baddeley/ #165.4		Seek Amendment	That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary	
Stantec/ #184.8		Support	Retain rule as proposed (Diagram D)	
Tom Logan/ #187.4		Oppose	[Drop the Sunlight Access Qualifying Matter]	
Tom Logan/187.4	Geoffrey Banks/ #FS2018.6	Oppose	<p>[Drop the Sunlight Access Qualifying Matter]</p> <p>The council's claim that 96% of housing capacity is retained under the Sunlight Access QM is misleading. CCC's Impact Assessment on the Sunlight Access QM only includes the effect on RS zones transitioning to MRZ. This ignores the impact on areas zoned as RMD that are transitioning to MRZ, or areas zoned HRZ. RMD and HRZ sites are more impacted by recession planes than RS, given they tend to be smaller. The example RS site, that is used to demonstrate the supposed loss in capacity, is 750 m². More than 50% of RMD sites and 2/3 of HRZ sites are less than 700 m². This means that the impact of applying recession planes is much more severe than for RS sites. Using an RS site as an example hides a much greater loss in housing capacity. We oppose the Sunlight Access QM on this basis, given it will result in a much greater loss in housing capacity than anticipated.</p> <p>the broad application of the Sunlight Access QM across the city is disappointing and counterproductive. This broad application contradicts the intention of the MDRS, which was to allow 3-storey, 3-unit development across all urban areas in New Zealand. We also believe that amenities other than sunlight should have been considered. NPS-UD Policy 6(b)(ii) states that the significant change to built form required "... may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and type". This perspective should have been considered by the council when implementing the Sunlight Access QM. If increased sunlight access results in decreased housing affordability, as well as decreased access to employment, services, and amenities, is it really worth it?</p>	Oppose
Tom Logan/187.4	Anne Dingwall/ #FS2037.235	Oppose	<p>[Drop the Sunlight Access Qualifying Matter]</p> <p>The council's claim that 96% of housing capacity is retained under the Sunlight Access QM is misleading. CCC's Impact Assessment on the Sunlight Access QM only includes the effect on RS zones transitioning to MRZ. This ignores the impact on areas zoned as RMD that are transitioning to MRZ, or areas zoned HRZ. RMD and HRZ sites are more impacted by recession planes than RS, given they tend to be smaller. The example RS site, that is used to demonstrate the supposed loss in capacity, is 750 m². More than 50% of RMD sites and 2/3 of HRZ sites are less than 700 m². This means that the impact of applying recession planes is much more severe than for RS sites. Using an RS site as an example hides a much greater loss in housing capacity. We oppose the Sunlight Access QM on this basis, given it will result in a much greater loss in housing capacity than anticipated.</p> <p>the broad application of the Sunlight Access QM across the city is disappointing and counterproductive. This broad application contradicts the intention of the MDRS, which was to allow 3-storey, 3-unit development across all urban areas in New Zealand. We also believe that amenities other than sunlight should have been considered. NPS-UD Policy 6(b)(ii) states that the significant change to built form required "... may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and type". This perspective should have been considered by the council when implementing the Sunlight Access QM. If increased sunlight access results in decreased housing affordability, as well as decreased access to employment, services, and amenities, is it really worth it?</p>	Oppose

Tom Logan/187.4	Kāinga Ora/ #FS2082.87	Oppose	<p><i>[Drop the Sunlight Access Qualifying Matter]</i></p> <p>The council's claim that 96% of housing capacity is retained under the Sunlight Access QM is misleading. CCC's Impact Assessment on the Sunlight Access QM only includes the effect on RS zones transitioning to MRZ. This ignores the impact on areas zoned as RMD that are transitioning to MRZ, or areas zoned HRZ. RMD and HRZ sites are more impacted by recession planes than RS, given they tend to be smaller. The example RS site, that is used to demonstrate the supposed loss in capacity, is 750 m². More than 50% of RMD sites and 2/3 of HRZ sites are less than 700 m². This means that the impact of applying recession planes is much more severe than for RS sites. Using an RS site as an example hides a much greater loss in housing capacity. We oppose the Sunlight Access QM on this basis, given it will result in a much greater loss in housing capacity than anticipated.</p> <p>the broad application of the Sunlight Access QM across the city is disappointing and counterproductive. This broad application contradicts the intention of the MDRS, which was to allow 3-storey, 3-unit development across all urban areas in New Zealand. We also believe that amenities other than sunlight should have been considered. NPS-UD Policy 6(b)(ii) states that the significant change to built form required "... may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and type". This perspective should have been considered by the council when implementing the Sunlight Access QM. If increased sunlight access results in decreased housing affordability, as well as decreased access to employment, services, and amenities, is it really worth it?</p>	Support
Riccarton Bush - Kilmarnock Residents' Association/ #188.6		Seek Amendment	[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.	
Riccarton Bush - Kilmarnock Residents' Association/188.6	Tony Dale/ #FS2036.6	Seek Amendment	<p>[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.</p> <p>RMDS were not formulated taking into account Christchurch conditions or the Christchurch context which makes them unfair and inequitable.</p> <p>The sunlight qualifying matter should not decrease the level of access to light that we currently enjoy, determined after proper consultation and examination during the 2015 Christchurch Replacement District Plan Review.</p> <p>We believe the impact, in terms of the level of densification this would limit, would be insignificant and would in no way jeopardise the overall aims or objectives of the NPS-UD.</p> <p>Notwithstanding the fact the proposed QM proposes a more conservative approach to treat Christchurch the same as Auckland to compensate for latitude difference, the shading (and therefore cooling) impacts are still different in Christchurch. RMDS take no proper account of geography, climate, temperatures or sunshine hours in Christchurch. Additionally, the social impacts of less sun, more shade, and cooler environments have not been properly assessed for Christchurch. Rules around setbacks and recession planes to preserve sunlight should be entirely designed for the Christchurch context.</p>	Support
Riccarton Bush - Kilmarnock Residents' Association/188.6	Anne Dingwall/ #FS2037.244	Seek Amendment	<p>[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.</p> <p>RMDS were not formulated taking into account Christchurch conditions or the Christchurch context which makes them unfair and inequitable.</p> <p>The sunlight qualifying matter should not decrease the level of access to light that we currently enjoy, determined after proper consultation and examination during the 2015 Christchurch Replacement District Plan Review.</p> <p>We believe the impact, in terms of the level of densification this would limit, would be insignificant and would in no way jeopardise the overall aims or objectives of the NPS-UD.</p> <p>Notwithstanding the fact the proposed QM proposes a more conservative approach to treat Christchurch the same as Auckland to compensate for latitude difference, the shading (and therefore cooling) impacts are still different in Christchurch. RMDS take no proper account of geography, climate, temperatures or sunshine hours in Christchurch. Additionally, the social impacts of less sun, more shade, and cooler environments have not been properly assessed for Christchurch. Rules around setbacks and recession planes to preserve sunlight should be entirely designed for the Christchurch context.</p>	Support

Riccarton Bush - Kilmarnock Residents' Association/188.6	Christchurch International Airport Limited/ #FS2052.291	Seek Amendment	<p>[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.</p> <p>RMDS were not formulated taking into account Christchurch conditions or the Christchurch context which makes them unfair and inequitable.</p> <p>The sunlight qualifying matter should not decrease the level of access to light that we currently enjoy, determined after proper consultation and examination during the 2015 Christchurch Replacement District Plan Review.</p> <p>We believe the impact, in terms of the level of densification this would limit, would be insignificant and would in no way jeopardise the overall aims or objectives of the NPS-UD.</p> <p>Notwithstanding the fact the proposed QM proposes a more conservative approach to treat Christchurch the same as Auckland to compensate for latitude difference, the shading (and therefore cooling) impacts are still different in Christchurch. RMDS take no proper account of geography, climate, temperatures or sunshine hours in Christchurch. Additionally, the social impacts of less sun, more shade, and cooler environments have not been properly assessed for Christchurch. Rules around setbacks and recession planes to preserve sunlight should be entirely designed for the Christchurch context.</p>	Support
Riccarton Bush - Kilmarnock Residents' Association/188.6	Kāinga Ora/ #FS2082.97	Seek Amendment	<p>[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.</p> <p>RMDS were not formulated taking into account Christchurch conditions or the Christchurch context which makes them unfair and inequitable.</p> <p>The sunlight qualifying matter should not decrease the level of access to light that we currently enjoy, determined after proper consultation and examination during the 2015 Christchurch Replacement District Plan Review.</p> <p>We believe the impact, in terms of the level of densification this would limit, would be insignificant and would in no way jeopardise the overall aims or objectives of the NPS-UD.</p> <p>Notwithstanding the fact the proposed QM proposes a more conservative approach to treat Christchurch the same as Auckland to compensate for latitude difference, the shading (and therefore cooling) impacts are still different in Christchurch. RMDS take no proper account of geography, climate, temperatures or sunshine hours in Christchurch. Additionally, the social impacts of less sun, more shade, and cooler environments have not been properly assessed for Christchurch. Rules around setbacks and recession planes to preserve sunlight should be entirely designed for the Christchurch context.</p>	Oppose
Riccarton Bush - Kilmarnock Residents' Association/188.6	Robert Broughton/ #FS2083.37	Seek Amendment	<p>[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.</p> <p>RMDS were not formulated taking into account Christchurch conditions or the Christchurch context which makes them unfair and inequitable.</p> <p>The sunlight qualifying matter should not decrease the level of access to light that we currently enjoy, determined after proper consultation and examination during the 2015 Christchurch Replacement District Plan Review.</p> <p>We believe the impact, in terms of the level of densification this would limit, would be insignificant and would in no way jeopardise the overall aims or objectives of the NPS-UD.</p> <p>Notwithstanding the fact the proposed QM proposes a more conservative approach to treat Christchurch the same as Auckland to compensate for latitude difference, the shading (and therefore cooling) impacts are still different in Christchurch. RMDS take no proper account of geography, climate, temperatures or sunshine hours in Christchurch. Additionally, the social impacts of less sun, more shade, and cooler environments have not been properly assessed for Christchurch. Rules around setbacks and recession planes to preserve sunlight should be entirely designed for the Christchurch context.</p>	Support
Logan Brunner/ #191.16		Oppose	[Remove proposed QM Sunlight Access]	
Brian Gillman/ #196.5		Support	[Retain Sunlight Access Qualifying Matter as proposed]	
Steve Smith/ #197.5		Oppose	[Maintain existing recession planes]	
Robert J Manthei/ #200.6		Oppose	Recession planes should be the same as the current ones	

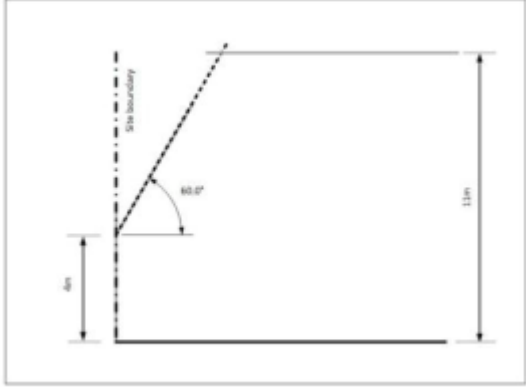
Robert J Manthei/200.6	Kāinga Ora/ #FS2082.113	Oppose	<p>Recession planes should be the same as the current ones</p> <p>Because of Christchurch’s southern latitude, “...the impact of this loss of solar access may also be more significant in Christchurch than other tier 1 cities due to low sun angles, colder ambient temperatures and less powerful diffuse radiation (indirect solar energy).” Thus, merely adjusting recession planes in Christchurch to equalise hours of sunlight with those of northern Tier 1 cities (eg. Auckland) may still not result in equal solar gains for Christchurch.” [Section 32: Part 2, Appendix 35, Sunlight Access Qualifying Matter]</p> <p>Passive solar gain as a source of home heating becomes more important the further south one lives. It therefore stands to reason that Christchurch residents should not be penalised on this score simply of their geographical location. The computations involved in achieving an equalisation of solar gain sounds complicated, but is well within the expertise of building experts. In relation to the matter of the effect of lower recession planes on densification capacity, “the impact of tighter recession planes is likely to be that they reduce flexibility rather than capacity. There may be certain development forms that would be affected.” (Ibid, p.31).</p>	Oppose
Robert J Manthei/200.6	Kāinga Ora/ #FS2082.191	Oppose	<p>Recession planes should be the same as the current ones</p> <p>Because of Christchurch’s southern latitude, “...the impact of this loss of solar access may also be more significant in Christchurch than other tier 1 cities due to low sun angles, colder ambient temperatures and less powerful diffuse radiation (indirect solar energy).” Thus, merely adjusting recession planes in Christchurch to equalise hours of sunlight with those of northern Tier 1 cities (eg. Auckland) may still not result in equal solar gains for Christchurch.” [Section 32: Part 2, Appendix 35, Sunlight Access Qualifying Matter]</p> <p>Passive solar gain as a source of home heating becomes more important the further south one lives. It therefore stands to reason that Christchurch residents should not be penalised on this score simply of their geographical location. The computations involved in achieving an equalisation of solar gain sounds complicated, but is well within the expertise of building experts. In relation to the matter of the effect of lower recession planes on densification capacity, “the impact of tighter recession planes is likely to be that they reduce flexibility rather than capacity. There may be certain development forms that would be affected.” (Ibid, p.31).</p>	Oppose
Graham Thomas Blackett/ #215.2		Seek Amendment	Amend recession planes on new buildings to allow sunlight to directly reach the ground floors of existing adjoining dwellings for at least some portion of every day of the year.	
Graham Thomas Blackett/215.2	Anne Dingwall/ #FS2037.300	Seek Amendment	Amend recession planes on new buildings to allow sunlight to directly reach the ground floors of existing adjoining dwellings for at least some portion of every day of the year.	Support
Martin Snelson/ #220.6		Seek Amendment	Amend the recession plane angles to maximise sunlight	
Cynthia Snelson/ #221.6		Seek Amendment	Amend the recession plane angles to maximise sunlight	
Deans Avenue Precinct Society Inc./ #222.8		Seek Amendment	Support the proposal to add a Qualifying Matter that would better allow sunshine to reach neighbouring properties, especially in the winter. This must apply to both Medium Density Residential Zone and High Density Residential Zone.	
Paul Clark/ #233.10		Oppose	Oppose [Sunlight Access Qualifying Matter]	
Marjorie Manthei/ #237.7		Oppose	[Retain] current residential recession planes	
Victoria Berryman/ #245.1		Seek Amendment	Amend the Sunlight Access Qualifying Matter to allow for ground floors to have more sun during the winter.	
Robert Black/ #246.5		Seek Amendment	Amend the recession planes to 40 degrees or less. Exclude Rule 5.4.1.3 from applying to recession planes under the MDRS.	
Robert Black/246.5	Kāinga Ora/ #FS2082.210	Seek Amendment	<p>Amend the recession planes to 40 degrees or less. Exclude Rule 5.4.1.3 from applying to recession planes under the MDRS.</p> <ul style="list-style-type: none"> I know that the CCC has introduced a city wide “access to sunlight” recession plane, which I am in full support of. However, I consider that it needs to go further than the current proposal. This is for two reasons: <ol style="list-style-type: none"> Recession plane on southern side (i.e. neighbour’s northern boundary) needs to allow more sunlight; and The issue of where floor level commences for the purpose of calculating recession planes needs to be considered. Firstly, the southern recession plane in the sections in this area this area previously was around 30 degrees. I appreciate that the Council has reduced the MDRS recession plane (60 degrees) to 50 degrees in light of Christchurch’s more limited access to sunlight, but I consider this should be 40 degrees or less to better protect homes access to sun. This is particularly relevant at a time where emphasis is put on “healthy homes” – access to sunlight (and the warmth and dryness it brings) should be protected. We have a large new home along our North built to 29 degrees (about 36 degrees for a large stairwell) Loss of sun in midwinter is particularly noticeable but acceptable 	Oppose

			<p>because it is only for a few weeks. Any more loss resulting from a 50 degree standard would most seriously affect our heating requirement and sunlight. If a new 50 degree build appeared in front of us (and fortunately that is very unlikely) we would have to move: Too cold , too damp. 50 degrees is simply not fair or equitable in Christchurch.</p> <ul style="list-style-type: none"> As outlined above in this submission, due to the flooding risk in this area, new builds are issued a minimum floor level that is significantly higher than the existing housing stock. Rule 5.4.1.3 of the District Plan includes an exemption for daylight recession planes in the Flood Management Area (FMA). My understanding of how that rule operates is that where the floor level of a new building is required to be high (due to being in the FMA and so at risk of flooding) the “floor level” for the purposes of the calculation of recession planes is taken to be the minimum floor level, not actual ground level. This rule is clearly advantageous to the new build (as it allows for more build height), but to the significant detriment of the neighbours, particularly, where those neighbours have an existing house at (or about) ground level. The rule was introduced by way of submission on the District Plan (rather than proposed by Council at the initial stage) which resulted in it slipping in fairly unopposed, with the effected public having no realistic chance of being aware of the change, or objecting. I have major concerns as to how this will play out with the new MDRS rules. There is no reference that I can see excluding the new height limits and recession rules from Rule 5.4.1.3. So, even though PC14 proposes reduced recession plane limits in Christchurch, how those reductions apply will be less in practice in FMA than in other areas of the city. 	
Stephen Bryant/ #258.5		Seek Amendment	Amend recession planes for Christchurch to ensure they meet the Australian standard.	
Maia Gerard/ #261.10		Seek Amendment	Opposes the Sunlight Access Qualifying Matter	
Alfred Lang/ #262.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Harley Peddie/ #263.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Aaron Tily/ #264.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
John Bryant/ #265.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Alex Hobson/ #266.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Justin Muirhead/ #267.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] The council drop this qualifying matter.	
Clare Marshall/ #268.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Yvonne Gilmore/ #269.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Rob Harris/ #270.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Pippa Marshall/ #271.10		Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.	
Caitriona Cameron/ #272.7		Seek Amendment	<p>The proposal should increase protection of sunlight access to maximise liveability features in new developments.</p> <ul style="list-style-type: none"> The recession plane angles should be reduced to provide more sunshine access than in Auckland, not the same, to take account of the colder temperatures in Christchurch. Recession planes and setbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring proerties. Recession plane angles should be reduced for those sites bordering sites narrower than the suggested standard of 15m. 	
Ian Chesterman/ #273.10		Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.	
Robert Fleming/ #274.10		Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.	
Chessa Crow/ #294.3		Seek Amendment	Seeks to have recession planes made LOWER than currently proposed (way, way lower)....for any builds happening next to any single-story residences.	
clare mackie / #331.1		Oppose	Oppose the Sunlight Access Qualifying Matter as part of CCC's PC14.	
Neil Hodgson/ #332.1		Seek Amendment	<p>Amend the sunlight access qualifying matter to ensure new buildings will not reduce the amount of sun a property receives by more than 20% at any time of the year.</p> <p>The submitter seeks to add this amendment to any changes to resource management laws.</p>	
Adrien Taylor/ #342.8		Oppose	[Regarding the Sunlight Access QualifyingMatter] seek[s] that the council drop this qualifying matter.	
Luke Baker-Garters/ #344.4		Oppose	Removal of the city-wide sunlight access qualifying matter in its entirety	
Monique Knaggs/ #345.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.	
George Laxton/ #346.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.	
Elena Sharkova/ #347.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.	
Felix Harper/ #350.7		Oppose	[Regarding the Sunlight Access QualifyingMatter] seek[s] that the council drop this qualifying matter.	
Felix Harper/350.7	Anne Dingwall/ #FS2037.441	Oppose	[Regarding the Sunlight Access QualifyingMatter] seek[s] that the council drop this qualifying matter. I oppose the Sunlight Access Qualifying	Oppose

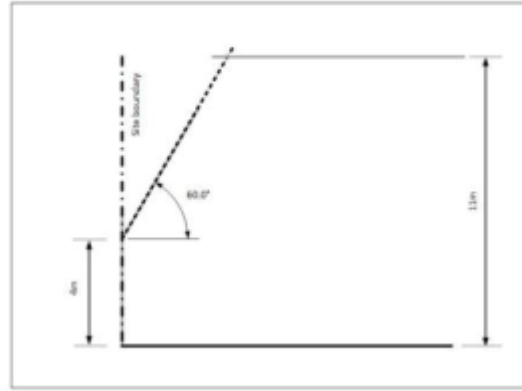
			Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.	
Rebecca West/ #360.4		Support	[Require] greater attention to the mitigation of the loss of sunlight to neighboring properties	
James Gardner/ #361.6		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
James Gardner/361.6	Kāinga Ora/ #FS2082.297	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.	Support
Cynthia Roberts/ #362.8		Oppose	Opposes the Sunlight Access Qualifying Matter.	
Peter Galbraith/ #363.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
John Reily/ #364.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Andrew Douglas-Clifford/ #365.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Olivia Doyle/ #366.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
John Bennett/ #367.1		Seek Amendment	That the recession plane angles be lowered to allow adequate sunlight into ground floor housing units on adjacent sites during mid winter.	
John Bennett/367.1	Anne Dingwall/ #FS2037.463	Seek Amendment	That the recession plane angles be lowered to allow adequate sunlight into ground floor housing units on adjacent sites during mid winter. I do not believe adequate consideration has been taken on the impact on residents that the resulting loss of sunlight will have on them and their site, despite the Council modifying the originally imposed conditions. The modified recession planes only put us at a point where we would get the same limited sunlight as Auckland. That should not have been seen as a target by the CCC. Whilst it recognises the different latitudes the cities have, it does not take account of Christchurch being a colder climate than Auckland and so sunlight into our houses in the middle of winter is so much more important and essential to the well being of Christchurch residents. Receiving no sunlight into ones ground floor unit for 3 months of the year proposed by the CCC is not acceptable as it will negatively effect the physical and mental health and well being of residents in the MDRS. Christchurch has significant mental health issues following the earthquakes and significantly reducing or even eliminating sunlight into existing and proposed new homes during winter is going to have profound effects on residents. Research has shown that sunlight is essential to ones health and wellbeing. Especially so in Winter.	Support
Simon Fitchett/ #370.10		Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Julia Tokumarū/ #372.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Mark Stringer/ #373.10		Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Michael Redepenning/ #374.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Aidan Ponsonby/ #375.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Colin Gregg/ #376.4		Seek Amendment	That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary	
Colin Gregg/376.4	Patricia Harte/ #FS2069.5	Seek Amendment	That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary	Support
Indiana De Boo/ #379.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Colin Dunn/ #383.5		Seek Amendment	Seeks more restrictive recession planes.	

Christopher Seay/ #384.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Claire Williams/ #385.4		Seek Amendment	[Seeks that] the recession planes for Christchurch should meet the Australian Standard.	
Christopher Henderson/ #387.10		Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Emma Coumbe/ #389.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Mike Singleton/ #390.2		Support	[Retain recession planes]	
Ezra Holder/ #391.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ella McFarlane/ #392.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Sarah Laxton/ #393.4		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Sarah Laxton/ #393.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Lesley Kettle/ #394.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Emily Lane/ #395.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Blake Thomas/ #415.9		Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Anake Goodall/ #416.6		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.	
Viso NZ Limited/ #417.1		Oppose	Seek amendment to 4m 60° recession plane.	
Tom King/ #425.6		Seek Amendment	Consideration needs to be given and requirements increased for developers, as to the impact that high density housing and increased height will have on existing houses/ neighbours to minimise loss of privacy, sunlight and road congestion.	
Madeleine Thompson/ #435.5		Oppose	[Oppose Height in Relation to Boundary Provisions]	
Steve Hanson/ #454.12		Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.	
John Buckler/ #485.5		Oppose	Change 45 St. Albans Street to a Medium Density Residential zone or preserve current sunlight.	
Juliet Kim/ #491.2		Oppose	[S]upport[s] the application of Christchurch-specific sunlight access rules, but wants Christchurch to also have a maximum of 3 months/year of no sunlight to ground floor.	
Jamie Lang/ #503.1		Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.	
Jamie Lang/503.1	Anne Dingwall/ #FS2037.500	Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.	Support
Jarred Bowden/ #505.6		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Paul Young/ #507.4		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ewan McLennan/ #510.1		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ewan McLennan/510.1	Anne Dingwall/ #FS2037.511	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. [Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.	Oppose
Harrison McEvoy/ #512.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ann Vanschevensteen/ #514.4		Oppose	The council drop the Sunlight Access Qualifying Matter.	
Zachary Freiberg/ #515.10		Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.	
Jessica Nimmo/ #516.8		Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.	
Alex McNeill/ #517.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Sarah Meikle/ #518.10		Seek Amendment	[That the Sunlight Access Qualifying Matter only applies to developments within the 4 Avenues].	
James Carr/ #519.16		Oppose	[O]ppose the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.	

James Carr/519.16	Anne Dingwall/ #FS2037.523	Oppose	[O]ppose the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter. I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.	Oppose
Amelie Harris/ #520.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.	
Thomas Garner/ #521.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.	
Lisa Smailes/ #522.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.	
Adam Currie/ #523.6		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.	
Daniel Tredinnick/ #524.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Gideon Hodge/ #525.10		Oppose	That Council drops [the Sunlight Access] qualifying matter.	
Kaden Adlington/ #527.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Lesley Clouston/ #528.4		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Daniel Carter/ #529.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Claire Cox/ #531.6		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Albert Nisbet/ #532.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Frederick Markwell/ #533.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Matt Johnston/ #537.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Benjamin Maher/ #546.3		Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek[s] that the council drop this qualifying matter.	
Henry Seed/ #551.10		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
David Moore/ #552.9		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Josh Flores/ #553.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Fraser Beckwith/ #554.10		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
James Cunniffe/ #555.10		Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Winton Land Limited/ #556.14		Seek Amendment	<p>Delete 14.16.2 Appendix recession planes, insert the following:</p> <p>Appendix 14.16.2</p> <p>No part of any building below a height of 12m shall project beyond a 60o recession planes measured from points 34m vertically above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</p> <p>b. For any part of a building above 12m in height, the recession plane under a. shall apply, unless that part of the building above 12m in height is set back from the relevant boundary of a development site as set out below:</p> <p>i. northern boundary: 6 metres;</p> <p>ii. southern boundary: 8 metres; and</p> <p>iii. eastern and western boundaries: 7 metres where the boundary orientation is as identified in Appendix 14.16.2 Diagram D, in which case there shall be no recession plane requirement for that part of the building above 12m in height.</p> <p>c. This standard does not apply to—</p> <p>i. a boundary with a road;</p> <p>ii. existing or proposed internal boundaries within a site;</p> <p>iii. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</p> <p>iv. the construction of three or more residential units of a maximum of 14-23 metres in height from ground level, to any part of a building:</p> <p>A. along the first 20 metres of a side boundary measured from the road boundary; or</p> <p>B. within 60% of the site depth, measured from the road boundary, whichever is lesser.</p> <p>For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below</p> <p>insert new figure 1 as per submission</p>	

			<p>Insert new diagram:</p>  <p>The diagram shows a site boundary on the left, indicated by a dashed line. A vertical dimension of 12m is shown on the left side. A horizontal dimension of 11m is shown at the bottom. A diagonal line extends from the top of the 12m vertical line to the right, forming a 60-degree angle with the horizontal. A horizontal line extends from the top of this diagonal line to the right, meeting the 11m horizontal line at the bottom. The right side of the diagram is a vertical line of 11m height.</p>	
Winton Land Limited/556.14	Carter Group Limited/ #FS2045.173	Seek Amendment	<p>Delete 14.16.2 Appendix recession planes, insert the following:</p> <p>Appendix 14.16.2</p> <p>No part of any building below a height of 12m shall project beyond a 60o recession planes measured from points 34m vertically above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</p> <p>b. For any part of a building above 12m in height, the recession plane under a. shall apply, unless that part of the building above 12m in height is set back from the relevant boundary of a development site as set out below:</p> <ul style="list-style-type: none"> i. northern boundary: 6 metres; ii. southern boundary: 8 metres; and iii. eastern and western boundaries: 7 metres where the boundary orientation is as identified in Appendix 14.16.2 Diagram D, in which case there shall be no recession plane requirement for that part of the building above 12m in height. <p>c. This standard does not apply to—</p> <ul style="list-style-type: none"> i. a boundary with a road; ii. existing or proposed internal boundaries within a site; iii. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. iv. the construction of three or more residential units of a maximum of 14-23 metres in height from ground level, to any part of a building: <ul style="list-style-type: none"> A. along the first 20 metres of a side boundary measured from the road boundary; or B. within 60% of the site depth, measured from the road boundary, whichever is lesser. <p>For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below</p> <p>insert new figure 1 as per submission</p>	Support

Insert new diagram:



Winton oppose the height in relation to boundary QM and submit that only the angles and heights that must be included from Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Housing Supply Act be included in the District Plan.

The QM/ appendix compromises the the extent to which planning provisions enable development and does not reduce regulatory constraints and increase housing supply as required through the Amendment Act and the NPS-UD.

[Please refer to attachment for full submission]

			<p>Insert new diagram:</p> <p>Winton oppose the height in relation to boundary QM and submit that only the angles and heights that must be included from Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Housing Supply Act be included in the District Plan.</p> <p>The QM/ appendix compromises the the extent to which planning provisions enable development and does not reduce regulatory constraints and increase housing supply as required through the Amendment Act and the NPS-UD.</p> <p>[Please refer to attachment for full submission]</p>	
Peter Beswick/ #557.12		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter	
Mitchell Tobin/ #559.10		Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Reece Pomeroy/ #560.10		Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Rob McNeur/ #562.10		Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Peter Cross/ #563.6		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Angela Nathan/ #565.7		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Bruce Chen/ #566.6		Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.	
Mark Mayo/ #567.7		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Hazel Shanks/ #568.7		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Christine Albertson/ #570.7		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
James Harwood/ #571.7		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Yu Kai Lim/ #572.7		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Jeff Louttit/ #573.7		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Henry Bersani/ #574.7		Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter.	
Jeremy Ditzel/ #575.7		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Juliette Sargeant/ #576.9		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
James Robinson/ #577.8		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Jamie Dawson/ #578.7		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Darin Cusack/ #580.5		Seek Amendment	That the Sunlight Qualifying Matter be more conservative than proposed.	
Claudia M Staudt/ #584.7		Seek Amendment	Diagram D - That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary	
Ciaran Mee/ #587.7		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
David Lee/ #588.7		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Todd Hartshorn/ #590.7		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	
Helen Jacka/ #591.7		Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.	

David Townshend/ #599.3		Oppose	[Delete Sunlight Access Qualifying Matter]	
Ailbhe Redmile/ #611.9		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Hamish McLeod/ #612.7		Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Noah Simmonds/ #613.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Analijia Thomas/ #615.23		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Daniel Scott/ #624.9		Support	[Opposes] the Sunlight Access Qualifying Matter. Seek that the council drop this qualifying matter.	
Tom Crawford/ #628.5		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
James Dunne/ #633.5		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Georgia Palmer/ #634.5		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Central Riccarton Residents' Association Inc/ #638.3		Seek Amendment	[Amend recession planes to provide more sunlight]	
Central Riccarton Residents' Association Inc/638.3	Kāinga Ora/ #FS2082.330	Seek Amendment	[Amend recession planes to provide more sunlight] Sunlight Access- The changes made do not go far enough to safeguard mental and physical well-being of those Riccarton residents who live in single-level dwellings. Cutting out the sun makes houses unhealthy and more expensive to heat. Water, light and sunlight are recognised by all health experts to be essential for health - mental and physical well-being. The proposed changes do not provide the right to light and sunlight for those whose lives may be restricted to their residences due to age or disability.	Oppose
Rory Evans Fee/ #639.6		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Keegan Phipps/ #643.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Archie Manur/ #646.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Declan Cruickshank/ #652.11		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.	
Wendy Fergusson/ #654.5		Seek Amendment	[H]ave a steeper pyramid shape of reducing heights out to the edges of the walkable catchment.	
Daymian Johnson/ #655.10		Oppose	Seek[s] that the council to drop Regarding the Sunlight Access Qualifying Matter.	
Francesca Teague-Wytenburg/ #656.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council [remove] this qualifying matter.	
Ben Thorpe/ #658.6		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Ben Thorpe/658.6	Anne Dingwall/ #FS2037.1191	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter. I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter. There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.	Support
Bray Cooke/ #660.5		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Edward Parkes/ #661.6		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Bryce Harwood/ #662.6		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.	
Mary-Louise Hoskins/ #670.3		Oppose	Oppose the sunlight access qualifying matter [and seeks greater sunlight for Christchurch].	
Mary-Louise Hoskins/670.3	Cambridge 137 Limited/ #FS2042.50	Oppose	Oppose the sunlight access qualifying matter [and seeks greater sunlight for Christchurch]. [Regarding the sunlight access qualifying matter] [T]his only adjusts the equation to make Christchurch the same as Auckland. Christchurch is a much colder climate and needs more sunlight to compensate. There is a direct correlation between sunlight and mental health.	Support
Jack Gibbons/ #676.8		Seek Amendment	Add an option that reduces recession planes in the front 20m of the plot, in return for meeting larger shared yard and tree planting requirements.	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.36		Seek Amendment	[M]ore restrictive recession planes should apply along the shared boundary [between MRZ and Residential Suburban, Residential Suburban Density Transition or Residential Hills zoned sites]	

Canterbury / Westland Branch of Architectural Designers NZ/685.36	Anne Dingwall/ #FS2037.1140	Seek Amendment	<p>[M]ore restrictive recession planes should apply along the shared boundary [between MRZ and Residential Suburban, Residential Suburban Density Transition or Residential Hills zoned sites]</p> <p>In many parts of the city the MRZ abuts a Residential Suburban, Residential Suburban Density Transition or Residential Hills zone, both of which have more restrictive Height in Relation to Boundary standards. More restrictive recession planes at the shared boundary will ensure the amenity of those Residential Suburban, Residential Suburban Density Transition or Residential Hills sites that abut MRZ zones .</p>	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.36	Kāinga Ora/ #FS2082.380	Seek Amendment	<p>[M]ore restrictive recession planes should apply along the shared boundary [between MRZ and Residential Suburban, Residential Suburban Density Transition or Residential Hills zoned sites]</p> <p>In many parts of the city the MRZ abuts a Residential Suburban, Residential Suburban Density Transition or Residential Hills zone, both of which have more restrictive Height in Relation to Boundary standards. More restrictive recession planes at the shared boundary will ensure the amenity of those Residential Suburban, Residential Suburban Density Transition or Residential Hills sites that abut MRZ zones .</p>	Oppose
Ian McChesney/ #701.5		Seek Amendment	Reduce recession plane angles to provide more sunshine access than in Auckland.	
Ian McChesney/701.5	Anne Dingwall/ #FS2037.557	Seek Amendment	<p>Reduce recession plane angles to provide more sunshine access than in Auckland.</p> <p>Impact of sunlight reduction on liveability of homes: The proposed plans would significantly reduce sunlight access for many existing properties, with the result that many currently warm, healthy homes would no longer be so. first, the proposed variation to recession planes does not compensate sufficiently for reduced sunshine hours, solar strength and average wintertime temperatures in Christchurch, and second even if parity with Auckland was achieved the potential loss of sunlight represents an unacceptable diminution of sunlight access and warmth that residents should be reasonably allowed to enjoy. Effectively the Plan is giving a sunlight 'right' to an upper storey resident of a new multi-story development (where they are not affected by the shadow cast from a similar development to their north) at the expense of existing homeowners who may now find themselves fully in the shadow of a multi-story development built on their north boundary (for 5 months or so).</p> <p>These recession planes will also impact on the performance of existing solar panels on the roofs of single storey homes.</p> <p>Undermines protection and rights of existing property owners: Many current residents will have their property values (both amenity and financial) significantly reduced under the new recession planes and minimum plot sizes (e.g. loss of sunlight through ground floor windows, solar panel installations becoming severely compromised).</p>	Support
Ian McChesney/701.5	Anne Dingwall/ #FS2037.978	Seek Amendment	<p>Reduce recession plane angles to provide more sunshine access than in Auckland.</p> <p>Impact of sunlight reduction on liveability of homes: The proposed plans would significantly reduce sunlight access for many existing properties, with the result that many currently warm, healthy homes would no longer be so. first, the proposed variation to recession planes does not compensate sufficiently for reduced sunshine hours, solar strength and average wintertime temperatures in Christchurch, and second even if parity with Auckland was achieved the potential loss of sunlight represents an unacceptable diminution of sunlight access and warmth that residents should be reasonably allowed to enjoy. Effectively the Plan is giving a sunlight 'right' to an upper storey resident of a new multi-story development (where they are not affected by the shadow cast from a similar development to their north) at the expense of existing homeowners who may now find themselves fully in the shadow of a multi-story development built on their north boundary (for 5 months or so).</p> <p>These recession planes will also impact on the performance of existing solar panels on the roofs of single storey homes.</p> <p>Undermines protection and rights of existing property owners: Many current residents will have their property values (both amenity and financial) significantly reduced under the new recession planes and minimum plot sizes (e.g. loss of sunlight through ground floor windows, solar panel installations becoming severely compromised).</p>	Support
Ian McChesney/701.5	Christchurch International Airport Limited/ #FS2052.259	Seek Amendment		Support

			<p>Reduce recession plane angles to provide more sunshine access than in Auckland.</p> <p>Impact of sunlight reduction on liveability of homes: The proposed plans would significantly reduce sunlight access for many existing properties, with the result that many currently warm, healthy homes would no longer be so. first, the proposed variation to recession planes does not compensate sufficiently for reduced sunshine hours, solar strength and average wintertime temperatures in Christchurch, and second even if parity with Auckland was achieved the potential loss of sunlight represents an unacceptable diminution of sunlight access and warmth that residents should be reasonably allowed to enjoy. Effectively the Plan is giving a sunlight 'right' to an upper storey resident of a new multi-story development (where they are not affected by the shadow cast from a similar development to their north) at the expense of existing homeowners who may now find themselves fully in the shadow of a multi-story development built on their north boundary (for 5 months or so).</p> <p>These recession planes will also impact on the performance of existing solar panels on the roofs of single storey homes.</p> <p>Undermines protection and rights of existing property owners: Many current residents will have their property values (both amenity and financial) significantly reduced under the new recession planes and minimum plot sizes (e.g. loss of sunlight through ground floor windows, solar panel installations becoming severely compromised).</p>	
Ian McChesney/ #701.6		Seek Amendment	Recession plane angles should be reduced for those sites bordering single storey existing properties.	
Ian McChesney/701.6	Anne Dingwall/ #FS2037.558	Seek Amendment	<p>Recession plane angles should be reduced for those sites bordering single storey existing properties.</p> <p>Impact of sunlight reduction on liveability of homes: The proposed plans would significantly reduce sunlight access for many existing properties, with the result that many currently warm, healthy homes would no longer be so. first, the proposed variation to recession planes does not compensate sufficiently for reduced sunshine hours, solar strength and average wintertime temperatures in Christchurch, and second even if parity with Auckland was achieved the potential loss of sunlight represents an unacceptable diminution of sunlight access and warmth that residents should be reasonably allowed to enjoy. Effectively the Plan is giving a sunlight 'right' to an upper storey resident of a new multi-story development (where they are not affected by the shadow cast from a similar development to their north) at the expense of existing homeowners who may now find themselves fully in the shadow of a multi-story development built on their north boundary (for 5 months or so).</p> <p>These recession planes will also impact on the performance of existing solar panels on the roofs of single storey homes.</p> <p>Undermines protection and rights of existing property owners: Many current residents will have their property values (both amenity and financial) significantly reduced under the new recession planes and minimum plot sizes (e.g. loss of sunlight through ground floor windows, solar panel installations becoming severely compromised).</p>	Support
Ian McChesney/701.6	Anne Dingwall/ #FS2037.979	Seek Amendment	<p>Recession plane angles should be reduced for those sites bordering single storey existing properties.</p> <p>Impact of sunlight reduction on liveability of homes: The proposed plans would significantly reduce sunlight access for many existing properties, with the result that many currently warm, healthy homes would no longer be so. first, the proposed variation to recession planes does not compensate sufficiently for reduced sunshine hours, solar strength and average wintertime temperatures in Christchurch, and second even if parity with Auckland was achieved the potential loss of sunlight represents an unacceptable diminution of sunlight access and warmth that residents should be reasonably allowed to enjoy. Effectively the Plan is giving a sunlight 'right' to an upper storey resident of a new multi-story development (where they are not affected by the shadow cast from a similar development to their north) at the expense of existing homeowners who may now find themselves fully in the shadow of a multi-story development built on their north boundary (for 5 months or so).</p> <p>These recession planes will also impact on the performance of existing solar panels on the roofs of single storey homes.</p> <p>Undermines protection and rights of existing property owners: Many current residents will have their property values (both amenity and financial) significantly reduced under the new recession planes and minimum plot sizes (e.g. loss of sunlight through ground floor windows, solar panel installations becoming severely compromised).</p>	Support

Ian McChesney/701.6	Christchurch International Airport Limited/ #FS2052.260	Seek Amendment	<p>Recession plane angles should be reduced for those sites bordering single storey existing properties.</p> <p>Impact of sunlight reduction on liveability of homes: The proposed plans would significantly reduce sunlight access for many existing properties, with the result that many currently warm, healthy homes would no longer be so. First, the proposed variation to recession planes does not compensate sufficiently for reduced sunshine hours, solar strength and average wintertime temperatures in Christchurch, and second even if parity with Auckland was achieved the potential loss of sunlight represents an unacceptable diminution of sunlight access and warmth that residents should be reasonably allowed to enjoy. Effectively the Plan is giving a sunlight 'right' to an upper storey resident of a new multi-story development (where they are not affected by the shadow cast from a similar development to their north) at the expense of existing homeowners who may now find themselves fully in the shadow of a multi-story development built on their north boundary (for 5 months or so).</p> <p>These recession planes will also impact on the performance of existing solar panels on the roofs of single storey homes.</p> <p>Undermines protection and rights of existing property owners: Many current residents will have their property values (both amenity and financial) significantly reduced under the new recession planes and minimum plot sizes (e.g. loss of sunlight through ground floor windows, solar panel installations becoming severely compromised).</p>	Support
Ian McChesney/ #701.7		Seek Amendment	[That] recession planes and setbacks [are] set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties.	
Ian McChesney/701.7	Anne Dingwall/ #FS2037.559	Seek Amendment	<p>[That] recession planes and setbacks [are] set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties.</p> <p>The proposed recession planes (and setbacks) do not provide equitable outcomes for sites that are smaller than the model assumptions. The proposal assumes 15m as a common site width, with the models for the sunlight access assuming the building on the southern boundary of a new development has a 4m setback from its north boundary (Technical Report – Residential Recession Planes in Christchurch, p.10). This report largely discounts narrower sites by stating “these are a minority”.</p> <p>But the reality is that sites narrower than 15m are not uncommon in the proposed HDRZ in Riccarton, where setbacks of the existing residences from the north boundary can be less than 4m. Thus the proposed recession planes will impact even more on these properties. Recession planes and setbacks need to provide liveable and equitable outcomes for sites regardless of dimensions.</p>	Support
Ian McChesney/701.7	Anne Dingwall/ #FS2037.980	Seek Amendment	<p>[That] recession planes and setbacks [are] set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties.</p> <p>The proposed recession planes (and setbacks) do not provide equitable outcomes for sites that are smaller than the model assumptions. The proposal assumes 15m as a common site width, with the models for the sunlight access assuming the building on the southern boundary of a new development has a 4m setback from its north boundary (Technical Report – Residential Recession Planes in Christchurch, p.10). This report largely discounts narrower sites by stating “these are a minority”.</p> <p>But the reality is that sites narrower than 15m are not uncommon in the proposed HDRZ in Riccarton, where setbacks of the existing residences from the north boundary can be less than 4m. Thus the proposed recession planes will impact even more on these properties. Recession planes and setbacks need to provide liveable and equitable outcomes for sites regardless of dimensions.</p>	Support
Ian McChesney/701.7	Christchurch International Airport Limited/ #FS2052.261	Seek Amendment	<p>[That] recession planes and setbacks [are] set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties.</p> <p>The proposed recession planes (and setbacks) do not provide equitable outcomes for sites that are smaller than the model assumptions. The proposal assumes 15m as a common site width, with the models for the sunlight access assuming the building on the southern boundary of a new development has a 4m setback from its north boundary (Technical Report – Residential Recession Planes in Christchurch, p.10). This report largely discounts narrower sites by stating “these are a minority”.</p> <p>But the reality is that sites narrower than 15m are not uncommon in the proposed HDRZ in Riccarton, where setbacks of the existing residences from the north boundary can be less than 4m. Thus the proposed recession planes will impact even more on these properties. Recession planes and setbacks need to provide liveable and equitable outcomes for sites regardless of dimensions.</p>	Support

Lauren Gibson/ #708.3		Seek Amendment	[Increase sunlight access]	
Girish Ramlugun/ #713.7		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Girish Ramlugun/713.7	Anne Dingwall/ #FS2037.568	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.	Oppose
Sara Campbell/ #715.8		Oppose	Oppose the Sunlight Access Qualifying Matter and that the council remove this qualifying matter.	
Jonty Coulson/ #717.7		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Gareth Holler/ #718.10		Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Andrew Cockburn/ #719.10		Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Ethan Pasco/ #721.8		Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Alan Murphy/ #724.6		Seek Amendment	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.	
Birdie Young/ #727.5		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Michael Hall/ #733.11		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Paula Rowell/ #735.3		Oppose	Seeks that apartment blocks are not allowed in Merivale	
Christchurch City Council/ #751.65		Seek Amendment	Remove numbering consequentialamendment by showing correct number, i.e.,Appendix 14.16.2 Recession planes	
Christchurch City Council/751.65	Andrew Evans/ #FS2016.1	Seek Amendment	Remove numbering consequentialamendment by showing correct number, i.e.,Appendix 14.16.2 Recession planes Remove consequential amendmentto numbering of the appendices forRecession planes.	Not Stated
Christchurch City Council/751.65	Andrew Evans/ #FS2016.4	Seek Amendment	Remove numbering consequentialamendment by showing correct number, i.e.,Appendix 14.16.2 Recession planes Remove consequential amendmentto numbering of the appendices forRecession planes.	Seek Amendment
Christchurch City Council/751.65	Anne Dingwall/ #FS2037.887	Seek Amendment	Remove numbering consequentialamendment by showing correct number, i.e.,Appendix 14.16.2 Recession planes Remove consequential amendmentto numbering of the appendices forRecession planes.	Support
Amanda Smithies/ #752.9		Oppose	oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Piripi Baker/ #753.8		Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
Alex Shaw/ #754.8		Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	
New Zealand Institute of Architects Canterbury Branch/ #762.28		Seek Amendment	[That the] permitted intrusion [of gables] is revisited and revised as suitable to be included in PC14.	
New Zealand Institute of Architects Canterbury Branch/762.28	Anne Dingwall/ #FS2037.793	Seek Amendment	[That the] permitted intrusion [of gables] is revisited and revised as suitable to be included in PC14. The Gable roof form is an unmistakable characteristic of Christchurch housing, the removal of this rule unnecessarily removes/disincentivises this choice of roof.	Support
Marta Scott/ #786.1		Seek Amendment	[That] recession planes ...consider the slope of the land (on the Port Hills).	
Marie Dysart/ #791.5		Support	Supports that the current proposal of the CCC sets lower recession planes on the south side of sites throughout the whole city, in order to reduce shading on properties to the south.	
Regulus Property Investments Limited/ #810.4		Seek Amendment	[Reject QM Sunlight Access] - Reject, refuse, or otherwise decline the Qualifying Matters that donot align with that directed by the Central Government through theAmendment Act	
Regulus Property Investments Limited/810.4	Kāinga Ora/ #FS2082.609	Seek Amendment	[Reject QM Sunlight Access] - Reject, refuse, or otherwise decline the Qualifying Matters that donot align with that directed by the Central Government through theAmendment Act The density standards as set out in theAmendment Act best achieve the NPS-UD, and PC14 should be amendedto reflect those.	Support
Retirement Villages Association of New Zealand Inc/ #811.59		Seek Amendment	[Amend MRZ & HRZ recession plane to] 60 [degrees] measured from a point 4 m above ground level along all boundaries,	
Retirement Villages Association of New Zealand Inc/811.59	Summerset Group Holdings Limited/ #FS2097.54	Seek Amendment	[Amend MRZ & HRZ recession plane to] 60 [degrees] measured from a point 4 m above ground level along all boundaries, The RVA supports Standard 14.5.2.6 and the height in relation to boundary	Support

			provisions to the extent it is consistent with the MDRS. However, the RVA considers that the wording proposed must be amended to accurately reflect the wording of the MDRS. The RVA submits that the MDRS are mandatory requirements of the Enabling Housing Act.	
James Barbour/ #812.2		Oppose	[Reject QM Sunlight Access] - seeks that the Council reject, refuse, or otherwise decline the Qualifying Matters that do not align with that directed by the Central Government through the Amendment Act.	
James Barbour/812.2	Kāinga Ora/ #FS2082.611	Oppose	[Reject QM Sunlight Access] - seeks that the Council reject, refuse, or otherwise decline the Qualifying Matters that do not align with that directed by the Central Government through the Amendment Act. the Submitter opposes any provisions or changes that will adversely affect the intensification of housing and urban form in the district	Support
Carter Group Limited/ #814.174		Seek Amendment	Amend Appendix 14.16.2, to align with Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Amendment Act.	
Carter Group Limited/814.174	Kāinga Ora/ #FS2082.1004	Seek Amendment	Amend Appendix 14.16.2, to align with Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Amendment Act. The submitter opposes the height in relation to boundary QM and submits that only the angles and heights that must be included from Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Housing Supply Act be included in the District Plan. The QM/ appendix compromises the enablement of development and does not reduce regulatory constraints and increase housing supply as required through the Amendment Act and the NPS-UD.	Seek Amendment
The Catholic Diocese of Christchurch / #823.140		Seek Amendment	Amend Rule 14.6.2.2 and Appendix 14.16.2, to align with Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Amendment Act.	
The Catholic Diocese of Christchurch /823.140	Anne Dingwall/ #FS2037.1372	Seek Amendment	Amend Rule 14.6.2.2 and Appendix 14.16.2, to align with Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Amendment Act. The submitter opposes the height in relation to boundary QM and submits that only the angles and heights that must be included from Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Housing Supply Act be included in the District Plan. The QM/ appendix compromises the enablement of development and does not reduce regulatory constraints and increase housing supply as required through the Amendment Act and the NPS-UD.	Oppose
The Catholic Diocese of Christchurch /823.140	Carter Group Limited/ #FS2045.313	Seek Amendment	Amend Rule 14.6.2.2 and Appendix 14.16.2, to align with Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Amendment Act. The submitter opposes the height in relation to boundary QM and submits that only the angles and heights that must be included from Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Housing Supply Act be included in the District Plan. The QM/ appendix compromises the enablement of development and does not reduce regulatory constraints and increase	Support

			housing supply as required through the Amendment Act and the NPS-UD.	
The Catholic Diocese of Christchurch /823.140	Kāinga Ora/ #FS2082.1156	Seek Amendment	Amend Rule 14.6.2.2 and Appendix 14.16.2, to align with Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Amendment Act. The submitter opposes the height in relation to boundary QM and submits that only the angles and heights that must be included from Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Housing Supply Act be included in the District Plan. The QM/ appendix compromises the enablement of development and does not reduce regulatory constraints and increase housing supply as required through the Amendment Act and the NPS-UD.	Seek Amendment
Finn Jackson/ #832.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Sylvia Maclaren/ #837.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Jacinta O'Reilly/ #839.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Rosa Shaw/ #840.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Jess Gaisford/ #841.8		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Allan Taunt/ #843.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Hayden Smythe/ #844.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Lauren Bonner/ #846.1		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Will Struthers/ #847.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Robert Leonard Broughton/ #851.2		Seek Amendment	Seek amendment to the qualifying matter [make them more restrictive].	
Ministry of Housing and Urban Development/ #859.4		Oppose	That the Sunlight Access Qualifying Matter is deleted	
Ministry of Housing and Urban Development/859.4	Anne Dingwall/ #FS2037.1221	Oppose	That the Sunlight Access Qualifying Matter is deleted HUD questions whether this qualifying matter only modifies the MDRS as little as possible to accommodate the matter the council is attempting to address. HUD notes that the height in relation to boundary rules in Auckland Council's Mixed Housing Urban zone which enabled 3storeys buildings were considered by Ministers as a possible base for the MDRS, but not followed as they specifically did not enable a full width third storey on many sites. A larger envelope provides for a more diverse range of typologies and bulk and location design to be considered in development.	Oppose
Ministry of Housing and Urban Development/859.4	Andrew McCarthy/ #FS2081.27	Oppose	That the Sunlight Access Qualifying Matter is deleted HUD questions whether this qualifying matter only modifies the MDRS as little as possible to accommodate the matter the council is attempting to address. HUD notes that the height in relation to boundary rules in Auckland Council's Mixed Housing Urban zone which enabled 3storeys buildings were considered by Ministers as a possible base for the MDRS, but not followed as they specifically did not enable a full width third storey on many sites. A larger envelope provides for a more diverse range of typologies and bulk and location design to be considered in development.	Support
Alan and Robyn Ogle/ #876.6		Seek Amendment	Seek amendment to the Sunlight Qualifying Matter to be more conservative than proposed.	
Alan and Robyn Ogle/876.6	Robert Broughton/ #FS2083.14	Seek Amendment	Seek amendment to the Sunlight Qualifying Matter to be more conservative than proposed. SUNLIGHT PRESERVATION: SEEKING AMENDMENT TO THE QUALIFYING MATTER	Support
Evelyn Lalahi/ #897.2		Seek Amendment	[Modify recession planes to ensure sufficient sunlight and passive heating for neighbouring properties when 2-3 storeys developed next door] Many of those affected are senior citizens and young families.	
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.13		Seek Amendment	[T]hat there is provision for all ground floor dwellings to have access to sunlight all year round.	

Waipuna Halswell-Hornby-Riccarton Community Board/902.13	Kāinga Ora/ #FS2082.1275	Seek Amendment	[T]hat there is provision for all ground floor dwellings to have access to sunlight all year round. The Board fully supports the modified approach to recession planes to better reflect Christchurch's specific latitude. However, we suggest it does not go far enough.	Oppose
Geoff Banks/ #918.10		Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council maintain this qualifying matter.	
Dylan Lange/ #1049.10		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	

Commercial

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Tobias Meyer/ #55.7		Seek Amendment	Allow commercial use on corner sites in residential zones.	
Tobias Meyer/55.7	Christchurch International Airport Limited/ #FS2052.170	Seek Amendment	Allow commercial use on corner sites in residential zones. Allow some mixed use.	Oppose
Wayne Keen/ #93.2		Support	Assist developers and builders to complete builds on land currently sitting vacant within the city.	
Nikki Smetham/ #112.12		Support	[Retain provisions requiring that Crime Prevention Through Environmental Design (CPTED) principles are considered and complied with]	
Spreydon Lodge Limited/ #118.8		Seek Amendment	Such further or other relief, or other consequential or other amendments, as are considered appropriate and necessary to address the concerns set out in this submission.	
Cameron Matthews/ #121.1		Seek Amendment	<p>Remove (or substantially revise, as per attached submission) specific Qualifying Matters:</p> <ul style="list-style-type: none"> • Sunlight Access • Residential Character Area • Airport Noise Contour • Riccarton Bush Interface • Low Public Transport Accessibility Area <p>Promote specific centres to at least Local Centre (Medium) and rezone adjacent/nearby blocks with at least MRZ + Local Centre Intensification Precinct, or HRZ, or equivalent:</p> <ul style="list-style-type: none"> • Addington • Lyttelton • Sumner • Sydenham South • Wigram <p>Further up-zone areas, with for example HRZ or MUZ within:</p> <ul style="list-style-type: none"> • Walkable catchment of all Core Bus Routes • Some buffer zone of all Major Cycle Routes • Walkable catchment of Addington railway station, and other rail-adjacent suburbs such as Hornby, Addington, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley, and Lyttelton. 	
Cameron Matthews/121.1	Anne Dingwall/ #FS2037.200	Seek Amendment	<p>Remove (or substantially revise, as per attached submission) specific Qualifying Matters:</p> <ul style="list-style-type: none"> • Sunlight Access • Residential Character Area • Airport Noise Contour • Riccarton Bush Interface • Low Public Transport Accessibility Area 	Oppose

			<p>Promote specific centres to at least Local Centre (Medium) and rezone adjacent/nearby blocks with at least MRZ + Local Centre Intensification Precinct, or HRZ, or equivalent:</p> <ul style="list-style-type: none"> • Addington • Lyttelton • Sumner • Sydenham South • Wigram <p>Further up-zone areas, with for example HRZ or MUZ within:</p> <ul style="list-style-type: none"> • Walkable catchment of all Core Bus Routes • Some buffer zone of all Major Cycle Routes • Walkable catchment of Addington railway station, and other rail-adjacent suburbs such as Hornby, Addington, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley, and Lyttelton. <p>Refer to attached submission</p>	
Cameron Matthews/121.1	Christchurch International Airport Limited/ #FS2052.68	Seek Amendment	<p>Remove (or substantially revise, as per attached submission) specific Qualifying Matters:</p> <ul style="list-style-type: none"> • Sunlight Access • Residential Character Area • Airport Noise Contour • Riccarton Bush Interface • Low Public Transport Accessibility Area <p>Promote specific centres to at least Local Centre (Medium) and rezone adjacent/nearby blocks with at least MRZ + Local Centre Intensification Precinct, or HRZ, or equivalent:</p> <ul style="list-style-type: none"> • Addington • Lyttelton • Sumner • Sydenham South • Wigram <p>Further up-zone areas, with for example HRZ or MUZ within:</p> <ul style="list-style-type: none"> • Walkable catchment of all Core Bus Routes • Some buffer zone of all Major Cycle Routes • Walkable catchment of Addington railway station, and other rail-adjacent suburbs such as Hornby, Addington, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley, and Lyttelton. <p>Refer to attached submission</p>	Oppose
Cameron Matthews/121.1	Christchurch International Airport Limited/ #FS2052.191	Seek Amendment	<p>Remove (or substantially revise, as per attached submission) specific Qualifying Matters:</p> <ul style="list-style-type: none"> • Sunlight Access • Residential Character Area • Airport Noise Contour • Riccarton Bush Interface 	Oppose

			<ul style="list-style-type: none"> • Low Public Transport Accessibility Area <p>Promote specific centres to at least Local Centre (Medium) and rezone adjacent/nearby blocks with at least MRZ + Local Centre Intensification Precinct, or HRZ, or equivalent:</p> <ul style="list-style-type: none"> • Addington • Lyttelton • Sumner • Sydenham South • Wigram <p>Further up-zone areas, with for example HRZ or MUZ within:</p> <ul style="list-style-type: none"> • Walkable catchment of all Core Bus Routes • Some buffer zone of all Major Cycle Routes • Walkable catchment of Addington railway station, and other rail-adjacent suburbs such as Hornby, Addington, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley, and Lyttelton. <p>Refer to attached submission</p>	
Cameron Matthews/121.1	Foodstuffs (South Island) Properties Limited / #FS2057.1	Seek Amendment	<p>Remove (or substantially revise, as per attached submission) specific Qualifying Matters:</p> <ul style="list-style-type: none"> • Sunlight Access • Residential Character Area • Airport Noise Contour • Riccarton Bush Interface • Low Public Transport Accessibility Area <p>Promote specific centres to at least Local Centre (Medium) and rezone adjacent/nearby blocks with at least MRZ + Local Centre Intensification Precinct, or HRZ, or equivalent:</p> <ul style="list-style-type: none"> • Addington • Lyttelton • Sumner • Sydenham South • Wigram <p>Further up-zone areas, with for example HRZ or MUZ within:</p> <ul style="list-style-type: none"> • Walkable catchment of all Core Bus Routes • Some buffer zone of all Major Cycle Routes • Walkable catchment of Addington railway station, and other rail-adjacent suburbs such as Hornby, Addington, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley, and Lyttelton. <p>Refer to attached submission</p>	Seek Amendment
Cameron Matthews/121.1	Kāinga Ora/ #FS2082.50	Seek Amendment	<p>Remove (or substantially revise, as per attached submission) specific Qualifying Matters:</p> <ul style="list-style-type: none"> • Sunlight Access • Residential Character Area • Airport Noise Contour 	Support

			<ul style="list-style-type: none"> • Riccarton Bush Interface • Low Public Transport Accessibility Area <p>Promote specific centres to at least Local Centre (Medium) and rezone adjacent/nearby blocks with at least MRZ + Local Centre Intensification Precinct, or HRZ, or equivalent:</p> <ul style="list-style-type: none"> • Addington • Lyttelton • Sumner • Sydenham South • Wigram <p>Further up-zone areas, with for example HRZ or MUZ within:</p> <ul style="list-style-type: none"> • Walkable catchment of all Core Bus Routes • Some buffer zone of all Major Cycle Routes • Walkable catchment of Addington railway station, and other rail-adjacent suburbs such as Hornby, Addington, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley, and Lyttelton. <p>Refer to attached submission</p>	
Riccarton Bush - Kilmarnock Residents' Association/ #188.11		Seek Amendment	<p>[New Qualifying Matter Riccarton Commercial/Residential Transition Zone] - The commercial area north of Riccarton Rd should be height-restricted to a height that is appropriate given the proximity of low-rise residential dwellings immediately to the north.</p> <p>[Note: Submission requests proposed TCZ changes to LCZ, hence coding here instead of rules].</p>	
Riccarton Bush - Kilmarnock Residents' Association/188.11	Tony Dale/ #FS2036.10	Seek Amendment	<p>[New Qualifying Matter Riccarton Commercial/Residential Transition Zone] - The commercial area north of Riccarton Rd should be height-restricted to a height that is appropriate given the proximity of low-rise residential dwellings immediately to the north.</p> <p>[Note: Submission requests proposed TCZ changes to LCZ, hence coding here instead of rules].</p> <p>We support other submitters (including Waipuna Halswell-Hornby-Riccarton Community Board and Helen Broughton), arguing the same. The social and environmental impacts of tall commercial buildings in this area have not been adequately assessed. We suggest some would include:</p> <ol style="list-style-type: none"> 1. Total loss of outdoor privacy 2. Significant afternoon shading, particularly in the summer and in the areas further east 3. Changed and unpredictable wind and airflow patterns 4. Solar heating of the tall north facing vertical surfaces resulting in changes to air temperature, and mean radiant temperatures in the surrounding area 5. Unpredictable micro-climate effects 6. Adverse social and mental health impacts for those living directly next to a high-rise commercial area 	Support
Riccarton Bush - Kilmarnock Residents' Association/188.11	Anne Dingwall/ #FS2037.248	Seek Amendment	<p>[New Qualifying Matter Riccarton Commercial/Residential Transition Zone] - The commercial area north of Riccarton Rd should be height-restricted to a height that is appropriate given the proximity of low-rise residential dwellings immediately to the north.</p> <p>[Note: Submission requests proposed TCZ changes to LCZ, hence coding here instead of rules].</p> <p>We support other submitters (including Waipuna Halswell-Hornby-Riccarton Community Board and Helen Broughton), arguing the same. The social and environmental impacts of tall commercial buildings in this area have not been adequately assessed. We suggest some would include:</p> <ol style="list-style-type: none"> 1. Total loss of outdoor privacy 2. Significant afternoon shading, particularly in the summer and in the areas further east 3. Changed and unpredictable wind and airflow patterns 4. Solar heating of the tall north facing vertical surfaces resulting in changes to air temperature, and mean radiant temperatures in the surrounding area 5. Unpredictable micro-climate effects 6. Adverse social and mental health impacts for those living directly next to a high-rise commercial area 	Support
Riccarton Bush - Kilmarnock Residents' Association/188.11	Christchurch International Airport Limited/ #FS2052.296	Seek Amendment		Support

			<p>[New Qualifying Matter Riccarton Commercial/Residential Transition Zone] - The commercial area north of Riccarton Rd should be height-restricted to a height that is appropriate given the proximity of low-rise residential dwellings immediately to the north.</p> <p>[Note: Submission requests proposed TCZ changes to LCZ, hence coding here instead of rules].</p> <p>We support other submitters (including Waipuna Halswell-Hornby-Riccarton Community Board and Helen Broughton), arguing the same. The social and environmental impacts of tall commercial buildings in this area have not been adequately assessed. We suggest some would include: 1. Total loss of outdoor privacy 2. Significant afternoon shading, particularly in the summer and in the areas further east 3. Changed and unpredictable wind and airflow patterns 4. Solar heating of the tall north facing vertical surfaces resulting in changes to air temperature, and mean radiant temperatures in the surrounding area 5. Unpredictable micro-climate effects 6. Adverse social and mental health impacts for those living directly next to a high-rise commercial area</p>	
Riccarton Bush - Kilmarnock Residents' Association/188.11	Kāinga Ora/ #FS2082.100	Seek Amendment	<p>[New Qualifying Matter Riccarton Commercial/Residential Transition Zone] - The commercial area north of Riccarton Rd should be height-restricted to a height that is appropriate given the proximity of low-rise residential dwellings immediately to the north.</p> <p>[Note: Submission requests proposed TCZ changes to LCZ, hence coding here instead of rules].</p> <p>We support other submitters (including Waipuna Halswell-Hornby-Riccarton Community Board and Helen Broughton), arguing the same. The social and environmental impacts of tall commercial buildings in this area have not been adequately assessed. We suggest some would include: 1. Total loss of outdoor privacy 2. Significant afternoon shading, particularly in the summer and in the areas further east 3. Changed and unpredictable wind and airflow patterns 4. Solar heating of the tall north facing vertical surfaces resulting in changes to air temperature, and mean radiant temperatures in the surrounding area 5. Unpredictable micro-climate effects 6. Adverse social and mental health impacts for those living directly next to a high-rise commercial area</p>	Oppose
Joshua Wight/ #199.8		Seek Amendment	Amend provisions to enable taller buildings, especially [within the] central city (20-30 lvs). Commercial centres and surrounding residential sites have increased height limits, generally to between 4 and 6 storeys.	
Mitchell Cocking/ #207.1		Oppose	Reject the plan change	
Property Council New Zealand/ #242.7		Support	Support the current commercial centre boundaries or subdivision proposals for status quo.	
Annex Developments / #248.1		Seek Amendment	<p>add a new clause to proposed policy 15.2.3.2 as follows:</p> <p><u>e. To encourage the redevelopment of areas located within a Brownfield Overlay on the planning maps to allow a mix of commercial and residential activities.</u></p>	
Annex Developments /248.1	Catholic Diocese of Christchurch/ #FS2044.155	Seek Amendment	<p>add a new clause to proposed policy 15.2.3.2 as follows:</p> <p><u>e. To encourage the redevelopment of areas located within a Brownfield Overlay on the planning maps to allow a mix of commercial and residential activities.</u></p> <p>There are no provisions for Brownfield Overlay within Mixed Use Zone and therefore is not applicable for properties within the Mixed Use Zone.</p>	Support
Annex Developments /248.1	ChristchurchNZ/ #FS2048.3	Seek Amendment	<p>add a new clause to proposed policy 15.2.3.2 as follows:</p> <p><u>e. To encourage the redevelopment of areas located within a Brownfield Overlay on the planning maps to allow a mix of commercial and residential activities.</u></p>	Oppose

			There are no provisions for Brownfield Overlay within Mixed Use Zone and therefore is not applicable for properties within the Mixed Use Zone.	
Annex Developments /248.1	Christchurch International Airport Limited/ #FS2052.50	Seek Amendment	<p>add a new clause to proposed policy 15.2.3.2 as follows:</p> <p><u>e. To encourage the redevelopment of areas located within a Brownfield Overlay on the planning maps to allow a mix of commercial and residential activities.</u></p> <p>There are no provisions for Brownfield Overlay within Mixed Use Zone and therefore is not applicable for properties within the Mixed Use Zone.</p>	Oppose
Mark Aneil/ #423.2		Seek Amendment	Seeks to extend differential rating on Central City Vacant land to commercially zoned areas of New Brighton, Lyttelton, Sydenham and Linwood Village from 1 July 2024, as well as the inner city within the 4 Avenues.	
Heather Tate/ #474.3		Oppose	To not add more on to height gains for commercial and residential	
Cindy Gibb/ #481.3		Support	Limit the height of any building in Christchurch to a maximum of 4 storeys.	
Tales Azevedo Alves/ #513.3		Seek Amendment	The Council enable 6-10 storey residential buildings near commercial centres	
Plain and Simple Ltd/ #627.23		Seek Amendment	<p>[New provisions to] ensure the [delivery of]:</p> <ul style="list-style-type: none"> mainstream alternative housing options with accessible green space and appropriate amenity values. integrat[ed] social and affordable housing in mixed communities prototyping zones with rules and aligned support that facilitates innovation and prototyping of new choices of housing 	
Logan Clarke/ #678.1		Oppose	[Opposes] the existence of a commercial zone. This should be combined with the residential zone and lower the city to grow and change as time goes on. Would like to see this [Mixed Use Zone] spread and be more common across the city.	
Wigram Lodge (2001) Limited/ #716.3		Support	[Seeks that] the NPS-UD is properly and fully given effect to through the provisions and zoning of PC14 through the intensification of development.	
Brookfield Limited/ #723.5		Support	[Retain] 6 to 10 storeys for residential buildings near commercial centres.	
Brookfield Limited/723.5	Kāinga Ora/ #FS2082.479	Support	[Retain] 6 to 10 storeys for residential buildings near commercial centres. the NPS-UD is properly and fully given effect to through the provisions and zoning of PC14 through the intensification of development through enabling plan provisions and an increase in development capacity for residential and business use across the district	Support
Mark Darbyshire/ #768.9		Seek Amendment	That consideration be given to incorporating some of the matters of discretion from 14.15.3.a or 14.15.3.c into 15.14.2.6 to ensure consented high-rise buildings in the city centre are sensitive to urban design principles and building dominance effects. That the Council allows buildings up to 90 metres high as proposed (with lower limits in certain areas as proposed). That requirements for green space, tree canopy, lanes, and mid-block pedestrian connections be strengthened.	
Mark Darbyshire/768.9	Brighton Observatory of Environment and Economics/ #FS2092.23	Seek Amendment	<p>That consideration be given to incorporating some of the matters of discretion from 14.15.3.a or 14.15.3.c into 15.14.2.6 to ensure consented high-rise buildings in the city centre are sensitive to urban design principles and building dominance effects. That the Council allows buildings up to 90 metres high as proposed (with lower limits in certain areas as proposed). That requirements for green space, tree canopy, lanes, and mid-block pedestrian connections be strengthened. I support the maximum number of storeys proposed for buildings in the city centre. However, I believe more power is needed for the Council to take urban design principles into account when assessing resource consent applications for new high-rise buildings, to ensure the buildings complement the surrounding neighbourhood and are consistent with the Council's and community's vision for that area. Many residents and owners would be alarmed if a 90-metre apartment building was allowed immediately next-door to the newly-built low-rise apartment developments in One Central, or if a 32-metre apartment building was allowed immediately next-door to Atlas Quarter. This could be quite jarring if not handled sensitively, and there might be more suitable land nearby, hence the need for urban design principles and building height or dominance to be taken into account when assessing resource consent applications. This could be achieved by taking some of the provisions from 14.15.3.a or 14.15.3.c and adding them to 15.14.2.6. Ultimately, however, using high-density housing to make the city centre more affordable, accessible, inclusive, diverse, and climate-friendly needs to be the priority. I consider myself very lucky to live in a modern, warm apartment in the city centre. Prices have gone up a lot in recent years, and many other people my age or younger could never even dream of living in the city centre. Our city centre needs to be accessible to diverse communities throughout Aotearoa, not just people who can already afford to live here. Ramping up the population of the city centre will also result in a vibrant hub where businesses and the arts can thrive, and turn around the depressing situation at present where lots of businesses are failing and hospitality menus are getting smaller and smaller. It has never made sense to me that</p>	Seek Amendment

			we would only allow low-rise buildings after the earthquakes, and I believe the time is now right for us to pivot towards a world-class city centre enabled by sensitive high-rise architecture transitioning progressively towards lower building heights the further you get from the centre. These won't get built overnight, but now is the right time to signal the type of architecture we want to move towards in the coming years and decades. Because of the current 17-metre height limit, Atlas Quarter is a very sprawling complex. Apartments are hard to find (especially for courier drivers) due to the number of different buildings and resulting complicated addressing system. The sprawling outdoor car park behind the complex results in a lot of break-ins. On wet days, I have to walk a long way through the rain to get from my apartment building to the street. I believe taller buildings would solve a lot of these problems in future developments, by allowing them to spread upwards instead of outwards and be contained within a single building. The requirements for green space, tree canopy, lanes, and mid-block pedestrian connections (whether on public or private land) should be strengthened. Where quake demolitions have allowed new, temporary mid-block pedestrian connections to be formed, serious consideration should be made to making these permanent. I love that I can walk from Atlas Quarter (36 Welles Street) to the bus interchange or Cathedral Square entirely by cutting through lanes. However, some of these lanes are only temporary, and one is currently closed due to a building site next-door. I would love to see this and other similar routes made permanent, making for a more pedestrian-friendly city.	
Dru Hill/ #774.1		Seek Amendment	Seek amendment to increase the Innovation Precinct to cover Central City South Frame, allow the exclusion of communal spaces from GLFA; and allow for a certain percentage of offices to be larger than 450m ² .	
The Catholic Diocese of Christchurch / #823.146		Oppose	Insert a new and explicit policy in regards to anticipated building heights, consistent with NPS-UD policy 3.	
The Catholic Diocese of Christchurch /823.146	Anne Dingwall/ #FS2037.1378	Oppose	Insert a new and explicit policy in regards to anticipated building heights, consistent with NPS-UD policy 3. PC14 fails to include policy provisions that explicitly implement the NPS-UD directives in Policy 3 in regards to building height and provide clear expectations in regards to the heights of buildings, particularly in the central city. Insert a new and explicit policy in regards to anticipated building heights, consistent with NPS-UD policy 3. PC14 fails to include policy provisions that explicitly implement the NPS-UD directives in Policy 3 in regards to building height and provide clear expectations in regards to the heights of buildings, particularly in the central city.	Oppose
The Catholic Diocese of Christchurch /823.146	Carter Group Limited/ #FS2045.319	Oppose	Insert a new and explicit policy in regards to anticipated building heights, consistent with NPS-UD policy 3. PC14 fails to include policy provisions that explicitly implement the NPS-UD directives in Policy 3 in regards to building height and provide clear expectations in regards to the heights of buildings, particularly in the central city. Insert a new and explicit policy in regards to anticipated building heights, consistent with NPS-UD policy 3. PC14 fails to include policy provisions that explicitly implement the NPS-UD directives in Policy 3 in regards to building height and provide clear expectations in regards to the heights of buildings, particularly in the central city.	Support
The Catholic Diocese of Christchurch /823.146	Kāinga Ora/ #FS2082.1162	Oppose		Seek Amendment

			<p>Insert a new and explicit policy in regards to anticipated building heights, consistent with NPS-UD policy 3. PC14 fails to include policy provisions that explicitly implement the NPS-UD directives in Policy 3 in regards to building height and provide clear expectations in regards to the heights of buildings, particularly in the central city. Insert a new and explicit policy in regards to anticipated building heights, consistent with NPS-UD policy 3. PC14 fails to include policy provisions that explicitly implement the NPS-UD directives in Policy 3 in regards to building height and provide clear expectations in regards to the heights of buildings, particularly in the central city.</p>	
Kāinga Ora – Homes and Communities / #834.238		Seek Amendment	<p>1. Insert reference to MetropolitanCentres in all relevant provisions ofthe chapter.</p> <p>2. Insert rules for metropolitan centrezone as attached in Appendix 2</p>	
Kāinga Ora – Homes and Communities /834.238	Catholic Diocese of Christchurch/ #FS2044.96	Seek Amendment	<p>1. Insert reference to MetropolitanCentres in all relevant provisions ofthe chapter.</p> <p>2. Insert rules for metropolitan centrezone as attached in Appendix 2</p> <p>Kāinga Ora seeks thatMetropolitan Centres areintroduced within the centreshierarchy, as per the forward-looking aspects of the NPS-UDpolicies of 1, 3, and 6. These aresought to cover the existing keyactivity areas for Riccarton,Papanui, and Hornby. The size, scale, existing and futurefunction of these centres aresuch that they merit theapplication of a MetropolitanCentre Zone classification, andthus an appropriate objective,policy and rules framework.Further, recent and proposedinvestment in public and activetransport modes along thecorridors in which these activitycentres are located support thecase for a zoning classificationreflective of their relativeposition within the centreshierarchy.</p>	Oppose
Kāinga Ora – Homes and Communities /834.238	Carter Group Limited/ #FS2045.100	Seek Amendment	<p>1. Insert reference to MetropolitanCentres in all relevant provisions ofthe chapter.</p> <p>2. Insert rules for metropolitan centrezone as attached in Appendix 2</p> <p>Kāinga Ora seeks thatMetropolitan Centres areintroduced within the centreshierarchy, as per the forward-looking aspects of the NPS-UDpolicies of 1, 3, and 6. These aresought to cover the existing keyactivity areas for Riccarton,Papanui, and Hornby. The size, scale, existing and futurefunction of these centres aresuch that they merit theapplication of a MetropolitanCentre Zone classification, andthus an appropriate objective,policy and rules framework.Further, recent and proposedinvestment in public and activetransport modes along thecorridors in which these activitycentres are located support thecase for a zoning classificationreflective of their relativeposition within the centreshierarchy.</p>	Oppose
Kāinga Ora – Homes and Communities /834.238	Christchurch International Airport Limited/ #FS2052.25	Seek Amendment	<p>1. Insert reference to MetropolitanCentres in all relevant provisions ofthe chapter.</p> <p>2. Insert rules for metropolitan centrezone as attached in Appendix 2</p> <p>Kāinga Ora seeks thatMetropolitan Centres areintroduced within the centreshierarchy, as per the forward-looking aspects of the NPS-UDpolicies of 1, 3, and 6. These aresought to cover the existing keyactivity areas for Riccarton,Papanui, and Hornby. The size, scale, existing and futurefunction of these centres aresuch that they merit theapplication of a MetropolitanCentre Zone classification, andthus an appropriate objective,policy and rules framework.Further, recent and proposedinvestment in public and activetransport modes along thecorridors in which these activitycentres are located support thecase for a zoning classificationreflective of their relativeposition within the centreshierarchy.</p>	Oppose
Kāinga Ora – Homes and Communities /834.238	Chapman Tripp/ #FS2063.150	Seek Amendment		Support

			<p>1. Insert reference to Metropolitan Centres in all relevant provisions of the chapter.</p> <p>2. Insert rules for metropolitan centre zone as attached in Appendix 2</p> <p>Kāinga Ora seeks that Metropolitan Centres are introduced within the centre hierarchy, as per the forward-looking aspects of the NPS-UD policies of 1, 3, and 6. These are sought to cover the existing key activity areas for Riccarton, Papanui, and Hornby. The size, scale, existing and future function of these centres are such that they merit the application of a Metropolitan Centre Zone classification, and thus an appropriate objective, policy and rules framework. Further, recent and proposed investment in public and active transport modes along the corridors in which these activity centres are located support the case for a zoning classification reflective of their relative position within the centre hierarchy.</p>	
Kāinga Ora – Homes and Communities /834.238	Chapman Tripp/ #FS2064.144	Seek Amendment	<p>1. Insert reference to Metropolitan Centres in all relevant provisions of the chapter.</p> <p>2. Insert rules for metropolitan centre zone as attached in Appendix 2</p> <p>Kāinga Ora seeks that Metropolitan Centres are introduced within the centre hierarchy, as per the forward-looking aspects of the NPS-UD policies of 1, 3, and 6. These are sought to cover the existing key activity areas for Riccarton, Papanui, and Hornby. The size, scale, existing and future function of these centres are such that they merit the application of a Metropolitan Centre Zone classification, and thus an appropriate objective, policy and rules framework. Further, recent and proposed investment in public and active transport modes along the corridors in which these activity centres are located support the case for a zoning classification reflective of their relative position within the centre hierarchy.</p>	Support
Kāinga Ora – Homes and Communities /834.238	Vaughan Smith/ #FS2090.26	Seek Amendment	<p>1. Insert reference to Metropolitan Centres in all relevant provisions of the chapter.</p> <p>2. Insert rules for metropolitan centre zone as attached in Appendix 2</p> <p>Kāinga Ora seeks that Metropolitan Centres are introduced within the centre hierarchy, as per the forward-looking aspects of the NPS-UD policies of 1, 3, and 6. These are sought to cover the existing key activity areas for Riccarton, Papanui, and Hornby. The size, scale, existing and future function of these centres are such that they merit the application of a Metropolitan Centre Zone classification, and thus an appropriate objective, policy and rules framework. Further, recent and proposed investment in public and active transport modes along the corridors in which these activity centres are located support the case for a zoning classification reflective of their relative position within the centre hierarchy.</p>	Seek Amendment
Lyttelton Port Company Limited/ #853.2		Support	<p>Chapters 14 and 15 – Residential Banks Peninsula Zone and Commercial Banks Peninsula Zone</p> <p>Retain without amendment all provisions that apply to or refer to the Lyttelton Port Influences Overlay as notified.</p>	
Lyttelton Port Company Limited/853.2	Kāinga Ora/ #FS2082.784	Support	<p>Chapters 14 and 15 – Residential Banks Peninsula Zone and Commercial Banks Peninsula Zone</p> <p>Retain without amendment all provisions that apply to or refer to the Lyttelton Port Influences Overlay as notified.</p> <p>LPC supports the area-specific rules implementing the Lyttelton Port Influences Overlay.</p>	Oppose

Orion New Zealand Limited (Orion)/ #854.1		Not Stated	Neighbourhood Centre Zone Rule 15.6.1.5 Non-complying activities.	Proposed amendment	Add an additional clause to NC3 a. and amend clause `d` as follows: <u>iii within 3m of the outside overhead conductor of any 11kV, 400V or 230V electricity distribution line.</u> d. <u>Conductive</u> Fences within 5 metres of a National Grid transmission line support structure foundation, 66kV or, 33kV, <u>11kv, 400V or 230V</u> electricity distribution line support structure foundation.		
Orion New Zealand Limited (Orion)/854.1	Kāinga Ora/ #FS2082.786	Not Stated	Neighbourhood Centre Zone Rule 15.6.1.5 Non-complying activities.	Proposed amendment	Add an additional clause to NC3 a. and amend clause `d` as follows: <u>iii within 3m of the outside overhead conductor of any 11kV, 400V or 230V electricity distribution line.</u> d. <u>Conductive</u> Fences within 5 metres of a National Grid transmission line support structure foundation, 66kV or, 33kV, <u>11kv, 400V or 230V</u> electricity distribution line support structure foundation.	Oppose	
			Orion proposes a new clause to provide setback clearances for the 11kV, 400V and 230V network. These lower voltage lines are the most common within any distribution network and comprise the majority of the lines that are seen in any residential street. The increased buildings height limits and smaller boundary setbacks enabled by the MDRS have the potential to cause significant issues for large parts of the lower voltage network.				
Lendlease Limited/ #855.4		Seek Amendment	Retain Chapter 15 as notified, except where specified in relation to the introduction of a new Metropolitan Centre Zone for Hornby.				
Lendlease Limited/855.4	Kāinga Ora/ #FS2082.789	Seek Amendment	Retain Chapter 15 as notified, except where specified in relation to the introduction of a new Metropolitan Centre Zone for Hornby.				Support
Lendlease Limited/ #855.34		Seek Amendment	Add a new set of rules under 15.4 for the Metropolitan Centre Zone in accordance with Schedule 2 of the submission and other suggested amendments to objectives and policies in the submission.				
Lendlease Limited/855.34	Vaughan Smith/ #FS2090.45	Seek Amendment	Add a new set of rules under 15.4 for the Metropolitan Centre Zone in accordance with Schedule 2 of the submission and other suggested amendments to objectives and policies in the submission. The submitter seeks that the Hornby Commercial Core is rezoned "Metropolitan Centre Zone", instead of Town Centre Zone. The proposed rules for the Metropolitan Centre Zone are appended to their submission as Schedule 2. In preparing the rules for the Metropolitan Centre Zone: • A full range of activities is provided for to reflect its role as servicing a sub-regional catchment.				Seek Amendment

			<ul style="list-style-type: none"> • The rules and activity specific standards are consistent with the approach taken for the City Centre Zone and Town Centre Zone. • To maintain the “primacy” of the City Centre Zone, a maximum permitted height of 45m is proposed, being half the permitted height of the City Centre Zone, and the same height as the City Centre Cathedral Square and Victoria Street Height Precincts. This additional height is required to encourage additional employment and residential options in the area, and the increased built form will increase foot traffic in the area, encouraging further retail activity and employment. 	
Keunah Kim/ #1018.2		Oppose	Retain existing current height in relation to boundary standards.	
Christchurch Casinos Limited / #2077.2		Support	[Supports] the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres, and supports any provisions or changes to the District Plan that will achieve this outcome;	
Christchurch Casinos Limited /2077.2	Kainga Ora - Homes and Communities/ #FS2099.73	Support	<p>[Supports] the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres, and supports any provisions or changes to the District Plan that will achieve this outcome; The submitter has an interest in the plan change as a whole and therefore this submission relates to all provisions and zonings of the plan change. The submitter has a specific interest in all provisions and zoning that relate to the site [73 Salisbury Street, 373 Durham Street North, and 51 Peterborough Street]. The submitter is a major Central City business, providing employment for over 260 people, and hosting over 1,400 guests on an average day. The submitter's business is an attraction that adds to the vibrancy and viability of the Central City, as many businesses are supported by the Casino. directly and indirectly, such as accommodation providers, local employment, local businesses, the hospitality and event sector, and so on. The land in question has been subject to a number of master planning exercises by the submitter since the Christchurch earthquakes of 2010/11.</p> <p>The mixture of commercial business and residential zoning has made this exercise challenging to the point that redevelopment has not been advanced with the land currently being used for car parking. Having a large Central City development block with two ‘firm’ commercial and residential zones within it has not been conducive to allowing the mix and distribution of residential and commercial activity across the site that is needed. This current zoning is directive of two development outcomes across the development block: one being residential and the other being commercial. The submitter has intentions to undertake a comprehensive redevelopment of the entire site, which would ideally comprise a mix of commercial and residential activities. The site is located on a prominent Central City corner site with frontage to a Central City local distributor road and a main distributor road. The character of the area is transitory between more commercial land uses to the south and residential areas to the north of Salisbury Street. Sites to the immediate south of the site are zoned City Centre Zone with sites to the south-east zoned Central City Mixed Use. An appropriate outcome for the submitter’s property would be to provide for a combination of housing and business uses and enabling greater building heights and densities. In this regard, Policy 3 of the NPS-UD is of direct relevance, whereby at sub clause (a) it directs that the district plan is to enable building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification in city centre zones. “Development Capacity” is a defined term in the NPS-UD and means the capacity of land to be developed for housing or for business use, based on the zoning, objectives, policies, rules, and overlays that apply in the relevant proposed and operative RMA planning documents; and the provision of adequate development infrastructure to support the development of land for housing or business use. Rezoning that part of the site that is proposed under PC14 to be High Density Residential, along with commensurate changes to the District Plan to provide for this submission and give effect to the NPS-UD, will: provide for an appropriate mixed-use development on the site, including commercial activity in an appropriate location, being a corner site adjacent to existing CCZ and opposite CCMU zoned land; provide greater scope for a development on the site to suitably emphasize the street corner; maintains support for the primacy of commercial centres, supporting the economic growth of the District, and therefore the economic well-being of communities; not have any discernible effects on the amenity of adjoining residential zones, or undermine the residential coherence of residential neighbourhoods; maintain a sufficient supply of housing in the district; contribute to the social and economic well-being of communities and meet the reasonably foreseeable needs of future generations; represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means; give effect to the NPS-UD (notably Policy 3) and Canterbury Regional Policy Statement; and promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the Resource Management Act 1991 and ultimately achieve its purpose.</p>	Support
Christchurch Casinos Limited / #2077.4		Seek Amendment	[Seeks that] provisions [are] included to enable the range of matters outlined as follows that together assist with ensuring PC14 gives effects to the NPS-UD through intensifying development; increasing height limits in and around the central city, and in suburban centres; changes to rules within commercial zones to ensure high quality urban environments and be more enabling of activities without the need for resource consent; medium and high density residential zones with new rules are being introduced across all urban residential areas; rezoning of industrial areas near the central city for housing and mixed-use activities; introducing qualifying matters to reduce the scale and density of buildings enabled by the MDRS and NPS-UD is reduced; and amending objectives, policies, and other provisions throughout the District Plan.	
Christchurch Casinos Limited / #2077.9		Support	[Seeks to support] any other additional or consequential relief to the District Plan, including but not limited to, the maps, issues, objectives, policies, rules, controls/discretions, assessment criteria and explanations [of the commercial Central City Zone or such there of] that will give effect to the matters raised in this submission and the relevant planning legislation.	

Commercial > Introduction

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Lendlease Limited/ #855.28		Seek Amendment	Amend 15.1 Introduction to include reference to the “Metropolitan Centre Zone”, as follows: 15.1 Introduction... d. This chapter seeks to manage commercial activity in the City through a 'centres-based' approach. The hierarchy of centres comprises the City Centre, Metropolitan Centres, Town Centres, Local Centres, Neighbourhood Centres, and Large Format Centres. The 'centres-based' approach gives primacy to the City Centre and recognises its role as a principal employment and business centre for the City and surrounding region. Existing commercial activity in existing office parks and mixed use zones is also recognised.	
Lendlease Limited/855.28	Vaughan Smith/ #FS2090.39	Seek Amendment	Amend 15.1 Introduction to include reference to the “Metropolitan Centre Zone”, as follows: 15.1 Introduction... d. This chapter seeks to manage commercial activity in the City through a 'centres-based' approach. The hierarchy of centres comprises the City Centre, Metropolitan Centres, Town Centres, Local Centres, Neighbourhood Centres, and Large Format Centres. The 'centres-based' approach gives primacy to the City Centre and recognises its role as a principal employment and business centre for the City and surrounding region. Existing commercial activity in existing office parks and mixed use zones is also recognised. The submitter seeks that the Hornby Commercial Core is rezoned “Metropolitan Centre Zone”. Consequential changes are required to the introduction to include reference to “Metropolitan Centre”.	Support

Commercial > Objectives and policies

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Plain and Simple Ltd/ #627.4		Seek Amendment	[T]hat the objectives within PC 14 are amended to explicitly include recognition of the role of housing in fostering social cohesion and a sense of community belonging.	
Retirement Villages Association of New Zealand Inc/ #811.89		Seek Amendment	insert a new objective in the Commercial Zones objectives that provides for the housing and care needs of the ageing population. Objective 15.2.12 Ageing population Provide a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons such as retirement villages.	
Retirement Villages Association of New Zealand Inc/811.89	Summerset Group Holdings Limited/ #FS2097.83	Seek Amendment	insert a new objective in the Commercial Zones objectives that provides for the housing and care needs of the ageing population. Objective 15.2.12 Ageing population Provide a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons such as retirement villages. The RVA considers policy support for retirement villages in the relevant commercial zones is required as set out in the submission above. It is anticipated that this objective and policy will be applied to all relevant commercial zones.	Support
Retirement Villages Association of New Zealand Inc/ #811.90		Seek Amendment	Insert new [policy] New Policy – Housing in Commercial Zones Provide for retirement villages in commercial zones (other than the Commercial Office Zone, the Commercial Retail Park Zone and within the Lyttelton Port Influences Overlay Area in the Commercial Banks Peninsula Zone), and recognise that retirement villages can provide for higher densities than other forms of residential developments, because they provide for shared spaces, services and facilities, and enable	

			<p>affordability and the efficient provision of assisted living and care services. Advice Note: All other objectives and policies relevant to residential activity in commercial zones also apply to retirement villages.</p>	
Retirement Villages Association of New Zealand Inc/811.90	Summerset Group Holdings Limited/ #FS2097.84	Seek Amendment	<p>Insert new [policy]</p> <p>New Policy – Housing in Commercial Zones Provide for retirement villages in commercial zones (other than the Commercial Office Zone, the Commercial Retail Park Zone and within the Lyttelton Port Influences Overlay Area in the Commercial Banks Peninsula Zone), and recognise that retirement villages can provide for higher densities than other forms of residential developments, because they provide for shared spaces, services and facilities, and enable affordability and the efficient provision of assisted living and care services. Advice Note: All other objectives and policies relevant to residential activity in commercial zones also apply to retirement villages. The RVA considers policy support for retirement villages in the relevant commercial zones is required as set out in the submission above. The proposed policy to be inserted reflects agreements made within PC5. It is anticipated that this objective and policy will be applied to all relevant commercial zones.</p>	Support
Retirement Villages Association of New Zealand Inc/ #811.91		Seek Amendment	<p>Insert the following new policy: New Policy Larger sites Recognise the intensification opportunities provided by larger sites within the Commercial Zones by providing for more efficient use of those sites.</p>	
Retirement Villages Association of New Zealand Inc/811.91	Summerset Group Holdings Limited/ #FS2097.85	Seek Amendment	<p>Insert the following new policy: New Policy Larger sites Recognise the intensification opportunities provided by larger sites within the Commercial Zones by providing for more efficient use of those sites.</p> <p>As discussed in the RVA’s submission above, the RVA considers that the District Plan must recognise the intensification opportunities provided by larger sites. These types of sites are extremely rare and it is important they are developed efficiently.</p>	Support
Retirement Villages Association of New Zealand Inc/ #811.98		Seek Amendment	<p>Insert the following new policy: New Policy Role of density standards Enable the density standards to be utilised as a baseline for the assessment of the effects of developments other than in areas where the Plan provides location-specific density standards.</p>	
Retirement Villages Association of New Zealand Inc/811.98	Summerset Group Holdings Limited/ #FS2097.92	Seek Amendment	<p>Insert the following new policy: New Policy Role of density standards Enable the density standards to be utilised as a baseline for the assessment of the effects of developments other than in areas where the Plan provides location-specific density standards. The RVA considers that it would be appropriate to enable the density standards to be utilised as a baseline for the assessment of the effects of developments as noted in the submission above.</p>	Support

			It is anticipated that this policy will be applied to all relevant commercial zones.	
Retirement Villages Association of New Zealand Inc/ #811.99		Seek Amendment	Insert the following new policy: New Policy Changing communities To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the Commercial zones will change over time to enable a variety of housing types with a mix of densities.	
Retirement Villages Association of New Zealand Inc/811.99	Summerset Group Holdings Limited/ #FS2097.93	Seek Amendment	Insert the following new policy: New Policy Changing communities To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the Commercial zones will change over time to enable a variety of housing types with a mix of densities. The RVA considers that a new policy is required to give effect to the direction under the NPSUD that acknowledges amenity values evolve over time, and that expectations for existing amenity must also evolve in order to enable necessary housing. It is anticipated that this policy will be applied to all relevant commercial zones.	Support
Carter Group Limited/ #814.180		Seek Amendment	Seeks that a new and explicit policy is included in regards to anticipated building heights, consistent with NPS-UD policy 3.	
Carter Group Limited/814.180	Kāinga Ora/ #FS2082.1010	Seek Amendment	Seeks that a new and explicit policy is included in regards to anticipated building heights, consistent with NPS-UD policy 3. PC14 fails to include policy provisions that explicitly implement the NPS-UD directives in Policy 3 in regards to building height and provide clear expectations in regards to the heights of buildings, particularly in the central city.	Seek Amendment
Malaghans Investments Limited/ #818.5		Seek Amendment	[New objective and policy/ies sought for the Central City Heritage Interface Overlay] that requires : <ul style="list-style-type: none"> • avoidance of any buildings over the [proposed 3 storey] height limit; • avoidance of the loss of sunlight within all areas of the New Regent Street Precinct; • that any new building must be designed to at least maintain current levels of access to sunlight; • the design for the site redevelopment to protect the heritage values of New Regent Street and to incorporate positive design features to accentuate the heritage precinct, rather than turn its back to it. 	
Malaghans Investments Limited/818.5	Anne Dingwall/ #FS2037.717	Seek Amendment	[New objective and policy/ies sought for the Central City Heritage Interface Overlay] that requires : <ul style="list-style-type: none"> • avoidance of any buildings over the [proposed 3 storey] height limit; • avoidance of the loss of sunlight within all areas of the New Regent Street Precinct; • that any new building must be designed to at least maintain current levels of access to sunlight; • the design for the site redevelopment to protect the heritage values of New Regent Street and to incorporate positive design features to accentuate the heritage precinct, rather than turn its back to it. 	Support

			<p>Access to sunlight is critical to [the success of businesses that rely on outdoor dining areas]. The street seating is a direct way for people to be amongst the heritage setting, appreciate it while enjoying the custom of local businesses.</p> <p>Protection of access to sunlight for New Regent Street, along with commensurate changes to the District Plan to provide for this submission will: (a) contribute to the social and economic well-being of people and communities and meet their reasonably foreseeable needs of future generations; (b) protect the significant heritage values of New Regent Street and enhance visitor experience to the locale; (c) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means. (d) give effect to the National Policy Statement for Urban Development 2021 and Canterbury Regional Policy Statement. (e) promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the Resource Management Act 1991 and ultimately achieve its purpose.</p>	
Malaghans Investments Limited/818.5	Catholic Diocese of Christchurch/ #FS2044.159	Seek Amendment	<p>[New objective and policy/ies sought for the Central City Heritage Interface Overlay] that requires :</p> <ul style="list-style-type: none"> • avoidance of any buildings over the [proposed 3 storey] height limit; • avoidance of the loss of sunlight within all areas of the New Regent Street Precinct; • that any new building must be designed to at least maintain current levels of access to sunlight; • the design for the site redevelopment to protect the heritage values of New Regent Street and to incorporate positive design features to accentuate the heritage precinct, rather than turn its back to it. <p>Access to sunlight is critical to [the success of businesses that rely on outdoor dining areas]. The street seating is a direct way for people to be amongst the heritage setting, appreciate it while enjoying the custom of local businesses.</p> <p>Protection of access to sunlight for New Regent Street, along with commensurate changes to the District Plan to provide for this submission will: (a) contribute to the social and economic well-being of people and communities and meet their reasonably foreseeable needs of future generations; (b) protect the significant heritage values of New Regent Street and enhance visitor experience to the locale; (c) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means. (d) give effect to the National Policy Statement for Urban Development 2021 and Canterbury Regional Policy Statement. (e) promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the Resource Management Act 1991 and ultimately achieve its purpose.</p>	Oppose
Malaghans Investments Limited/818.5	Carter Group Limited/ #FS2045.171	Seek Amendment	<p>[New objective and policy/ies sought for the Central City Heritage Interface Overlay] that requires :</p> <ul style="list-style-type: none"> • avoidance of any buildings over the [proposed 3 storey] height limit; • avoidance of the loss of sunlight within all areas of the New Regent Street Precinct; • that any new building must be designed to at least maintain current levels of access to sunlight; • the design for the site redevelopment to protect the heritage values of New Regent Street and to incorporate positive design features to accentuate the heritage precinct, rather than turn its back to it. <p>Access to sunlight is critical to [the success of businesses that rely on outdoor dining areas]. The street seating is a direct way for people to be amongst the heritage setting, appreciate it while enjoying the custom of local businesses.</p> <p>Protection of access to sunlight for New Regent Street, along with commensurate changes to the District Plan to provide for this submission will: (a) contribute to the social and economic well-being of people and communities and meet their reasonably foreseeable needs of future generations; (b) protect the significant heritage values of New Regent Street and enhance visitor experience to the locale; (c) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means. (d) give effect to the National Policy Statement for Urban Development 2021 and Canterbury Regional Policy Statement. (e) promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the Resource Management Act 1991 and ultimately achieve its purpose.</p>	Oppose

Malaghans Investments Limited/818.5	Heritage New Zealand Pouhere Taonga/ #FS2051.110	Seek Amendment	<p>[New objective and policy/ies sought for the Central City Heritage Interface Overlay] that requires :</p> <ul style="list-style-type: none"> • avoidance of any buildings over the [proposed 3 storey] height limit; • avoidance of the loss of sunlight within all areas of the New Regent Street Precinct; • that any new building must be designed to at least maintain current levels of access to sunlight; • the design for the site redevelopment to protect the heritage values of New Regent Street and to incorporate positive design features to accentuate the heritage precinct, rather than turn its back to it. <p>Access to sunlight is critical to [the success of businesses that rely on outdoor dining areas]. The street seating is a direct way for people to be amongst the heritage setting, appreciate it while enjoying the custom of local businesses.</p> <p>Protection of access to sunlight for New Regent Street, along with commensurate changes to the District Plan to provide for this submission will: (a) contribute to the social and economic well-being of people and communities and meet their reasonably foreseeable needs of future generations; (b) protect the significant heritage values of New Regent Street and enhance visitor experience to the locale; (c) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means. (d) give effect to the National Policy Statement for Urban Development 2021 and Canterbury Regional Policy Statement. (e) promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the Resource Management Act 1991 and ultimately achieve its purpose.</p>	Support
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Commercial > Objectives and policies > Objective - Centres-based framework for commercial activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Rachel Sanders/ #475.2		Support	We also support Council's plan to increase focus on the urban hubs	
Tony Dale/ #679.11		Seek Amendment	The walking distances to centre boundaries, used to define the extent of high density 6-storey residential zones in Riccarton, should be recalculated based on the time it takes to walk to key amenities in Riccarton. These walking times should be tested, taking into account reasonable pedestrian capability (eg: for older pedestrians), and local conditions such as traffic, controlled intersections and barriers.	
Lendlease Limited/ #855.29		Seek Amendment	<p>Amend Objective 15.2.2 to include reference to the "Metropolitan Centre Zone" as follows: 15.2.2 Objective – Centres-based framework for commercial activities</p> <p>a. Commercial activity is focussed within a network of centres (comprising the City Centre, Metropolitan Centres, Town Centres, Local Centres, Neighbourhood Centres, and Large Format Centres) to meet the wider community's and businesses' needs in a way and at a rate that:</p> <p>...</p> <p>iiia. supports the function of the Metropolitan Centres as focal points for a broad range of commercial, community, recreational and residential activities, servicing the sub-regional needs of communities, businesses and residents;</p> <p>iii. supports the function of Town Centres as major focal points for commercial activities, entertainment activities, visitor accommodation, employment, transport and community activities that service the needs of the immediate and neighbouring suburbs, and Local Centres as a focal point for primarily small-scale commercial activities with a focus on convenience shopping, community activities and guest accommodation that service the needs of the residential catchment;</p> <p>iv. gives primacy to the City Centre followed by Metropolitan Centres, Town Centres and Local Centres identified as Key Activity Centres;</p>	
Lendlease Limited/855.29	Vaughan Smith/ #FS2090.40	Seek Amendment	Amend Objective 15.2.2 to include reference to the "Metropolitan Centre Zone" as follows: 15.2.2 Objective – Centres-based framework for commercial activities	Support

			<p>a. Commercial activity is focussed within a network of centres (comprising the City Centre, Metropolitan Centres, Town Centres, Local Centres, Neighbourhood Centres, and Large Format Centres) to meet the wider community's and businesses' needs in a way and at a rate that:</p> <p>...</p> <p>iiia. supports the function of the Metropolitan Centres as focal points for a broad range of commercial, community, recreational and residential activities, servicing the sub-regional needs of communities, businesses and residents;</p> <p>iii. supports the function of Town Centres as major focal points for commercial activities, entertainment activities, visitor accommodation, employment, transport and community activities that service the needs of the immediate and neighbouring suburbs, and Local Centres as a focal point for primarily small-scale commercial activities with a focus on convenience shopping, community activities and guest accommodation that service the needs of the residential catchment;</p> <p>iv. gives primacy to the City Centre followed by Metropolitan Centres, Town Centres and Local Centres identified as Key Activity Centres;</p> <p>The submitter seeks that the Hornby Commercial Core is rezoned "Metropolitan Centre Zone". Consequential changes are required to the objective to include reference to "Metropolitan Centre".</p> <p>Amendments to the objective are also required to ensure that the description of the role of each type of centre is consistent with that of the National Planning Standards 2019.</p>	
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Commercial > Objectives and policies > Objective - Centres-based framework for commercial activities > Policy - Role of centres

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Tobias Meyer/ #55.17		Support	Supports Addington as a Local Centre	
Tobias Meyer/55.17	Christchurch International Airport Limited/ #FS2052.180	Support	Supports Addington as a Local Centre This is a very desirable place to live for young professionals. Very close to the city centre and other amenities.	Oppose
Tony Rider/ #74.1		Seek Amendment	Amend Bush Inn's status in the Centres hierarchy to remain a neighbourhood/local centre	
Tony Rider/74.1	Anne Dingwall/ #FS2037.153	Seek Amendment	<p>Amend Bush Inn's status in the Centres hierarchy to remain a neighbourhood/local centre</p> <p>The Bush Inn Centre is failing, with high rents, limited parking, and businesses finding success by moving elsewhere. People are more interested in open, modern malls like the successful Tower Junction and Northlink Shopping Centres. They cater for a wider range of shopping needs. The Bush Inn mall is very small and half empty, and has been rated mediocre by patrons.</p> <p>Lets compare Northlink to Bush Inn as an example. Using 2018 Census Data, Bush Inn and immediate surrounding areas (Fig 2) [Riccarton West, Wharenui, Upper Riccarton, Sockburn North, Ilam South, Ilam University, Deans Bush] has 23,031 people with 6981 occupied private dwellings in a 7.45KM2 area. This makes a density of 3091 people per KM2. Northlink is in Northlands (Fig 3), and when including immediately surrounding areas (Papanui East, Papanui West, Papanui North, Northcote) there are 10005 people in 3879 occupied private dwellings in a 4.86KM2 area. This is only 2058 people per KM2; more than a thousand less per KM2 when compared to Bush Inn and surrounding areas.</p> <p>This shows the Bush Inn / Church Corner area is more densely populated, larger in size, larger in population, and larger in housing – yet the so called "Town Centre Zone" is failing year by year. There has even been a reported 1338 increase in population between 2013 and 2018 for Bush Inn and surrounding areas, with the number of private dwellings becoming unoccupied also increasing (Fig 4). This is a notable increase of persons living in the same home – population increase and persons living in closer proximity, with the mall continuing to increase in vacant retail lots. Bush Inn Centre is not a Town Centre Zone</p>	Support
John Edilson/ #131.1		Oppose	Oppose the identification of Merivale as a large Local Centre, thereby allowing buildings of 6 levels high.	
Colin McGavin/ #140.1		Seek Amendment	That Papanui is designated a [Local Centre instead of a Town Centre]	
Maureen McGavin/ #156.1		Seek Amendment	That Papanui is designated a [Local Centre instead of a Town Centre]	

Riccarton Bush - Kilmarnock Residents' Association/ #188.2		Seek Amendment	That Riccarton be a Town Centre or Neighbourhood Centre, not a Large Town Centre.	
Riccarton Bush - Kilmarnock Residents' Association/188.2	Tony Dale/ #FS2036.2	Seek Amendment	<p>That Riccarton be a Town Centre or Neighbourhood Centre, not a Large Town Centre.</p> <p>Because it is immediately adjacent to the Christchurch CBD. Only Hagley Park separates the twocentres.Placing a large town right next to a metropolitan centre is odd and inappropriate and, we submit, anaccidental and unintended result of poor planning and poorly regulated urban development over along period of time, at the expense of both Riccarton and the CBD.A Large Town Centre designation for Riccarton allows taller commercial buildings (up to 22 metres).This is inappropriate particularly where the TCZ butts hard against 2 and 3 storey housing zones justnorth of Riccarton Rd (Fig 3).If a city council priority is rejuvenating the central city, designating Riccarton a Large Town is amistake. It will further draw residential and business activity away from the CBD.We submit large centres be some distance from the centre where they can support surroundingurban areas, complementing the city council's objectives, not working against them.</p> <p>The impact of a large town designation and wider boundaries, coupled with the centre destinationfor Church Corner to the west, will permit an almost continuous corridor of 6-storey residentialdensification all the way from the CBD to Curletts Road and Villa Maria College.We submit this is an absurd and unnecessary over-liberalisation of planning rules over far too largean area created unforeseen social impacts.It is within the city council's power to reconsider the Riccarton centre designations and make thecommercial area smaller in order to encourage activity and growth where it needs to happen, in thecity.</p>	Support
Riccarton Bush - Kilmarnock Residents' Association/188.2	Anne Dingwall/ #FS2037.239	Seek Amendment	<p>That Riccarton be a Town Centre or Neighbourhood Centre, not a Large Town Centre.</p> <p>Because it is immediately adjacent to the Christchurch CBD. Only Hagley Park separates the twocentres.Placing a large town right next to a metropolitan centre is odd and inappropriate and, we submit, anaccidental and unintended result of poor planning and poorly regulated urban development over along period of time, at the expense of both Riccarton and the CBD.A Large Town Centre designation for Riccarton allows taller commercial buildings (up to 22 metres).This is inappropriate particularly where the TCZ butts hard against 2 and 3 storey housing zones justnorth of Riccarton Rd (Fig 3).If a city council priority is rejuvenating the central city, designating Riccarton a Large Town is amistake. It will further draw residential and business activity away from the CBD.We submit large centres be some distance from the centre where they can support surroundingurban areas, complementing the city council's objectives, not working against them.</p> <p>The impact of a large town designation and wider boundaries, coupled with the centre destinationfor Church Corner to the west, will permit an almost continuous corridor of 6-storey residentialdensification all the way from the CBD to Curletts Road and Villa Maria College.We submit this is an absurd and unnecessary over-liberalisation of planning rules over far too largean area created unforeseen social impacts.It is within the city council's power to reconsider the Riccarton centre designations and make thecommercial area smaller in order to encourage activity and growth where it needs to happen, in thecity.</p>	Support
Riccarton Bush - Kilmarnock Residents' Association/188.2	Christchurch International Airport Limited/ #FS2052.287	Seek Amendment	<p>That Riccarton be a Town Centre or Neighbourhood Centre, not a Large Town Centre.</p> <p>Because it is immediately adjacent to the Christchurch CBD. Only Hagley Park separates the twocentres.Placing a large town right next to a metropolitan centre is odd and inappropriate and, we submit, anaccidental and unintended result of poor planning and poorly regulated urban development over along period of time, at the expense of both Riccarton and the CBD.A Large Town Centre designation for Riccarton allows taller commercial buildings (up to 22 metres).This is inappropriate particularly where the TCZ butts hard against 2 and 3 storey housing zones justnorth of Riccarton Rd (Fig 3).If a city council priority is rejuvenating the central city, designating Riccarton a Large Town is amistake. It will further draw residential and business activity away from the CBD.We submit large centres be some distance from the centre where they can support surroundingurban areas, complementing the city council's objectives, not working against them.</p> <p>The impact of a large town designation and wider boundaries, coupled with the centre destinationfor Church Corner to the west, will permit an almost continuous corridor of 6-storey residentialdensification all the way from the CBD to Curletts Road and Villa Maria College.We submit this is an absurd and unnecessary over-liberalisation of planning rules over far too largean area created unforeseen social impacts.It is within the city council's power to reconsider the Riccarton centre designations and make thecommercial area smaller in order to encourage activity and growth where it needs to happen, in thecity.</p>	Support

Riccarton Bush - Kilmarnock Residents' Association/188.2	Chapman Tripp/ #FS2063.24	Seek Amendment	<p>That Riccarton be a Town Centre or Neighbourhood Centre, not a Large Town Centre.</p> <p>Because it is immediately adjacent to the Christchurch CBD. Only Hagley Park separates the twocentres.Placing a large town right next to a metropolitan centre is odd and inappropriate and, we submit, anaccidental and unintended result of poor planning and poorly regulated urban development over along period of time, at the expense of both Riccarton and the CBD.A Large Town Centre designation for Riccarton allows taller commercial buildings (up to 22 metres).This is inappropriate particularly where the TCZ butts hard against 2 and 3 storey housing zones justnorth of Riccarton Rd (Fig 3).If a city council priority is rejuvenating the central city, designating Riccarton a Large Town is amistake. It will further draw residential and business activity away from the CBD.We submit large centres be some distance from the centre where they can support surroundingurban areas, complementing the city council's objectives, not working against them.</p> <p>The impact of a large town designation and wider boundaries, coupled with the centre destinationfor Church Corner to the west, will permit an almost continuous corridor of 6-storey residentialdensification all the way from the CBD to Curletts Road and Villa Maria College.We submit this is an absurd and unnecessary over-liberalisation of planning rules over far too largean area created unforeseen social impacts.It is within the city council's power to reconsider the Riccarton centre designations and make thecommercial area smaller in order to encourage activity and growth where it needs to happen, in thecity.</p>	Oppose
Riccarton Bush - Kilmarnock Residents' Association/188.2	Chapman Tripp/ #FS2064.23	Seek Amendment	<p>That Riccarton be a Town Centre or Neighbourhood Centre, not a Large Town Centre.</p> <p>Because it is immediately adjacent to the Christchurch CBD. Only Hagley Park separates the twocentres.Placing a large town right next to a metropolitan centre is odd and inappropriate and, we submit, anaccidental and unintended result of poor planning and poorly regulated urban development over along period of time, at the expense of both Riccarton and the CBD.A Large Town Centre designation for Riccarton allows taller commercial buildings (up to 22 metres).This is inappropriate particularly where the TCZ butts hard against 2 and 3 storey housing zones justnorth of Riccarton Rd (Fig 3).If a city council priority is rejuvenating the central city, designating Riccarton a Large Town is amistake. It will further draw residential and business activity away from the CBD.We submit large centres be some distance from the centre where they can support surroundingurban areas, complementing the city council's objectives, not working against them.</p> <p>The impact of a large town designation and wider boundaries, coupled with the centre destinationfor Church Corner to the west, will permit an almost continuous corridor of 6-storey residentialdensification all the way from the CBD to Curletts Road and Villa Maria College.We submit this is an absurd and unnecessary over-liberalisation of planning rules over far too largean area created unforeseen social impacts.It is within the city council's power to reconsider the Riccarton centre designations and make thecommercial area smaller in order to encourage activity and growth where it needs to happen, in thecity.</p>	Oppose
Riccarton Bush - Kilmarnock Residents' Association/188.2	Kāinga Ora/ #FS2082.93	Seek Amendment	<p>That Riccarton be a Town Centre or Neighbourhood Centre, not a Large Town Centre.</p> <p>Because it is immediately adjacent to the Christchurch CBD. Only Hagley Park separates the twocentres.Placing a large town right next to a metropolitan centre is odd and inappropriate and, we submit, anaccidental and unintended result of poor planning and poorly regulated urban development over along period of time, at the expense of both Riccarton and the CBD.A Large Town Centre designation for Riccarton allows taller commercial buildings (up to 22 metres).This is inappropriate particularly where the TCZ butts hard against 2 and 3 storey housing zones justnorth of Riccarton Rd (Fig 3).If a city council priority is rejuvenating the central city, designating Riccarton a Large Town is amistake. It will further draw residential and business activity away from the CBD.We submit large centres be some distance from the centre where they can support surroundingurban areas, complementing the city council's objectives, not working against them.</p> <p>The impact of a large town designation and wider boundaries, coupled with the centre destinationfor Church Corner to the west, will permit an almost continuous corridor of 6-storey residentialdensification all the way from the CBD to Curletts Road and Villa Maria College.We submit this is an absurd and unnecessary over-liberalisation of planning rules over far too largean area created unforeseen social impacts.It is within the city council's power to reconsider the Riccarton centre designations and make thecommercial area smaller in order to encourage activity and growth where it needs to happen, in thecity.</p>	Oppose
Riccarton Bush - Kilmarnock Residents' Association/188.2	Vaughan Smith/ #FS2090.4	Seek Amendment	<p>That Riccarton be a Town Centre or Neighbourhood Centre, not a Large Town Centre.</p>	Oppose

			<p>Because it is immediately adjacent to the Christchurch CBD. Only Hagley Park separates the two centres. Placing a large town right next to a metropolitan centre is odd and inappropriate and, we submit, an accidental and unintended result of poor planning and poorly regulated urban development over a long period of time, at the expense of both Riccarton and the CBD. A Large Town Centre designation for Riccarton allows taller commercial buildings (up to 22 metres). This is inappropriate particularly where the TCZ butts hard against 2 and 3 storey housing zones just north of Riccarton Rd (Fig 3). If a city council priority is rejuvenating the central city, designating Riccarton a Large Town is a mistake. It will further draw residential and business activity away from the CBD. We submit large centres be some distance from the centre where they can support surrounding urban areas, complementing the city council's objectives, not working against them.</p> <p>The impact of a large town designation and wider boundaries, coupled with the centre destination for Church Corner to the west, will permit an almost continuous corridor of 6-storey residential densification all the way from the CBD to Curletts Road and Villa Maria College. We submit this is an absurd and unnecessary over-liberalisation of planning rules over a far too large area created unforeseen social impacts. It is within the city council's power to reconsider the Riccarton centre designations and make the commercial area smaller in order to encourage activity and growth where it needs to happen, in the city.</p>	
Stephen Bryant/ #258.2		Seek Amendment	Re-designate Merivale a Medium Town Centre.	
Scentre (New Zealand) Limited/ #260.1		Seek Amendment	Riccarton should be recognized as a Metropolitan Centre in the District Plan to be inline with the NPS-UD as opposed to a Town Centre.	
Scentre (New Zealand) Limited/260.1	Anne Dingwall/ #FS2037.351	Seek Amendment	<p>Riccarton should be recognized as a Metropolitan Centre in the District Plan to be inline with the NPS-UD as opposed to a Town Centre.</p> <p>Scentre considers that Riccarton qualifies as a Metropolitan Centre because of its sub-regional role in Christchurch and this should be recognised in the District Plan.</p> <p>In giving effect to the NPS-UD, the Council is required to intensify areas within and adjacent to particular types of centres, to a degree that is commensurate with the level of commercial activity and community facilities within them. As a result, PC14 provides for the realignment of the commercial centres framework in the District Plan to the framework of centres set out under the NPS-UD. Specifically, the NPS-UD provides that each individual centre should be identified as one of the following on a tiered basis: City Centre, Metropolitan Centre, Town Centre, Local Centre and Neighbourhood Centre. As a result, the focus of intensification begins with the City Centre and is made commensurate to each centre's role in the centre hierarchy.</p> <p>Scentre considers Riccarton meets the criteria for Metropolitan Centres in the NPS-UD, given its size, function and the catchment it serves. The definition of Metropolitan Centre is found in the National Planning Standards ("NPS"), being:</p> <p><i>"Areas used predominantly for a broad range of commercial, community, recreational and residential activities. The zone is a focal point for subregional urban catchments"</i></p> <p>It is appropriate for Riccarton to be identified as a Metropolitan Centre as that status recognises the centre's important role in the centres' hierarchy, anticipates and enables ongoing growth and intensification both within and adjacent to the centre, improvement of public transport services, and an increased height limit. This better gives effect to the NPS-UD and the Housing Supply Act by providing for further intensification in and around the centre.</p> <p>Riccarton is a substantial and diverse centre, with important roles in Christchurch's retail and hospitality sectors, business services, financial services, property services, administrative and support services, and health.</p> <p>Riccarton is at the next level in the commercial centres' hierarchy, below the CBD, and has a well-established sub-regional role, which is a key feature in the NPS definition. Riccarton's sub-regional role has been confirmed through ongoing research into the number and range of business units, the level of employment, and its contribution to the Christchurch economy (GDP), as well as through consumer research into both shopping patterns and the wider roles of centres. Importantly, the research shows Riccarton's steady development and growth, in line with underlying population and demand growth in its main service area, and across urban Christchurch (and hinterland).</p> <p>Riccarton's role as a Metropolitan Centre is directly consistent with other Metropolitan Centres throughout New Zealand's urban system, including Auckland, Hamilton, Wellington, and Tauranga.</p>	Oppose
Scentre (New Zealand) Limited/260.1	Christchurch International Airport Limited/ #FS2052.145	Seek Amendment	<p>Riccarton should be recognized as a Metropolitan Centre in the District Plan to be inline with the NPS-UD as opposed to a Town Centre.</p> <p>Scentre considers that Riccarton qualifies as a Metropolitan Centre because of its sub-regional role in Christchurch and this should be recognised in the District Plan.</p>	Oppose

			<p>In giving effect to the NPS-UD, the Council is required to intensify areas within and adjacent to particular types of centres, to a degree that is commensurate with the level of commercial activity and community facilities within them. As a result, PC14 provides for the realignment of the commercial centres framework in the District Plan to the framework of centres set out under the NPS-UD. Specifically, the NPS-UD provides that each individual centre should be identified as one of the following on a tiered basis: City Centre, Metropolitan Centre, Town Centre, Local Centre and Neighbourhood Centre. As a result, the focus of intensification begins with the City Centre and is made commensurate to each centre's role in the centre hierarchy.</p> <p>Scentre considers Riccarton meets the criteria for Metropolitan Centres in the NPS-UD, given its size, function and the catchment it serves. The definition of Metropolitan Centre is found in the National Planning Standards ("NPS"), being:</p> <p><i>"Areas used predominantly for a broad range of commercial, community, recreational and residential activities. The zone is a focal point for subregional urban catchments"</i></p> <p>It is appropriate for Riccarton to be identified as a Metropolitan Centre as that status recognises the centre's important role in the centres' hierarchy, anticipates and enables ongoing growth and intensification both within and adjacent to the centre, improvement of public transport services, and an increased height limit. This better gives effect to the NPS-UD and the Housing Supply Act by providing for further intensification in and around the centre.</p> <p>Riccarton is a substantial and diverse centre, with important roles in Christchurch's retail and hospitality sectors, business services, financial services, property services, administrative and support services, and health.</p> <p>Riccarton is at the next level in the commercial centres' hierarchy, below the CBD, and has a well-established sub-regional role, which is a key feature in the NPS definition. Riccarton's sub-regional role has been confirmed through ongoing research into the number and range of business units, the level of employment, and its contribution to the Christchurch economy (GDP), as well as through consumer research into both shopping patterns and the wider roles of centres. Importantly, the research shows Riccarton's steady development and growth, in line with underlying population and demand growth in its main service area, and across urban Christchurch (and hinterland).</p> <p>Riccarton's role as a Metropolitan Centre is directly consistent with other Metropolitan Centres throughout New Zealand's urban system, including Auckland, Hamilton, Wellington, and Tauranga</p>	
Scentre (New Zealand) Limited/260.1	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.52	Seek Amendment	<p>Riccarton should be recognized as a Metropolitan Centre in the District Plan to be inline with the NPS-UD as opposed to a Town Centre.</p> <p>Scentre considers that Riccarton qualifies as a Metropolitan Centre because of its sub-regional role in Christchurch and this should be recognised in the District Plan.</p> <p>In giving effect to the NPS-UD, the Council is required to intensify areas within and adjacent to particular types of centres, to a degree that is commensurate with the level of commercial activity and community facilities within them. As a result, PC14 provides for the realignment of the commercial centres framework in the District Plan to the framework of centres set out under the NPS-UD. Specifically, the NPS-UD provides that each individual centre should be identified as one of the following on a tiered basis: City Centre, Metropolitan Centre, Town Centre, Local Centre and Neighbourhood Centre. As a result, the focus of intensification begins with the City Centre and is made commensurate to each centre's role in the centre hierarchy.</p> <p>Scentre considers Riccarton meets the criteria for Metropolitan Centres in the NPS-UD, given its size, function and the catchment it serves. The definition of Metropolitan Centre is found in the National Planning Standards ("NPS"), being:</p> <p><i>"Areas used predominantly for a broad range of commercial, community, recreational and residential activities. The zone is a focal point for subregional urban catchments"</i></p> <p>It is appropriate for Riccarton to be identified as a Metropolitan Centre as that status recognises the centre's important role in the centres' hierarchy, anticipates and enables ongoing growth and intensification both within and adjacent to the centre, improvement of public transport services, and an increased height limit. This better gives effect to the NPS-UD and the Housing Supply Act by providing for further intensification in and around the centre.</p> <p>Riccarton is a substantial and diverse centre, with important roles in Christchurch's retail and hospitality sectors, business services, financial services, property services, administrative and support services, and health.</p> <p>Riccarton is at the next level in the commercial centres' hierarchy, below the CBD, and has a well-established sub-regional role, which is a key feature in the NPS definition. Riccarton's sub-regional role has been confirmed through ongoing research into the number and range of business units, the level of employment, and its contribution to the Christchurch economy (GDP), as well as through consumer research into both shopping patterns and the wider roles of</p>	Oppose

			centres. Importantly, the research shows Riccarton's steady development and growth, in line with underlying population and demand growth in its main service area, and across urban Christchurch (and hinterland).	
			Riccarton's role as a Metropolitan Centre is directly consistent with other Metropolitan Centres throughout New Zealand's urban system, including Auckland, Hamilton, Wellington, and Tauranga	
Scentre (New Zealand) Limited/260.1	Chapman Tripp/ #FS2063.38	Seek Amendment	<p>Riccarton should be recognized as a Metropolitan Centre in the District Plan to be inline with the NPS-UD as opposed to a Town Centre.</p> <p>Scentre considers that Riccarton qualifies as a Metropolitan Centre because of its sub-regional role in Christchurch and this should be recognised in the District Plan.</p> <p>In giving effect to the NPS-UD, the Council is required to intensify areas within and adjacent to particular types of centres, to a degree that is commensurate with the level of commercial activity and community facilities within them. As a result, PC14 provides for the realignment of the commercial centres framework in the District Plan to the framework of centres set out under the NPS-UD. Specifically, the NPS-UD provides that each individual centre should be identified as one of the following on a tiered basis: City Centre, Metropolitan Centre, Town Centre, Local Centre and Neighbourhood Centre. As a result, the focus of intensification begins with the City Centre and is made commensurate to each centre's role in the centre hierarchy.</p> <p>Scentre considers Riccarton meets the criteria for Metropolitan Centres in the NPS-UD, given its size, function and the catchment it serves. The definition of Metropolitan Centre is found in the National Planning Standards ("NPS"), being:</p> <p><i>"Areas used predominantly for a broad range of commercial, community, recreational and residential activities. The zone is a focal point for subregional urban catchments"</i></p> <p>It is appropriate for Riccarton to be identified as a Metropolitan Centre as that status recognises the centre's important role in the centres' hierarchy, anticipates and enables ongoing growth and intensification both within and adjacent to the centre, improvement of public transport services, and an increased height limit. This better gives effect to the NPS-UD and the Housing Supply Act by providing for further intensification in and around the centre.</p> <p>Riccarton is a substantial and diverse centre, with important roles in Christchurch's retail and hospitality sectors, business services, financial services, property services, administrative and support services, and health.</p> <p>Riccarton is at the next level in the commercial centres' hierarchy, below the CBD, and has a well-established sub-regional role, which is a key feature in the NPS definition. Riccarton's sub-regional role has been confirmed through ongoing research into the number and range of business units, the level of employment, and its contribution to the Christchurch economy (GDP), as well as through consumer research into both shopping patterns and the wider roles of centres. Importantly, the research shows Riccarton's steady development and growth, in line with underlying population and demand growth in its main service area, and across urban Christchurch (and hinterland).</p> <p>Riccarton's role as a Metropolitan Centre is directly consistent with other Metropolitan Centres throughout New Zealand's urban system, including Auckland, Hamilton, Wellington, and Tauranga</p>	Support
Scentre (New Zealand) Limited/260.1	Chapman Tripp/ #FS2064.37	Seek Amendment	<p>Riccarton should be recognized as a Metropolitan Centre in the District Plan to be inline with the NPS-UD as opposed to a Town Centre.</p> <p>Scentre considers that Riccarton qualifies as a Metropolitan Centre because of its sub-regional role in Christchurch and this should be recognised in the District Plan.</p> <p>In giving effect to the NPS-UD, the Council is required to intensify areas within and adjacent to particular types of centres, to a degree that is commensurate with the level of commercial activity and community facilities within them. As a result, PC14 provides for the realignment of the commercial centres framework in the District Plan to the framework of centres set out under the NPS-UD. Specifically, the NPS-UD provides that each individual centre should be identified as one of the following on a tiered basis: City Centre, Metropolitan Centre, Town Centre, Local Centre and Neighbourhood Centre. As a result, the focus of intensification begins with the City Centre and is made commensurate to each centre's role in the centre hierarchy.</p> <p>Scentre considers Riccarton meets the criteria for Metropolitan Centres in the NPS-UD, given its size, function and the catchment it serves. The definition of Metropolitan Centre is found in the National Planning Standards ("NPS"), being:</p> <p><i>"Areas used predominantly for a broad range of commercial, community, recreational and residential activities. The zone is a focal point for subregional urban catchments"</i></p>	Support

			<p>It is appropriate for Riccarton to be identified as a Metropolitan Centre as that status recognises the centre's important role in the centres' hierarchy, anticipates and enables ongoing growth and intensification both within and adjacent to the centre, improvement of public transport services, and an increased height limit. This better gives effect to the NPS-UD and the Housing Supply Act by providing for further intensification in and around the centre.</p> <p>Riccarton is a substantial and diverse centre, with important roles in Christchurch's retail and hospitality sectors, business services, financial services, property services, administrative and support services, and health.</p> <p>Riccarton is at the next level in the commercial centres' hierarchy, below the CBD, and has a well-established sub-regional role, which is a key feature in the NPS definition. Riccarton's sub-regional role has been confirmed through ongoing research into the number and range of business units, the level of employment, and its contribution to the Christchurch economy (GDP), as well as through consumer research into both shopping patterns and the wider roles of centres. Importantly, the research shows Riccarton's steady development and growth, in line with underlying population and demand growth in its main service area, and across urban Christchurch (and hinterland).</p> <p>Riccarton's role as a Metropolitan Centre is directly consistent with other Metropolitan Centres throughout New Zealand's urban system, including Auckland, Hamilton, Wellington, and Tauranga</p>	
Scentre (New Zealand) Limited/260.1	Kāinga Ora/ #FS2082.222	Seek Amendment	<p>Riccarton should be recognized as a Metropolitan Centre in the District Plan to be inline with the NPS-UD as opposed to a Town Centre.</p> <p>Scentre considers that Riccarton qualifies as a Metropolitan Centre because of its sub-regional role in Christchurch and this should be recognised in the District Plan.</p> <p>In giving effect to the NPS-UD, the Council is required to intensify areas within and adjacent to particular types of centres, to a degree that is commensurate with the level of commercial activity and community facilities within them. As a result, PC14 provides for the realignment of the commercial centres framework in the District Plan to the framework of centres set out under the NPS-UD. Specifically, the NPS-UD provides that each individual centre should be identified as one of the following on a tiered basis: City Centre, Metropolitan Centre, Town Centre, Local Centre and Neighbourhood Centre. As a result, the focus of intensification begins with the City Centre and is made commensurate to each centre's role in the centre hierarchy.</p> <p>Scentre considers Riccarton meets the criteria for Metropolitan Centres in the NPS-UD, given its size, function and the catchment it serves. The definition of Metropolitan Centre is found in the National Planning Standards ("NPS"), being:</p> <p><i>"Areas used predominantly for a broad range of commercial, community, recreational and residential activities. The zone is a focal point for subregional urban catchments"</i></p> <p>It is appropriate for Riccarton to be identified as a Metropolitan Centre as that status recognises the centre's important role in the centres' hierarchy, anticipates and enables ongoing growth and intensification both within and adjacent to the centre, improvement of public transport services, and an increased height limit. This better gives effect to the NPS-UD and the Housing Supply Act by providing for further intensification in and around the centre.</p> <p>Riccarton is a substantial and diverse centre, with important roles in Christchurch's retail and hospitality sectors, business services, financial services, property services, administrative and support services, and health.</p> <p>Riccarton is at the next level in the commercial centres' hierarchy, below the CBD, and has a well-established sub-regional role, which is a key feature in the NPS definition. Riccarton's sub-regional role has been confirmed through ongoing research into the number and range of business units, the level of employment, and its contribution to the Christchurch economy (GDP), as well as through consumer research into both shopping patterns and the wider roles of centres. Importantly, the research shows Riccarton's steady development and growth, in line with underlying population and demand growth in its main service area, and across urban Christchurch (and hinterland).</p> <p>Riccarton's role as a Metropolitan Centre is directly consistent with other Metropolitan Centres throughout New Zealand's urban system, including Auckland, Hamilton, Wellington, and Tauranga</p>	Support
Central Riccarton Residents' Association Inc/ #638.1		Oppose	[That Riccarton is not classified as a Town Centre]	
Central Riccarton Residents' Association Inc/638.1	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.26	Oppose	[That Riccarton is not classified as a Town Centre] Central Riccarton is not an emerging metropolitan centre. Central Riccarton is already the most densely populated area of all Christchurch with a density of more than 70 per hectare, far higher than what was the limit for medium density of 30 per hectare, and does not have the infrastructure to cope with current intensification.	Support
Central Riccarton Residents' Association Inc/638.1	Chapman Tripp/ #FS2063.54	Oppose	[That Riccarton is not classified as a Town Centre] Central Riccarton is not an emerging metropolitan centre. Central Riccarton is already the most densely	Oppose

			populated area of all Christchurch with a density of more than 70 per hectare, far higher than what was the limit for medium density of 30 per hectare, and does not have the infrastructure to cope with current intensification.	
Central Riccarton Residents' Association Inc/638.1	Chapman Tripp/ #FS2064.53	Oppose	[That Riccarton is not classified as a Town Centre] Central Riccarton is not an emerging metropolitan centre. Central Riccarton is already the most densely populated area of all Christchurch with a density of more than 70 per hectare, far higher than what was the limit for medium density of 30 per hectare, and does not have the infrastructure to cope with current intensification.	Oppose
Central Riccarton Residents' Association Inc/638.1	Kāinga Ora/ #FS2082.328	Oppose	[That Riccarton is not classified as a Town Centre] Central Riccarton is not an emerging metropolitan centre. Central Riccarton is already the most densely populated area of all Christchurch with a density of more than 70 per hectare, far higher than what was the limit for medium density of 30 per hectare, and does not have the infrastructure to cope with current intensification.	Oppose
Central Riccarton Residents' Association Inc/638.1	Vaughan Smith/ #FS2090.6	Oppose	[That Riccarton is not classified as a Town Centre] Central Riccarton is not an emerging metropolitan centre. Central Riccarton is already the most densely populated area of all Christchurch with a density of more than 70 per hectare, far higher than what was the limit for medium density of 30 per hectare, and does not have the infrastructure to cope with current intensification.	Oppose
Anne Ott/ #673.2		Seek Amendment	Seek amendment to reclassify Merivale from a Local Centre (large) to Local Centre (Medium) with associated impact on residential zoning.	
Jack Gibbons/ #676.18		Seek Amendment	Expand the application of Local Centre Intensification Precincts to more centres / more area[s] of the city [-] Namely within a 200m walking catchment of every grouping of shops with more than 3000sqm of land.	
Robyn Thomson/ #686.1		Oppose	Riccarton Centre is reclassified to a local town centre	
Robyn Thomson/686.1	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.27	Oppose	Riccarton Centre is reclassified to a local town centre The proximity of the Riccarton Centre to the Central City makes Riccarton a satellite neighbourhood centre and thus Riccarton does not need to compete with the Central City.	Support
Robyn Thomson/686.1	Vaughan Smith/ #FS2090.9	Oppose	Riccarton Centre is reclassified to a local town centre The proximity of the Riccarton Centre to the Central City makes Riccarton a satellite neighbourhood centre and thus Riccarton does not need to compete with the Central City.	Oppose
Environment Canterbury / Canterbury Regional Council/ #689.55		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.55	Anne Dingwall/ #FS2037.1077	Support	[Retain Policy as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Foodstuffs/ #705.4		Seek Amendment	Table 15.1 to be amended to Pak'n Save Wainoni (186 and 204 Breezes Road and 172, 174, 178 and 182 Wainoni Road) as a Local Centre.	
Foodstuffs/ #705.8		Seek Amendment	Amend the centre at 159 Main North Road (Lot 5DP3753, Lot 1 DP76152 and Part Lot 1 DP 21207) to Local Centre from Neighbourhood Centre in Table 15.1.	
Foodstuffs/ #705.15		Support	Retain - specific recognition of supermarket activity in Table 15.1	
Woolworths/ #740.5		Support	Support amendments to Table 15.1 of Policy 15.2.2.1 in so far as these reflect National Planning Standards nomenclature.	
Woolworths/ #740.6		Seek Amendment	Amend Table 15.1 to elevate the St Albans Centre from Neighbourhood to Local Centre (Small)	
Woolworths/740.6	Kāinga Ora/ #FS2082.488	Seek Amendment	Amend Table 15.1 to elevate the St Albans Centre from Neighbourhood to Local Centre (Small) The increased density of residential development enabled through PC14 should be accompanied by increased opportunities in centres (and edge of centres) to accommodate additional services that will be required. In that context, it is appropriate to extend the zoning of specified centres to ensure that they are better able to accommodate the services that will be required in the future. The role of St Albans Centre should be elevated in the hierarchy of Centres from Neighbourhood Centre Zone (St Albans) to Local Centre (St Albans) in recognition of the extent of residential intensification that has occurred in its catchment since 2012, as enabled by PC14, and the Council's inability to account for the Hardie and Thomson built form constraints associated with the 3,451m ² of Local Centre at 1062 Colombo Street which disables commercial redevelopment to provide for community wellbeing in this area. Regardless the permitted extent of commercial floorspace provided for the St Albans centre exceeds the 3,000m ² GFA capacity constraint identified in Policy 15.2.1 Table 15.1 as appropriate to Neighbourhood Centres.	Support
Christchurch City Council/ #751.88		Seek Amendment	Remove the passage "(above ground floor level)" from Row C in Table 15.1 under Policy 15.2.2.1.	

Christchurch City Council/751.88	Anne Dingwall/ #FS2037.910	Seek Amendment	Remove the passage "(above ground floorlevel)" from Row C in Table 15.1 under Policy15.2.2.1. PC 5B has been resolved by consentorder between notification of PC 14and submissions closing, Councilhave agreed to remove "aboveground level" wording from Policy15.2.2.1 Row B (District Centres) andRow C (Neighbourhood centres). Therationale behind the agreementbetween Council and the appellant isthe introduction of Policy 15.2.2.7 byPC 5B. Policy 15.2.2.7 enablesresidential activity on the groundfloor in certain circumstances, and asPolicy 15.2.2.7 applies specifically todistrict and neighbourhood centresthe "above ground level" wordinghas been removed. Council seeksthat PC14 is amended to beconsistent with the agreed consentorder.	Support
Christchurch City Council/751.88	Kāinga Ora/ #FS2082.507	Seek Amendment	Remove the passage "(above ground floorlevel)" from Row C in Table 15.1 under Policy15.2.2.1. PC 5B has been resolved by consentorder between notification of PC 14and submissions closing, Councilhave agreed to remove "aboveground level" wording from Policy15.2.2.1 Row B (District Centres) andRow C (Neighbourhood centres). Therationale behind the agreementbetween Council and the appellant isthe introduction of Policy 15.2.2.7 byPC 5B. Policy 15.2.2.7 enablesresidential activity on the groundfloor in certain circumstances, and asPolicy 15.2.2.7 applies specifically todistrict and neighbourhood centresthe "above ground level" wordinghas been removed. Council seeksthat PC14 is amended to beconsistent with the agreed consentorder.	Support
Retirement Villages Association of New Zealand Inc/ #811.76		Seek Amendment	Amend Row B and C of Table 15.1 to refer to "at least medium" density housing being contemplated in Town Centres. Amend Row B and C of Table 15.1 to delete the reference to "above ground floor level".	
Retirement Villages Association of New Zealand Inc/811.76	Summerset Group Holdings Limited/ #FS2097.70	Seek Amendment	Amend Row B and C of Table 15.1 to refer to "at least medium" density housing being contemplated in Town Centres. Amend Row B and C of Table 15.1 to delete the reference to "above ground floor level". The RVA opposes the reference to "above ground floor level" in Row C of Table 15.1 as it is inconsistent with Policy 15.2.2.7 which enables ground floor residential activity in specified circumstances.	Support
Carter Group Limited/ #814.181		Seek Amendment	Amend Table 15.1 to reclassify Avonhead as a LocalCentre (large), rather than Local Centre (small)	
Carter Group Limited/814.181	Kāinga Ora/ #FS2082.1011	Seek Amendment	Amend Table 15.1 to reclassify Avonhead as a LocalCentre (large), rather than Local Centre (small) Amendments anticipating 'high' rather than'medium' density housing in and aroundtown centre and local centre zones aregenerally supported.In respect of Table 15.1, Avonhead Mall isidentified as a 'small' Local Centre, whichhas corresponding implications in respect ofdevelopment potential. In respect ofbuilding height especially, such centres areconstrained to 12m building height which isequivalent to the height permitted insurrounding residential zones and limits the potential/practical intensification of thiscommercially zoned land resource.Given the extent of intensification providedfor in the surrounding residential catchment(and likely increase in population as aconsequence) and the absence of othercommercial centres and activity in thiscatchment, a corresponding level ofintensification at Avonhead mall isappropriate.Such intensification could occur withoutescalating the status of Avonhead in thecommercial centres hierarchy (to a TCZ) byreclassifying the centre as a Local Centre(large).	Seek Amendment
The Catholic Diocese of Christchurch / #823.147		Seek Amendment	Amend Table 15.1 to reclassify Avonhead as a Local Centre (large), rather than Local Centre (small).	
The Catholic Diocese of Christchurch /823.147	Anne Dingwall/ #FS2037.1379	Seek Amendment	Amend Table 15.1 to reclassify Avonhead as a Local Centre (large), rather than Local Centre (small). Amendments anticipating 'high' rather than 'medium' density housing in and around town centre and local centre zones are generally supported. In respect of Table 15.1, Avonhead Mall is identified as a 'small' Local Centre, which has corresponding implications in respect of development potential. In respect of building height especially, such centres are constrained to 12m building height which is equivalent to the height permitted in surrounding residential zones and limits the potential/practical intensification of this commercially zoned land resource. Given the extent of intensification provided for in the surrounding residential catchment (and likely increase in population as a consequence) and the absence of other commercial centres and activity in this catchment, a corresponding level of intensification at Avonhead mall is appropriate. Such intensification could occur without escalating the status of Avonhead in the commercial centres hierarchy (to a TCZ) by reclassifying the centre as a Local Centre (large).	Oppose
The Catholic Diocese of Christchurch /823.147	Carter Group Limited/ #FS2045.320	Seek Amendment	Amend Table 15.1 to reclassify Avonhead as a Local Centre (large), rather than Local Centre (small).	Support

			<p>Amendments anticipating 'high' rather than 'medium' density housing in and around town centre and local centre zones are generally supported.</p> <p>In respect of Table 15.1, Avonhead Mall is identified as a 'small' Local Centre, which has corresponding implications in respect of development potential. In respect of building height especially, such centres are constrained to 12m building height which is equivalent to the height permitted in surrounding residential zones and limits the potential/practical intensification of this commercially zoned land resource.</p> <p>Given the extent of intensification provided for in the surrounding residential catchment (and likely increase in population as a consequence) and the absence of other commercial centres and activity in this catchment, a corresponding level of intensification at Avonhead mall is appropriate. Such intensification could occur without escalating the status of Avonhead in the commercial centres hierarchy (to a TCZ) by reclassifying the centre as a Local Centre (large).</p>	
The Catholic Diocese of Christchurch /823.147	Kāinga Ora/ #FS2082.1163	Seek Amendment	<p>Amend Table 15.1 to reclassify Avonhead as a Local Centre (large), rather than Local Centre (small).</p> <p>Amendments anticipating 'high' rather than 'medium' density housing in and around town centre and local centre zones are generally supported.</p> <p>In respect of Table 15.1, Avonhead Mall is identified as a 'small' Local Centre, which has corresponding implications in respect of development potential. In respect of building height especially, such centres are constrained to 12m building height which is equivalent to the height permitted in surrounding residential zones and limits the potential/practical intensification of this commercially zoned land resource.</p> <p>Given the extent of intensification provided for in the surrounding residential catchment (and likely increase in population as a consequence) and the absence of other commercial centres and activity in this catchment, a corresponding level of intensification at Avonhead mall is appropriate. Such intensification could occur without escalating the status of Avonhead in the commercial centres hierarchy (to a TCZ) by reclassifying the centre as a Local Centre (large).</p>	Seek Amendment
Kāinga Ora – Homes and Communities / #834.239		Seek Amendment	<p>Table 15.1:</p> <ol style="list-style-type: none"> 1. Amend role and function of Church Corner, Sydenham and Merivale from 'Local Centre (Large)' to 'Town Centre'. 2. Consolidate all Local Centres into a simple category i.e. delete the distinction between 'small' and 'medium'. 3. Incorporate Metropolitan centres and relabel Riccarton, Hornby, Papanui Northlands as such and as shown within Appendix 3. 4. B. Town Centre: Key Activity Centre: Retain reference to 'High Density Housing is contemplated ... and around larger local centres'. C. Local Centres: Retain reference to 'High Density Housing is contemplated ... and around larger local centres'. 	
Kāinga Ora – Homes and Communities /834.239	Anne Dingwall/ #FS2037.31	Seek Amendment	<p>Table 15.1:</p> <ol style="list-style-type: none"> 1. Amend role and function of Church Corner, Sydenham and Merivale from 'Local Centre (Large)' to 'Town Centre'. 2. Consolidate all Local Centres into a simple category i.e. delete the distinction between 'small' and 'medium'. 3. Incorporate Metropolitan centres and relabel Riccarton, Hornby, Papanui Northlands as such and as shown within Appendix 3. 4. B. Town Centre: Key Activity Centre: Retain reference to 'High Density Housing is contemplated ... and around larger local centres'. C. Local Centres: Retain reference to 'High Density Housing is contemplated ... and around larger local centres'. <p>The hierarchy needs to reflect both current condition and potential future state in the event that enabled development occurs. The centre hierarchy for Local Centres in particular is considered to be unnecessarily complex and it is sought that these be simplified, along with a commensurate simplification in the heights and zoning of the surrounding residential area.</p> <p>Church Corner, Sydenham and Merivale are evolving and will be establishing a substantial residential catchment through development enabled by PC14. In addition, these 'centres' are repositioned within corridors identified as Mass Transit Network and Growth Corridors within the Greater Christchurch 'Huihui Mai' Consultation Plan for accommodating Growth to 2050. The corresponding Council s32 Report 'Commercial Appendix 2' identifies such centres as performing a greater role in intensification and diversity of function. The large local centres should be town centres, with small and medium local centres merged into a single 'local centre' category.</p> <p>Support amendments to Table 15.1 of Policy 15.2.2.1 in so far as these reflect National Planning Standards nomenclature.</p>	Oppose

Kāinga Ora – Homes and Communities /834.239	Catholic Diocese of Christchurch/ #FS2044.97	Seek Amendment	<p>Table 15.1:</p> <ol style="list-style-type: none"> 1. Amend role and function of Church Corner, Sydenham and Merivale from ‘Local Centre (Large)’ to ‘Town Centre’. 2. Consolidate all Local Centres into a simple category i.e. delete the distinction between ‘small’ and ‘medium’. 3. Incorporate Metropolitan centres and relabel Riccarton, Hornby, Papanui Northlands as such and as shown within Appendix 3. 4. B. Town Centre: Key Activity Centre: Retain reference to ‘High Density Housing is contemplated ... and around larger local centres’. C. Local Centres: Retain reference to ‘High Density Housing is contemplated ... and around larger local centres’. <p>The hierarchy needs to reflect both current condition and potential future state in the event that enabled development occurs. The centre hierarchy for Local Centres in particular is considered to be unnecessarily complex and it is sought that these be simplified, along with a commensurate simplification in the heights and zoning of the surrounding residential area.</p> <p>Church Corner, Sydenham and Merivale are evolving and will be establishing a substantial residential catchment through development enabled by PC14. In addition, these ‘centres’ are positioned within corridors identified as Mass Transit Network and Growth Corridors within the Greater Christchurch ‘Huihui Mai’ Consultation Plan for accommodating Growth to 2050. The corresponding Council s32 Report ‘Commercial Appendix 2’ identifies such centres as performing a greater role in intensification, enablement and diversity of function. The large local centres should be town centres, with small and medium local centres merged into a single ‘local centre’ category.</p> <p>Support amendments to Table 15.1 of Policy 15.2.2.1 in so far as these reflect National Planning Standards nomenclature.</p>	Oppose
Kāinga Ora – Homes and Communities /834.239	Carter Group Limited/ #FS2045.101	Seek Amendment	<p>Table 15.1:</p> <ol style="list-style-type: none"> 1. Amend role and function of Church Corner, Sydenham and Merivale from ‘Local Centre (Large)’ to ‘Town Centre’. 2. Consolidate all Local Centres into a simple category i.e. delete the distinction between ‘small’ and ‘medium’. 3. Incorporate Metropolitan centres and relabel Riccarton, Hornby, Papanui Northlands as such and as shown within Appendix 3. 4. B. Town Centre: Key Activity Centre: Retain reference to ‘High Density Housing is contemplated ... and around larger local centres’. C. Local Centres: Retain reference to ‘High Density Housing is contemplated ... and around larger local centres’. <p>The hierarchy needs to reflect both current condition and potential future state in the event that enabled development occurs. The centre hierarchy for Local Centres in particular is considered to be unnecessarily complex and it is sought that these be simplified, along with a commensurate simplification in the heights and zoning of the surrounding residential area.</p> <p>Church Corner, Sydenham and Merivale are evolving and will be establishing a substantial residential catchment through development enabled by PC14. In addition, these ‘centres’ are positioned within corridors identified as Mass Transit Network and Growth Corridors within the Greater Christchurch ‘Huihui Mai’ Consultation Plan for accommodating Growth to 2050. The corresponding Council s32 Report ‘Commercial Appendix 2’ identifies such centres as performing a greater role in intensification, enablement and diversity of function. The large local centres should be town centres, with small and medium local centres merged into a single ‘local centre’ category.</p> <p>Support amendments to Table 15.1 of Policy 15.2.2.1 in so far as these reflect National Planning Standards nomenclature.</p>	Oppose
Kāinga Ora – Homes and Communities /834.239	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.53	Seek Amendment	<p>Table 15.1:</p> <ol style="list-style-type: none"> 1. Amend role and function of Church Corner, Sydenham and Merivale from ‘Local Centre (Large)’ to ‘Town Centre’. 2. Consolidate all Local Centres into a simple category i.e. delete the distinction between ‘small’ and ‘medium’. 3. Incorporate Metropolitan centres and relabel Riccarton, Hornby, Papanui Northlands as such and as shown within Appendix 3. 4. B. Town Centre: Key Activity Centre: Retain reference to ‘High Density Housing is contemplated ... and around larger local centres’. C. Local Centres: Retain reference to ‘High Density Housing is contemplated ... and around larger local centres’. 	Oppose

			<p>The hierarchy needs to reflect both current condition and potential future state in the event that enabled development occurs. The centre hierarchy for Local Centres in particular is considered to be unnecessarily complex and it is sought that these be simplified, along with a commensurate simplification in the heights and zoning of the surrounding residential area.</p> <p>Church Corner, Sydenham and Merivale are evolving and will be establishing a substantial residential catchment through development enabled by PC14. In addition, these 'centres' are repositioned within corridors identified as Mass Transit Network and Growth Corridors within the Greater Christchurch 'Huihui Mai' Consultation Plan for accommodating Growth to 2050. The corresponding Council s32 Report 'Commercial Appendix 2' identifies such centres as performing a greater role in intensification, enablement and diversity of function. The large local centres should be town centres, with small and medium local centres merged into a single 'local centre' category.</p> <p>Support amendments to Table 15.1 of Policy 15.2.2.1 in so far as these reflect National Planning Standards nomenclature.</p>	
Kāinga Ora – Homes and Communities /834.239	Chapman Tripp/ #FS2063.151	Seek Amendment	<p>Table 15.1:</p> <ol style="list-style-type: none"> 1. Amend role and function of Church Corner, Sydenham and Merivale from 'Local Centre (Large)' to 'Town Centre'. 2. Consolidate all Local Centres into a simple category i.e. delete the distinction between 'small' and 'medium'. 3. Incorporate Metropolitan centres and relabel Riccarton, Hornby, Papanui Northlands as such and as shown within Appendix 3. 4. B. Town Centre: Key Activity Centre: Retain reference to 'High Density Housing is contemplated ... and around larger local centres'. C. Local Centres: Retain reference to 'High Density Housing is contemplated ... and around larger local centres'. <p>The hierarchy needs to reflect both current condition and potential future state in the event that enabled development occurs. The centre hierarchy for Local Centres in particular is considered to be unnecessarily complex and it is sought that these be simplified, along with a commensurate simplification in the heights and zoning of the surrounding residential area.</p> <p>Church Corner, Sydenham and Merivale are evolving and will be establishing a substantial residential catchment through development enabled by PC14. In addition, these 'centres' are repositioned within corridors identified as Mass Transit Network and Growth Corridors within the Greater Christchurch 'Huihui Mai' Consultation Plan for accommodating Growth to 2050. The corresponding Council s32 Report 'Commercial Appendix 2' identifies such centres as performing a greater role in intensification, enablement and diversity of function. The large local centres should be town centres, with small and medium local centres merged into a single 'local centre' category.</p> <p>Support amendments to Table 15.1 of Policy 15.2.2.1 in so far as these reflect National Planning Standards nomenclature.</p>	Support
Kāinga Ora – Homes and Communities /834.239	Chapman Tripp/ #FS2064.145	Seek Amendment	<p>Table 15.1:</p> <ol style="list-style-type: none"> 1. Amend role and function of Church Corner, Sydenham and Merivale from 'Local Centre (Large)' to 'Town Centre'. 2. Consolidate all Local Centres into a simple category i.e. delete the distinction between 'small' and 'medium'. 3. Incorporate Metropolitan centres and relabel Riccarton, Hornby, Papanui Northlands as such and as shown within Appendix 3. 4. B. Town Centre: Key Activity Centre: Retain reference to 'High Density Housing is contemplated ... and around larger local centres'. C. Local Centres: Retain reference to 'High Density Housing is contemplated ... and around larger local centres'. <p>The hierarchy needs to reflect both current condition and potential future state in the event that enabled development occurs. The centre hierarchy for Local Centres in particular is considered to be unnecessarily complex and it is sought that these be simplified, along with a commensurate simplification in the heights and zoning of the surrounding residential area.</p> <p>Church Corner, Sydenham and Merivale are evolving and will be establishing a substantial residential catchment through development enabled by PC14. In addition, these 'centres' are repositioned within corridors identified as Mass Transit Network and Growth Corridors within the Greater Christchurch 'Huihui Mai' Consultation Plan for accommodating Growth to 2050. The corresponding Council s32 Report 'Commercial Appendix 2' identifies such centres as performing a greater role in intensification, enablement and diversity of function. The large local centres should be town centres, with small and medium local centres merged into a single 'local centre' category.</p> <p>Support amendments to Table 15.1 of Policy 15.2.2.1 in so far as these reflect National Planning Standards nomenclature.</p>	Support

Kāinga Ora – Homes and Communities /834.239	Vaughan Smith/ #FS2090.27	Seek Amendment	<p>Table 15.1:</p> <ol style="list-style-type: none"> 1. Amend role and function of Church Corner, Sydenham and Merivale from ‘Local Centre (Large)’ to ‘Town Centre’. 2. Consolidate all Local Centres into a simple category i.e. delete the distinction between ‘small’ and ‘medium’. 3. Incorporate Metropolitan centres and relabel Riccarton, Hornby, Papanui Northlands as such and as shown within Appendix 3. 4. B. Town Centre: Key Activity Centre: Retain reference to ‘High Density Housing is contemplated ... and around larger local centres’. C. Local Centres: Retain reference to ‘High Density Housing is contemplated ... and around larger local centres’. <p>The hierarchy needs to reflect both current condition and potential future state in the event that enabled development occurs. The centre hierarchy for Local Centres in particular is considered to be unnecessarily complex and it is sought that these be simplified, along with a commensurate simplification in the heights and zoning of the surrounding residential area.</p> <p>Church Corner, Sydenham and Merivale are evolving and will be establishing a substantial residential catchment through development enabled by PC14. In addition, these ‘centres’ are positioned within corridors identified as Mass Transit Network and Growth Corridors within the Greater Christchurch ‘Huihui Mai’ Consultation Plan for accommodating Growth to 2050. The corresponding Council s32 Report ‘Commercial Appendix 2’ identifies such centres as performing a greater role in intensification, enablement and diversity of function. The large local centres should be town centres, with small and medium local centres merged into a single ‘local centre’ category.</p> <p>Support amendments to Table 15.1 of Policy 15.2.2.1 in so far as these reflect National Planning Standards nomenclature.</p>	Seek Amendment
Lendlease Limited/ #855.30		Seek Amendment	<p>Amend Policy 15.2.2.1 and Table 15.1 to include reference to the “Metropolitan Centre Zone”, as follows, including any consequential changes as a result of the review of the other Town Centres:</p> <p>15.2.2.1 Policy – Role of centres</p> <p>a. Recognise and manage commercial centres as the focal points for the community and business through intensification within centres that reflects their functions and catchment sizes, and in accordance with a framework that: i. gives primacy to, and supports, the recovery of the City Centre, followed by Metropolitan Centres and Key Activity Centres, by managing the size of all centres and the range and scale of activities that locate within them;</p> <p>...</p> <p>Table 15.1 – Centre’s role</p> <p>AA. Metropolitan Centre</p> <p>Used predominantly for a broad range of commercial, community, recreational and residential activities and is a focal point for sub-regional urban catchments. Serves as a hub for commercial growth and development, community interaction, and high-frequency transportation services. These centres are second in scale and intensity only to the Central Business District. Plays a significant role in accommodating growth and intensification, providing for a diverse range of commercial, cultural, community, civic, leisure, high-density residential, and tourist activities. Is a suitable location for commercial activities of all sizes. The extent of the centre is the Metropolitan Centre Zone</p> <p>Centres: Hornby</p> <p>B. Town Centre –</p> <p>Key Activity Centre Used predominantly for:</p> <ul style="list-style-type: none"> • in smaller urban areas, a range of commercial, community, recreational and residential activities. • in larger urban areas, a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs. 	

			<p>Major Retail destination for typically comprises comparison and convenience shopping and a focal point for employment (including offices), community activities and community facilities (including libraries, meeting places), entertainment activities, food and beverage and visitor accommodation.</p> <p>High density housing is contemplated above ground floor level and around the centre.</p> <p>Anchored by large retailers including department store(s) and supermarket(s).</p> <p>Serves the needs of a wide primary catchment extending over several suburbs the immediate and neighbouring suburbs.</p> <p>Accessible by a range of modes of transport, including multiple bus routes. Public transport facilities, including an interchange, may be incorporated.</p> <p>The extent of the centre is the Town Centre Zone</p> <p>Centres: Riccarton, Hornby, Papanui/Northlands, Shirley/ Palms, Eastgate/Linwood, Belfast/Northwood, North Halswell (emerging)</p> <p>Size: Greater than 30,000m²</p>	
Lendlease Limited/855.30	Vaughan Smith/ #FS2090.41	Seek Amendment	<p>Amend Policy 15.2.2.1 and Table 15.1 to include reference to the "Metropolitan Centre Zone", as follows, including any consequential changes as a result of the review of the other Town Centres:</p> <p>15.2.2.1 Policy – Role of centres</p> <p>a. Recognise and manage commercial centres as the focal points for the community and business through intensification within centres that reflects their functions and catchment sizes, and in accordance with a framework that:</p> <ol style="list-style-type: none"> i. gives primacy to, and supports, the recovery of the City Centre, followed by Metropolitan Centres and Key Activity Centres, by managing the size of all centres and the range and scale of activities that locate within them; <p>...</p> <p>Table 15.1 – Centre's role</p> <p>AA. Metropolitan Centre</p> <p>Used predominantly for a broad range of commercial, community, recreational and residential activities and is a focal point for sub-regional urban catchments. Serves as a hub for commercial growth and development, community interaction, and high-frequency transportation services. These centres are second in scale and intensity only to the Central Business District. Plays a significant role in accommodating growth and intensification, providing for a diverse range of commercial, cultural, community, civic, leisure, high-density residential, and tourist activities. Is a suitable location for commercial activities of all sizes. The extent of the centre is the Metropolitan Centre Zone</p> <p>Centres: Hornby</p> <p>B. Town Centre –</p> <p>Key Activity Centre Used predominantly for:</p> <ul style="list-style-type: none"> • in smaller urban areas, a range of commercial, community, recreational and residential activities. • in larger urban areas, a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs. <p>Major Retail destination for typically comprises comparison and convenience shopping and a focal point for employment (including offices), community activities and community facilities (including libraries, meeting places), entertainment activities, food and beverage and visitor accommodation.</p> <p>High density housing is contemplated above ground floor level and around the centre.</p>	Support

			<p>Anchored by large retailers including department store(s) and supermarket(s).</p> <p>Serves the needs of a wide primary catchment extending over several suburbs the immediate and neighbouring suburbs.</p> <p>Accessible by a range of modes of transport, including multiple bus routes. Public transport facilities, including an interchange, may be incorporated.</p> <p>The extent of the centre is the Town Centre Zone</p> <p>Centres: Riccarton, Hornby, Papanui/Northlands, Shirley/ Palms, Eastgate/Linwood, Belfast/Northwood, North Halswell (emerging)</p> <p>Size: Greater than 30,000m²</p> <p>The submitter seeks that the Hornby Commercial Core is rezoned "Metropolitan Centre Zone". Consequential changes are required to the policy to include reference to "Metropolitan Centre". Amendments to the policy are also required to ensure that the description of the role of each type of centre is consistent with that of the National Planning Standards 2019.</p>							
Alan and Robyn Ogle/ #876.2		Seek Amendment	Seek amendment to change Riccarton to a Town or Neighbourhood Centre, not a Large Town Centre							
Alan and Robyn Ogle/876.2	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.28	Seek Amendment	Seek amendment to change Riccarton to a Town or Neighbourhood Centre, not a Large Town Centre Oppose classification of Riccarton as a Large Town Centre	Support						
Alan and Robyn Ogle/876.2	Robert Broughton/ #FS2083.10	Seek Amendment	Seek amendment to change Riccarton to a Town or Neighbourhood Centre, not a Large Town Centre Oppose classification of Riccarton as a Large Town Centre	Support						
Alan and Robyn Ogle/876.2	Vaughan Smith/ #FS2090.60	Seek Amendment	Seek amendment to change Riccarton to a Town or Neighbourhood Centre, not a Large Town Centre Oppose classification of Riccarton as a Large Town Centre	Oppose						
Red Spur Ltd / #881.25		Seek Amendment	<p>[Regarding Table 15.1]</p> <p>Amend 15.2.2.1 Policy – Role of centres Table 15.1 – Centre’s role as below:</p> <table border="1" data-bbox="931 1163 2101 1451"> <thead> <tr> <th></th> <th>Role</th> <th>Centre and size (where relevant)</th> </tr> </thead> <tbody> <tr> <td>E</td> <td></td> <td>All other commercial centres zoned Commercial Local Neighbourhood Centre Zone. Size: Up to 3,000m² (excluding Redmund Spur) Redmund Spur – 5100m²</td> </tr> </tbody> </table>		Role	Centre and size (where relevant)	E		All other commercial centres zoned Commercial Local Neighbourhood Centre Zone. Size: Up to 3,000m ² (excluding Redmund Spur) Redmund Spur – 5100m²	
	Role	Centre and size (where relevant)								
E		All other commercial centres zoned Commercial Local Neighbourhood Centre Zone. Size: Up to 3,000m ² (excluding Redmund Spur) Redmund Spur – 5100m²								
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.15		Seek Amendment	[T]that there be Town Centres, Local Centres and Neighbourhood Centres only[; and that] "Larger Local Centre"[s are removed].							
Waipuna Halswell-Hornby-Riccarton Community Board/902.15	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.29	Seek Amendment	[T]that there be Town Centres, Local Centres and Neighbourhood Centres only[; and that] "Larger Local Centre"[s are removed]. The Board considers that the current zonings levels appear unnecessarily complex and that it would be preferable that there be Town Centres, Local Centres and Neighbourhood Centres only. Removing the "Larger Local Centre" would mean that the maximum height of housing around the Bush Inn Centre would be 14 metres. This would be well welcomed by the local community and appropriate given that the Bush Inn Centre is currently hard to categorize as a larger local Centres without a supermarket and is more akin to a Local Centre. Many of the shops are currently closed.	Support						
Waipuna Halswell-Hornby-Riccarton Community Board/902.15	Kāinga Ora/ #FS2082.1277	Seek Amendment	[T]that there be Town Centres, Local Centres and Neighbourhood Centres only[; and that] "Larger Local Centre"[s are removed]. The Board considers that the current zonings levels appear unnecessarily complex and that it would be preferable that there be Town Centres, Local Centres and Neighbourhood Centres only. Removing the "Larger Local Centre" would mean that the maximum height of housing around the Bush Inn Centre would be 14 metres. This would be well welcomed by the local community and appropriate given that the Bush Inn Centre is currently hard to categorize as a larger local Centres without a supermarket and is more akin to a Local Centre. Many of the shops are currently closed.	Oppose						

Waipuna Halswell-Hornby-Riccarton Community Board/902.15	Vaughan Smith/ #FS2090.62	Seek Amendment	[T]hat there be Town Centres, LocalCentres and Neighbourhood Centres only[; and that] “Larger Local Centre”[s are removed]. The Board considers that the current zonings levels appearunnecessarily complex and that it would be preferable that there be Town Centres, LocalCentres and Neighbourhood Centres only. Removing the “Larger Local Centre” wouldmean that the maximum height of housing around the Bush Inn Centre would be 14 metres.This would be well welcomed by the local community and appropriate given that the BushInn Centre is currently hard to categorize as a larger local Centres without a supermarketand is more akin to a Local Centre. Many of the shops are currently closed.	Oppose
Belfast Village Centre Limited/ #917.4		Seek Amendment	Amend Table 15.1 to categorise North West Belfast as a ‘medium’ Local Centre rather than a‘small’ Local Centre as notified	

Commercial > Objectives and policies > Objective - Centres-based framework for commercial activities > Policy - Comprehensive approach to development of the North Halswell and Belfast/ Northwood Key Activity Centres

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Spreydon Lodge Limited/ #118.3		Seek Amendment	Amend Policy 15.2.2.2 ‘Comprehensive approach to development of the NorthHalswell and Belfast/ Northwood Key Activity Centres’ to remove reference to main street at part15.2.2.2(b)(ii) as follows:b. Require development within the North Halswell Key Activity Centre to:ii. provide high quality public open spaces, a strong main street with a concentration of finergrain retailing , and strong linkages between key anchor stores;	
Josie Schroder/ #780.19		Seek Amendment	Amend Policy 15.2.2.2 to limit high trip generating activities, and to require the protection and provision of land for new pedestrian/cycle/green infrastructure/road links.	
Josie Schroder/780.19	Anne Dingwall/ #FS2037.757	Seek Amendment	Amend Policy 15.2.2.2 to limit high trip generating activities, and to require the protection and provision of land for new pedestrian/cycle/green infrastructure/road links. Thereare mixed use areas in convenient locations to the central city includingSydenham and Philipstown that could contribute to a more sustainabledevelopment approach, with the appropriate infrastructure provision, and bylimiting activities that will result in increased transport emissions.	Support

Commercial > Objectives and policies > Objective - Centres-based framework for commercial activities > Policy - Accommodating growth

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Scentre (New Zealand) Limited/ #260.2		Support	[S]upports the notified version ofPolicy 15.2.2.4 ‘Accommodating growth’.	
Scentre (New Zealand) Limited/260.2	Christchurch International Airport Limited/ #FS2052.146	Support	[S]upports the notified version ofPolicy 15.2.2.4 ‘Accommodating growth’. The policy [<i>Policy 15.2.2.4 ‘Accommodating Growth’</i>] now supports both the outward and upwardexpansion of centres, although an upwards expansion (above the height limitapplying to the zone) is only deemed appropriate for non-commercial activity.Scentre is comfortable with Policy 15.2.2.4 discouraging commercialactivity when within an upwards expansion of the centre above the maximumheight proposed Riccarton in PC14 (22m).	Oppose

Commercial > Objectives and policies > Objective - Centres-based framework for commercial activities > Policy - Banks Peninsula commercial centres

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.1		Seek Amendment	Recognise Ngāi Tahu whānui development aspirations in Banks Peninsula.	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.1	Anne Dingwall/ #FS2037.994	Seek Amendment	Recognise Ngāi Tahu whānui development aspirations in Banks Peninsula. Whilst this policy seeks to provide for a range of activities and services in	Support

			commercial centres including Lyttelton, Rāpaki Rūnanga seeks certainty that that this includes recognition of Ngāi Tahu whānui development aspirations within its takiwā.	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.1	Lyttelton Port Company Limited/ #FS2054.19	Seek Amendment	Recognise Ngāi Tahu whānui development aspirations in Banks Peninsula. Whilst this policy seeks to provide for a range of activities and services in commercial centres including Lyttelton, Rāpaki Rūnanga seeks certainty that that this includes recognition of Ngāi Tahu whānui development aspirations within its takiwā.	Oppose

Commercial > Objectives and policies > Objective - Centres-based framework for commercial activities > Residential activity in Town and Local centres

Submission Number	Further Submission No	Position	Decision Requested	FS Position
James Harwood/ #571.30		Support	High-density housing near the city and commercial centres supported.	
Retirement Villages Association of New Zealand Inc/ #811.77		Support	Retain Policy 15.2.2.7 (and associated Rule 15.14.2.2(f)) as amended by the Plan Change 5B appeal process.	
Retirement Villages Association of New Zealand Inc/811.77	Summerset Group Holdings Limited/ #FS2097.71	Support	Retain Policy 15.2.2.7 (and associated Rule 15.14.2.2(f)) as amended by the Plan Change 5B appeal process. The RVA supports the provision for residential activities at ground floor level in specified circumstances. For the avoidance of doubt, the RVA notes that the Plan Change 5B Council Decision is subject to appeal and that the parties have agreed changes to Policy 15.2.2.7 which need to be reflected in this Plan Change.	Support
Kāinga Ora – Homes and Communities / #834.240		Seek Amendment	Amend Policy 15.2.2.7 as follows:Residential activity in Town, Local and neighbourhood centres	
Kāinga Ora – Homes and Communities /834.240	Chapman Tripp/ #FS2063.152	Seek Amendment	Amend Policy 15.2.2.7 as follows:Residential activity in Town, Local and neighbourhood centres Amend so that the provisionalso provides for residentialactivity within Neighbourhoodcentres. Rule 15.5.1.1.1(P19) provides for such above groundfloor, or to the rear of thepremises fronting the street.	Support
Kāinga Ora – Homes and Communities /834.240	Chapman Tripp/ #FS2064.146	Seek Amendment	Amend Policy 15.2.2.7 as follows:Residential activity in Town, Local and neighbourhood centres Amend so that the provisionalso provides for residentialactivity within Neighbourhoodcentres. Rule 15.5.1.1.1(P19) provides for such above groundfloor, or to the rear of thepremises fronting the street.	Support

Commercial > Objectives and policies > Objective - Office parks and mixed use areas outside the central city

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.56		Support	[Retain Objective as notified]	
Environment Canterbury / Canterbury Regional Council/689.56	Anne Dingwall/ #FS2037.1078	Support	[Retain Objective as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
ChristchurchNZ/ #760.1		Seek Amendment	Amend to insert the term "walkable" as follows: "Objective 15.2.3 – mixed use zones locatedclose to the City Centre Zone transition into highdensity walkable residential neighbourhoodsthat contribute to an improved diversity ofhousing type, tenure and affordability andsupport a reduction in greenhouse gasemissions"	
ChristchurchNZ/760.1	Kāinga Ora/ #FS2082.530	Seek Amendment		Support

			<p>Amend to insert the term "walkable" as follows: "Objective 15.2.3 – mixed use zones located close to the City Centre Zone transition into high density walkable residential neighbourhoods that contribute to an improved diversity of housing type, tenure and affordability and support a reduction in greenhouse gas emissions"</p> <p>The basis for rezoning this area is because it falls within the walking catchment of the city centre zone and large local centre zone (NPSUD Policy 3), however the existing urban environment does not currently support walking as a preferred mode due to a combination of factors including existing uses, large block sizes and lack of attractive, direct connections. Reference to walkability in this objective is appropriate given the context to the rezoning under the NPSUD, the area's accessible location, the type of investment needed and because it more appropriately expresses the outcome that many of the supporting provisions seek to achieve (e.g. creation of smaller urban blocks and land use and transport integration that facilitates low carbon travel).</p>	
Retirement Villages Association of New Zealand Inc/ #811.78		Support	Retain Objective 15.2.3 as notified.	
Retirement Villages Association of New Zealand Inc/811.78	Summerset Group Holdings Limited/ #FS2097.72	Support	Retain Objective 15.2.3 as notified. The RVA supports Objective 15.2.3 as it is aligned with the intent of the NPSUD and Enabling Housing Act to provide for intensification and a diversity of housing types close to City Centre zones.	Support
Carter Group Limited/ #814.182		Support	Support Objective 15.2.3. Retain as notified.	
Carter Group Limited/814.182	Kāinga Ora/ #FS2082.1012	Support	Support Objective 15.2.3. Retain as notified. The wording of this provision is generally supported.	Seek Amendment
The Catholic Diocese of Christchurch / #823.148		Support	Adopt	
The Catholic Diocese of Christchurch /823.148	Anne Dingwall/ #FS2037.1380	Support	Adopt The wording of this provision is generally supported.	Oppose
The Catholic Diocese of Christchurch /823.148	Carter Group Limited/ #FS2045.321	Support	Adopt The wording of this provision is generally supported.	Support
Kāinga Ora – Homes and Communities / #834.241		Seek Amendment	Amend the objective as follows: 15.1.1 Objective - Office parks and mixed use areas outside the central city (except the Central City Mixed Use and Central City Mixed Use (South) Zones). a. Recognise the existing nature, scale and extent of commercial activity within the Commercial Office and Commercial Mixed Use Zones, but avoid the expansion of existing, or the development of new office parks and/or mixed use areas . b. Mixed use zones located within a 15min walking distance of close to the City Centre Zone transition into high density residential neighbourhoods that contribute to an improved diversity of housing type, tenure and affordability and support a reduction in greenhouse gas emissions .	
Kāinga Ora – Homes and Communities /834.241	ChristchurchNZ/ #FS2048.2	Seek Amendment	Amend the objective as follows: 15.1.1 Objective - Office parks and mixed use areas outside the central city (except the Central City Mixed Use and Central City Mixed Use (South) Zones). a. Recognise the existing nature, scale and extent of commercial activity within the Commercial Office and Commercial Mixed Use Zones, but avoid the expansion of existing, or the development of new office parks and/or mixed use areas . b. Mixed use zones located within a 15min walking distance of close to the City Centre Zone transition into high density residential neighbourhoods that contribute to an improved diversity of housing type, tenure and affordability and support a reduction in greenhouse gas emissions . Kāinga Ora support the principle of providing for Mixed Use Zones proximate to the City Centre Zone to transition to higher density residential neighbourhoods. The application of the provision is unclear however. The 'Objective Heading' refers to mixed use outside the central city. Central City is defined (in the operative Plan) as that part of the City contained within the four avenues. Whereas the amendment to Chapter 2 Interpretation to introduce 'City Centre – means the City Centre Zone'. This confusion is then reinforced in Policy 15.2.3.2 where the 'heading' references Mixed Use Zones outside the central city, then conflicts with (b) which references increased opportunities within a 15 minute walking distance of the City Centre Zone (which would therefore include the Commercial Central City Mixed Use and Central City Mixed Use (South Frame) zones). If the aim is to deliberately exclude the Central City Mixed Use and South Frame Zones, this should be made clear, and Policy 15.2.7.1 'Diversity of Activities' amended to encourage a transition into good quality residential neighbourhoods. 'Close' should be replaced by explicit reference to the respective zones (presumed to be the 15-minute walking distance in Policy 15.2.3.2(b)). Referencing a reduction in greenhouse gas emissions is superfluous in this context, given proximity and modal choice.	Oppose

Commercial > Objectives and policies > Objective - Office parks and mixed use areas outside the central city > Policy - Mixed use areas outside the central city

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.57		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.57	Anne Dingwall/ #FS2037.1079	Support	[Retain Policy as notified] [Itis] consistent with the CRPS and give[s] effect to national direction.	Support
ChristchurchNZ/ #760.2		Seek Amendment	Amend as follows:...(b) Support mixed use zones located within a 15minute walking distance of the City Centre Zone to transition into high quality walkable residential neighbourhoods by:.....(iv) encourageing...(v) limiting new high trip generating activities ;and (vi) promoting a network of safe, convenient and attractive pedestrian and cycle connections within the zone and to adjoining neighbourhoods.	
ChristchurchNZ/760.2	Anne Dingwall/ #FS2037.813	Seek Amendment	Amend as follows:...(b) Support mixed use zones located within a 15minute walking distance of the City Centre Zone to transition into high quality walkable residential neighbourhoods by:.....(iv) encourageing...(v) limiting new high trip generating activities ;and (vi) promoting a network of safe, convenient and attractive pedestrian and cycle connections within the zone and to adjoining neighbourhoods. The proposed amendments better recognize the intent of the rezoning (to support intensification in walkable locations) and promote the integrated land use and transport investment and initiatives required to support the creation of walkable neighbourhoods. Enabling housing in these locations without the necessary new connections to support quality walkable residential environments would not constitute a well-functioning urban environment (Policy 1 of the NPSUD).	Support
ChristchurchNZ/760.2	Chapman Tripp/ #FS2063.91	Seek Amendment	Amend as follows:...(b) Support mixed use zones located within a 15minute walking distance of the City Centre Zone to transition into high quality walkable residential neighbourhoods by:.....(iv) encourageing...(v) limiting new high trip generating activities ;and (vi) promoting a network of safe, convenient and attractive pedestrian and cycle connections within the zone and to adjoining neighbourhoods. The proposed amendments better recognize the intent of the rezoning (to support intensification in walkable locations) and promote the integrated land use and transport investment and initiatives required to support the creation of walkable neighbourhoods. Enabling housing in these locations without the necessary new connections to support quality walkable residential environments would not constitute a well-functioning urban environment (Policy 1 of the NPSUD).	Seek Amendment
ChristchurchNZ/760.2	Chapman Tripp/ #FS2064.88	Seek Amendment	Amend as follows:...(b) Support mixed use zones located within a 15minute walking distance of the City Centre Zone to transition into high quality walkable residential neighbourhoods by:.....(iv) encourageing...(v) limiting new high trip generating activities ;and (vi) promoting a network of safe, convenient and attractive pedestrian and cycle connections within the zone and to adjoining neighbourhoods. The proposed amendments better recognize the intent of the rezoning (to support intensification in walkable locations) and promote the integrated land use and transport investment and initiatives required to support the creation of walkable neighbourhoods. Enabling housing in these locations without the necessary new connections to support quality walkable residential environments would not constitute a well-functioning urban environment (Policy 1 of the NPSUD).	Oppose
ChristchurchNZ/760.2	Kāinga Ora/ #FS2082.531	Seek Amendment	Amend as follows:...(b) Support mixed use zones located within a 15minute walking distance of the City Centre Zone to transition into high quality walkable residential neighbourhoods by:.....(iv) encourageing...(v) limiting new high trip generating activities ;and (vi) promoting a network of safe, convenient and attractive pedestrian and cycle connections within the zone and to adjoining neighbourhoods. The proposed amendments better recognize the intent of the rezoning (to support intensification in walkable locations) and promote the integrated land use and transport investment and initiatives required to support the creation of walkable neighbourhoods. Enabling housing in these locations without the necessary new connections to support quality walkable residential environments would not constitute a well-functioning urban environment (Policy 1 of the NPSUD).	Support
Retirement Villages Association of New Zealand Inc/ #811.79		Seek Amendment	[S]eeks to amend Policy 15.2.3.2 as follows to remove provisions that have the potential to refine / limit the intensification provisions of the Enabling Housing Act: Policy 15.2.3.2 a. ... b. Support mixed use zones located within a 15 minute walking distance of the City Centre Zone, to transition into high quality residential neighbourhoods by: i. ... ii. ... iii. Encouraging developments to achieve a high standard of on-site residential amenity to offset and improve the current low amenity industrial environment and mitigate potential conflicts between uses; iv.	
Retirement Villages Association of New Zealand Inc/811.79	Adele Radburnd/ #FS2094.1	Seek Amendment		Oppose

			<p>[S]eeks to amend Policy 15.2.3.2 as follows to remove provisions that have the potential to refine / limit the intensification provisions of the Enabling Housing Act: Policy 15.2.3.2 a. ... b. Support mixed use zones located within a 15 minute walking distance of the City Centre Zone, to transition into high quality residential neighbourhoods by: i. ... ii. ... iii. Encouraging developments to achieve a high standard of on-site residential amenity to offset and improve the current low amenity industrial environment and mitigate potential conflicts between uses; iv.</p> <p>The RVA supports Policy 15.2.3.2 insofar as it meets the intent of the NPSUD and Enabling Housing Act by supporting intensification within centres and supports a compact and sustainable urban form that provides for the integration of commercial activity with residential activity. However, the RVA considers that Policy 15.2.3.2's provisions requiring developments to achieve a high standard of on-site residential amenity should be redrafted to better reflect the Enabling Housing Act.</p>	
Retirement Villages Association of New Zealand Inc/811.79	Summerset Group Holdings Limited/ #FS2097.73	Seek Amendment	<p>[S]eeks to amend Policy 15.2.3.2 as follows to remove provisions that have the potential to refine / limit the intensification provisions of the Enabling Housing Act: Policy 15.2.3.2 a. ... b. Support mixed use zones located within a 15 minute walking distance of the City Centre Zone, to transition into high quality residential neighbourhoods by: i. ... ii. ... iii. Encouraging developments to achieve a high standard of on-site residential amenity to offset and improve the current low amenity industrial environment and mitigate potential conflicts between uses; iv.</p> <p>The RVA supports Policy 15.2.3.2 insofar as it meets the intent of the NPSUD and Enabling Housing Act by supporting intensification within centres and supports a compact and sustainable urban form that provides for the integration of commercial activity with residential activity. However, the RVA considers that Policy 15.2.3.2's provisions requiring developments to achieve a high standard of on-site residential amenity should be redrafted to better reflect the Enabling Housing Act.</p>	Support

Carter Group Limited/ #814.183		Support	Support Policy 15.2.3.2. Retain as notified.	
Carter Group Limited/814.183	Kāinga Ora/ #FS2082.1013	Support	Support Policy 15.2.3.2. Retain as notified. The wording of this provision is generally supported.	Seek Amendment
The Catholic Diocese of Christchurch / #823.149		Support	Adopt	
The Catholic Diocese of Christchurch /823.149	Anne Dingwall/ #FS2037.1381	Support	Adopt The wording of this provision is generally supported.	Oppose
The Catholic Diocese of Christchurch /823.149	Carter Group Limited/ #FS2045.322	Support	Adopt The wording of this provision is generally supported.	Support
Kāinga Ora – Homes and Communities / #834.242		Seek Amendment	Amend as follows:(a) 15.2.3.2 Policy – Mixed use areas outside the central city (except the Central City Mixed Use and Central City Mixed Use(South) Zones) a. Recognise the existing nature, scale and extent of retail activities and offices in mixed use zones outside the central city in Addington, New Brighton, off Mandeville Street and adjoining Blenheim Road , while limiting their future growth and development to ensure commercial activity in the City is focussed within the network of commercial centres. b. Support mixed use zones at Sydenham, Addington, off Mandeville Street, and Philipstown located within a 15 minute walking distance of the City Centre Zone , to transition into high good quality residential neighbourhoods by: i. enabling comprehensively designed high good-quality, high-density residential activity; ii. ensuring that the location, form and layout of residential developments supports the objective of reducing greenhouse gas emissions and provides for greater housing diversity including alternative housing models; iii. requiring developments to achieve a high good standard of on-site residential amenity to offset and improve the current low amenity industrial environment and mitigate potential conflicts between uses; iv. encourage small-scale building conversions to residential use where they support sustainable re-use and provide high good quality living space. and contribute to the visual interest of the area. [Delete c. and d.]	
Kāinga Ora – Homes and Communities /834.242	ChristchurchNZ/ #FS2048.4	Seek Amendment	Amend as follows:(a) 15.2.3.2 Policy – Mixed use areas outside the central city (except the Central City Mixed Use and Central City Mixed Use(South) Zones) a. Recognise the existing nature, scale and extent of retail activities and offices in mixed use zones outside the central city in Addington, New Brighton, off Mandeville Street and adjoining Blenheim Road , while limiting their future growth and development to ensure commercial activity in the City is focussed within the network of commercial centres. b. Support mixed use zones at Sydenham, Addington, off Mandeville Street, and Philipstown located within a 15 minute walking distance of the City Centre Zone , to transition into high good quality residential neighbourhoods by: i. enabling comprehensively designed high good-quality, high-density residential activity; ii. ensuring that the location, form and layout of residential developments supports the objective of reducing greenhouse gas emissions and provides for greater housing diversity including alternative housing models; iii. requiring developments to achieve a high good standard of on-site residential amenity to offset and improve the current low amenity industrial environment and mitigate potential conflicts between uses; iv. encourage small-scale building conversions to residential use where they support sustainable re-use and provide high good quality living space. and contribute to the visual interest of the area. [Delete c. and d.] A ‘high quality’ residential neighbourhood is subjective and is referenced in terms of residential zone outcomes (Objective 14.2.4). Such is an inappropriately high threshold for residential development in a transitioning and Mixed Use zone. Contributing positively to quality and design is sufficient. Delete reference to ‘reducing greenhouse gas emissions’ as this would be immaterial at this scale, and the areas are zoned for mixed use which anticipates residential activity being proximate to necessary facilities/ employment thereby reducing trip journeys. Support for greater housing diversity and including ‘alternative housing models’ although noting that these are not well defined (Chapter 2 Interpretation). The greenway requirements in Appendix 15.15.12 and 15.15.13 are problematic to implement given the fragmented ownership of these areas. The provision of small parks and greenlinks is a matter for Council to facilitate through LGA processes and a more comprehensive place-making programme that will be vital in supporting a shift from industrial to mixed use neighbourhoods. If specific greenlinks are considered to be vital then the Council should use its designation powers to secure these spaces as a more efficient and effective method than the proposed comprehensive housing rules.	Oppose

Commercial > Objectives and policies > Objective - Urban form, scale and design outcomes

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) / #212.16		Support	Retain as notified	
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) /212.16	KiwiRail/ #FS2055.6	Support	Retain as notified The Fuel Companies support the proposed amendments to this objective, particularly Clause (iv) which includes specific direction to manage reverse sensitivity effects on the site and surrounding environment.	Support
Environment Canterbury / Canterbury Regional Council/ #689.58		Support	[Retain Objective as notified]	
Environment Canterbury / Canterbury Regional Council/689.58	Anne Dingwall/ #FS2037.1080	Support	[Retain Objective as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Foodstuffs/ #705.16		Seek Amendment	Amend one or all of this objectives associated policies to recognise that supermarkets may be located in and around centres, but have operational and functional requirements which limit their scale, form of development (to less than that anticipated)	
ChristchurchNZ/ #760.3		Support	Retain as notified.	
Josie Schroder/ #780.20		Support	Retain Objective 15.2.4 as notified.	
Josie Schroder/780.20	Anne Dingwall/ #FS2037.758	Support	Retain Objective 15.2.4 as notified. Provides the strategic intent that supports the direction for a desirable city form that addresses climate change imperatives.	Support
Retirement Villages Association of New Zealand Inc/ #811.80		Seek Amendment	Amend Objective 15.2.4 to recognise that environments change and develop over time: 15.2.4 Objective – Urban form, scale and design outcomes a. A scale, form and design of development that is consistent with the role of a centre and its contribution to city form, and the intended built form outcomes for mixed use zones, and which: i. ... ii. contributes to an urban environment that is visually attractive, safe, easy to orientate, conveniently accessible, and responds positively to anticipated local character and context, recognising that urban environments develop and change over time; iii. recognises the functional and operational requirements of activities and the anticipated and changing built form; ...	
Retirement Villages Association of New Zealand Inc/811.80	Summerset Group Holdings Limited/ #FS2097.74	Seek Amendment	Amend Objective 15.2.4 to recognise that environments change and develop over time: 15.2.4 Objective – Urban form, scale and design outcomes a. A scale, form and design of development that is consistent with the role of a centre and its contribution to city form, and the intended built form outcomes for mixed use zones, and which: i. ... ii. contributes to an urban environment that is visually attractive, safe, easy to orientate, conveniently accessible, and responds positively to anticipated local character and context, recognising that urban environments develop and change over time; iii. recognises the functional and operational requirements of activities and the anticipated and changing built form; ... The RVA supports the intent of Objective 15.2.4 to recognise that the existing character and context will evolve over time, but considers that the term “anticipated” does not accurately recognise that urban environments will change over time, including in ways which are not anticipated by the Plan.	Support
Carter Group Limited/ #814.184		Seek Amendment	Amend clause (a)(iv) and (vi) as follows:iv. manages adverse effects (including reverse sensitivity effects) on the site and surrounding environment, including effects that contribute to climate change; and... vi. Promotes a zoning and development framework that supports a reduction in greenhouse gas emissions.	
Carter Group Limited/814.184	ChristchurchNZ/ #FS2048.5	Seek Amendment	Amend clause (a)(iv) and (vi) as follows:iv. manages adverse effects (including reverse sensitivity effects) on the site and surrounding environment, including effects that contribute to climate change; and... vi. Promotes a zoning and development framework that supports a reduction in greenhouse gas emissions. With the exception of clauses (a)(iv) and (vi) the wording is supported. In respect of clause (a)(iv) and (vi) the requirement for individual developments to ‘manage adverse effects... that contribute to climate change’ and ‘support a reduction in greenhouse gas emissions’ is uncertain and difficult to apply/administer for	Support

			individual applications. Whilst such objectives are commendable, they should be directed at broader patterns of development rather than individual applications.	
Carter Group Limited/814.184	Kāinga Ora/ #FS2082.1014	Seek Amendment	Amend clause (a)(iv) and (vi) as follows: iv. manages adverse effects (including reverse sensitivity effects) on the site and surrounding environment, including effects that contribute to climate change ; and... vi. Promotes a zoning and development framework that supports a reduction in greenhouse gas emissions. With the exception of clauses (a)(iv) and (vi) the wording is supported. In respect of clause (a)(iv) and (vi) the requirement for individual developments to 'manage adverse effects... that contribute to climate change' and 'support a reduction in greenhouse gas emissions' is uncertain and difficult to apply/administer for individual applications. Whilst such objectives are commendable, they should be directed at broader patterns of development rather than individual applications.	Seek Amendment
The Catholic Diocese of Christchurch / #823.150		Seek Amendment	Amend clause (a)(iv) and (vi) as follows: iv. manages adverse effects (including reverse sensitivity effects) on the site and surrounding environment, including effects that contribute to climate change ; and ... vi. Promotes a zoning and development framework that supports a reduction in greenhouse gas emissions.	
The Catholic Diocese of Christchurch /823.150	Anne Dingwall/ #FS2037.1382	Seek Amendment	Amend clause (a)(iv) and (vi) as follows: iv. manages adverse effects (including reverse sensitivity effects) on the site and surrounding environment, including effects that contribute to climate change ; and ... vi. Promotes a zoning and development framework that supports a reduction in greenhouse gas emissions. With the exception of clauses (a)(iv) and (vi) the wording is supported. In respect of clause (a)(iv) and (vi) the requirement for individual developments to 'manage adverse effects... that contribute to climate change' and 'support a reduction in greenhouse gas emissions' is uncertain and difficult to apply/administer for individual applications. Whilst such objectives are commendable, they should be directed at broader patterns of development rather than individual applications.	Oppose
The Catholic Diocese of Christchurch /823.150	Carter Group Limited/ #FS2045.323	Seek Amendment	Amend clause (a)(iv) and (vi) as follows: iv. manages adverse effects (including reverse sensitivity effects) on the site and surrounding environment, including effects that contribute to climate change ; and ... vi. Promotes a zoning and development framework that supports a reduction in greenhouse gas emissions. With the exception of clauses (a)(iv) and (vi) the wording is supported. In respect of clause (a)(iv) and (vi) the requirement for individual developments to 'manage adverse effects... that contribute to climate change' and 'support a reduction in greenhouse gas emissions' is uncertain and difficult to apply/administer for individual applications. Whilst such objectives are commendable, they should be directed at broader patterns of development rather than individual applications.	Support
The Catholic Diocese of Christchurch /823.150	ChristchurchNZ/ #FS2048.6	Seek Amendment	Amend clause (a)(iv) and (vi) as follows: iv. manages adverse effects (including reverse sensitivity effects) on the site and surrounding environment, including effects that contribute to climate change ; and ... vi. Promotes a zoning and development framework that supports a reduction in greenhouse gas emissions. With the exception of clauses (a)(iv) and (vi) the wording is supported. In respect of clause (a)(iv) and (vi) the requirement for individual developments to 'manage adverse effects... that contribute to climate change' and 'support a reduction in greenhouse gas emissions' is uncertain and difficult to apply/administer for individual applications. Whilst such objectives are commendable, they should be directed at broader patterns of development rather than individual applications.	Support
The Catholic Diocese of Christchurch /823.150	Kāinga Ora/ #FS2082.1164	Seek Amendment	Amend clause (a)(iv) and (vi) as follows: iv. manages adverse effects (including reverse sensitivity effects) on the site and surrounding environment, including effects that contribute to climate change ; and ... vi. Promotes a zoning and development framework that supports a reduction in greenhouse gas emissions. With the exception of clauses (a)(iv) and (vi) the wording is supported. In respect of clause (a)(iv) and (vi) the requirement for individual developments to 'manage adverse effects... that contribute to climate change' and 'support a reduction in greenhouse gas emissions' is uncertain and difficult to apply/administer for individual applications. Whilst such objectives are commendable, they should be directed at broader patterns of development rather than individual applications.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.243		Support	Retain the objective as notified.	
Fire and Emergency/ #842.49		Support	Retain 15.2.4-Objective - Urban form, scale and design outcomes as notified.	
Lendlease Limited/ #855.31		Seek Amendment	Amend Objective 15.2.4 to include reference to the "Metropolitan Centre Zone".	

Lendlease Limited/855.31	Vaughan Smith/ #FS2090.42	Seek Amendment	Amend Objective 15.2.4 to include reference to the "Metropolitan Centre Zone". The submitter seeks that the Hornby Commercial Core is rezoned "Metropolitan Centre Zone". Consequential changes are required to the objective to include reference to "Metropolitan Centre".	Support
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Commercial > Objectives and policies > Objective - Urban form, scale and design outcomes > Policy - Scale and form of development

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Ceres New Zealand, LLC/ #150.7		Oppose	Delete Policy 15.2.4.1. a) iii)	
Environment Canterbury / Canterbury Regional Council/ #689.59		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.59	Anne Dingwall/ #FS2037.1081	Support	[Retain Policy as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Mitchell Coll/ #720.45		Seek Amendment	Add a subclause to 15.2.4.1 limiting building height along the <i>Te Papa Otakaro</i> corridor, and implement appropriate built form standards.	
ChristchurchNZ/ #760.4		Support	Retain b. as notified	
New Zealand Institute of Architects Canterbury Branch/ #762.29		Seek Amendment	[That] an additional height limit area is placed around the Te Papa Otakaro within the CBD.	
New Zealand Institute of Architects Canterbury Branch/762.29	Anne Dingwall/ #FS2037.794	Seek Amendment	[That] an additional height limit area is placed around the Te Papa Otakaro within the CBD. We suggest that an additional height limit area is placed around the Te Papa Otakaro within the CBD to limit the development and impact of solar access to this culturally significant corridor and public amenity route throughout the city.	Support
New Zealand Institute of Architects Canterbury Branch/762.29	Cambridge 137 Limited/ #FS2042.56	Seek Amendment	[That] an additional height limit area is placed around the Te Papa Otakaro within the CBD. We suggest that an additional height limit area is placed around the Te Papa Otakaro within the CBD to limit the development and impact of solar access to this culturally significant corridor and public amenity route throughout the city.	Oppose
New Zealand Institute of Architects Canterbury Branch/762.29	Kāinga Ora/ #FS2082.561	Seek Amendment	[That] an additional height limit area is placed around the Te Papa Otakaro within the CBD. We suggest that an additional height limit area is placed around the Te Papa Otakaro within the CBD to limit the development and impact of solar access to this culturally significant corridor and public amenity route throughout the city.	Oppose
Josie Schroder/ #780.21		Support	Retain Policy 15.2.4.1 as notified.	
Josie Schroder/780.21	Anne Dingwall/ #FS2037.759	Support	Retain Policy 15.2.4.1 as notified. Supports urban form, city making, identity and high quality urban design	Support
Carter Group Limited/ #814.185		Seek Amendment	Delete the amendments to clause (a) of Policy 15.2.4.1. Adopt the amendments to clause (b) of the policy.	
Carter Group Limited/814.185	Kāinga Ora/ #FS2082.1015	Seek Amendment	Delete the amendments to clause (a) of Policy 15.2.4.1. Adopt the amendments to clause (b) of the policy. The proposed amendments to clause (a) of this policy introduce wording that is unclear, subjective and inappropriate. Clause (a) also seeks to constrain building heights and form within the central city in a manner that is inconsistent with the NPS-UD and the Amendment Act. Clause (b) of the policy is supported.	Seek Amendment
The Catholic Diocese of Christchurch / #823.151		Seek Amendment	Delete the amendments to clause (a) of the policy. Adopt the amendments to clause (b) of the policy.	
The Catholic Diocese of Christchurch /823.151	Anne Dingwall/ #FS2037.1383	Seek Amendment	Delete the amendments to clause (a) of the policy. Adopt the amendments to clause (b) of the policy. The proposed amendments to clause (a) of this policy introduce wording that is unclear, subjective and inappropriate. Clause (a) also seeks to constrain building heights and form within the central city in a manner that is inconsistent with the NPS-UD and the Amendment Act. Clause (b) of the policy is supported.	Oppose
The Catholic Diocese of Christchurch /823.151	Carter Group Limited/ #FS2045.324	Seek Amendment	Delete the amendments to clause (a) of the policy. Adopt the amendments to clause (b) of the policy. The proposed amendments to clause (a) of this policy introduce wording that is unclear,	Support

			subjective and inappropriate. Clause (a) also seeks to constrain building heights and form within the central city in a manner that is inconsistent with the NPS-UD and the Amendment Act. Clause (b) of the policy is supported.	
The Catholic Diocese of Christchurch /823.151	Kāinga Ora/ #FS2082.1165	Seek Amendment	Delete the amendments to clause (a) of the policy. Adopt the amendments to clause (b) of the policy. The proposed amendments to clause (a) of this policy introduce wording that is unclear, subjective and inappropriate. Clause (a) also seeks to constrain building heights and form within the central city in a manner that is inconsistent with the NPS-UD and the Amendment Act. Clause (b) of the policy is supported.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.244		Seek Amendment	<ol style="list-style-type: none"> 1. Amend Clause (a) as follows: 15.2.4.1 Policy – Scale and form of development a. Provide for development of a significant scale and form massing that reinforces the City's City Centre Zone's distinctive sense of place and a legible urban form by enabling as much development capacity as possible to maximise the benefits of intensification, whilst managing building heights adjoining Cathedral Square, Victoria Street, New Regent High Street and the Arts Centre to account for recognised heritage and character values. in the core of District Centres and Neighbourhood Centres, and of a lesser scale and form on the fringe of these centres. 2. Delete Clause (a)(i)-(v). 3. Amend Clause (b) as follows: b. The scale and form of development in other commercial centres shall:-i. reflect the context, character and the anticipated scale of the zone and centre's function by:-ii. providing for the tallest buildings and greatest scale of development in the city centre to reinforce its primacy for Greater Christchurch and enable as much development capacity as possible to maximise the benefits of intensification;--- 4. Retain the remaining parts of clause (b) as notified. 	
Kāinga Ora – Homes and Communities /834.244	Anne Dingwall/ #FS2037.32	Seek Amendment	<ol style="list-style-type: none"> 1. Amend Clause (a) as follows: 15.2.4.1 Policy – Scale and form of development a. Provide for development of a significant scale and form massing that reinforces the City's City Centre Zone's distinctive sense of place and a legible urban form by enabling as much development capacity as possible to maximise the benefits of intensification, whilst managing building heights adjoining Cathedral Square, Victoria Street, New Regent High Street and the Arts Centre to account for recognised heritage and character values. in the core of District Centres and Neighbourhood Centres, and of a lesser scale and form on the fringe of these centres. 2. Delete Clause (a)(i)-(v). 3. Amend Clause (b) as follows: b. The scale and form of development in other commercial centres shall:-i. reflect the context, character and the anticipated scale of the zone and centre's function by:-ii. providing for the tallest buildings and greatest scale of development in the city centre to reinforce its primacy for Greater Christchurch and enable as much development capacity as possible to maximise the benefits of intensification;--- 4. Retain the remaining parts of clause (b) as notified. <p>The foundation of this policy is found within Policy 3 of the NPS – UD. That Policy requires at clause (a) within city centre zones, building heights and density of urban form to realise as much development capacity as possible. Accordingly, the current wording of clause (i) to (v) which seek to limit building height is not supported. For clause (b)(i) the duplication associated with the amendment can be removed. For clause (b)(ii) it is considered that the District Plan should be forward looking, hence the need for building heights to be commensurate with their 'anticipated' role.</p>	Support
Kāinga Ora – Homes and Communities /834.244	Catholic Diocese of Christchurch/ #FS2044.99	Seek Amendment	<ol style="list-style-type: none"> 1. Amend Clause (a) as follows: 15.2.4.1 Policy – Scale and form of development a. Provide for development of a significant scale and form massing that reinforces the City's City Centre Zone's distinctive sense of place and a legible urban form by enabling as much development capacity as possible to maximise the benefits of intensification, whilst managing building heights adjoining Cathedral Square, Victoria Street, New Regent High Street and the Arts Centre to account for recognised heritage and character values. in the core of District Centres and Neighbourhood Centres, and of a lesser scale and form on the fringe of these centres. 2. Delete Clause (a)(i)-(v). 3. Amend Clause (b) as follows: b. The scale and form of development in other commercial centres shall:-i. reflect the context, character and the anticipated scale of the zone and centre's function by:-ii. providing for the tallest buildings and greatest scale of development in the city centre to reinforce its primacy for Greater Christchurch and enable as much development capacity as possible to maximise the benefits of intensification;--- 4. Retain the remaining parts of clause (b) as notified. <p>The foundation of this policy is found within Policy 3 of the NPS – UD. That Policy requires at clause (a) within city centre zones, building heights and density of urban form to realise as much development capacity as possible. Accordingly, the current wording of clause (i) to (v) which seek to</p>	Support

			limit building height is not supported. For clause (b)(i) the duplication associated with the amendment can be removed. For clause (b)(ii) it is considered that the District Plan should be forward looking, hence the need for building heights to be commensurate with their 'anticipated' role.	
Kāinga Ora – Homes and Communities /834.244	Carter Group Limited/ #FS2045.103	Seek Amendment	<p>1. Amend Clause (a) as follows: 15.2.4.1 Policy – Scale and form of development a. Provide for development of a significant scale and form massing that reinforces the City's City Centre Zone's distinctive sense of place and a legible urban form by enabling as much development capacity as possible to maximise the benefits of intensification, whilst managing building heights adjoining Cathedral Square, Victoria Street, New Regent High Street and the Arts Centre to account for recognised heritage and character values. in the core of District Centres and Neighbourhood Centres, and of a lesser scale and form on the fringe of these centres.</p> <p>2. Delete Clause (a)(i)-(v).</p> <p>3. Amend Clause (b) as follows: b. The scale and form of development in other commercial centres shall: i. reflect the context, character and the anticipated scale of the zone and centre's function by: ii. providing for the tallest buildings and greatest scale of development in the city centre to reinforce its primacy for Greater Christchurch and enable as much development capacity as possible to maximise the benefits of intensification;...</p> <p>4. Retain the remaining parts of clause (b) as notified.</p> <p>The foundation of this policy is found within Policy 3 of the NPS – UD. That Policy requires at clause (a) within city centre zones, building heights and density of urban form to realise as much development capacity as possible. Accordingly, the current wording of clause (i) to (v) which seek to limit building height is not supported. For clause (b)(i) the duplication associated with the amendment can be removed. For clause (b)(ii) it is considered that the District Plan should be forward looking, hence the need for building heights to be commensurate with their 'anticipated' role.</p>	Support
Lendlease Limited/ #855.32		Seek Amendment	<p>Amend Policy 15.2.4.1 b to reference the "Metropolitan Centre Zone", as follows:</p> <p>15.2.4.1 Policy – Scale and form of development...</p> <p>b. Reflect the context, character and the anticipated scale of the zone and centre's function by:</p> <p>i. providing for the tallest buildings and greatest scale of development in the city centre to reinforce its primacy for Greater Christchurch and enable as much development capacity as possible to maximise the benefits of intensification;</p> <p>ia. providing for building heights and density of urban form within metropolitan centres to reflect demand for housing and business use in those locations;</p>	
Lendlease Limited/855.32	Vaughan Smith/ #FS2090.43	Seek Amendment	<p>Amend Policy 15.2.4.1 b to reference the "Metropolitan Centre Zone", as follows:</p> <p>15.2.4.1 Policy – Scale and form of development...</p> <p>b. Reflect the context, character and the anticipated scale of the zone and centre's function by:</p> <p>i. providing for the tallest buildings and greatest scale of development in the city centre to reinforce its primacy for Greater Christchurch and enable as much development capacity as possible to maximise the benefits of intensification;</p> <p>ia. providing for building heights and density of urban form within metropolitan centres to reflect demand for housing and business use in those locations;</p> <p>seeks that the Hornby Commercial Core is rezoned "Metropolitan Centre Zone". Consequential changes are required to policy "b" to include reference to "Metropolitan Centre".</p>	Support
Ian Cumberpatch Architects Ltd/ #2076.58		Seek Amendment	Add a subclause to 15.2.4.1 limiting building height along the Te Papa Otakaro corridor, and implement appropriate built form standards.	
Ian Cumberpatch Architects Ltd/2076.58	Kainga Ora - Homes and Communities/ #FS2099.70	Seek Amendment	Add a subclause to 15.2.4.1 limiting building height along the Te Papa Otakaro corridor, and implement appropriate built form standards. This policy fails to recognise the importance of Te Papa Otakaro within the central city	Oppose

Commercial > Objectives and policies > Objective - Urban form, scale and design outcomes > Policy - Design of new development

Submission Number	Further Submission No	Position	Decision Requested	FS Position
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) / #212.17		Support	Retain as notified	
Environment Canterbury / Canterbury Regional Council/ #689.60		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.60	Anne Dingwall/ #FS2037.1082	Support	[Retain Policy as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
Woolworths/ #740.8		Seek Amendment	Amend Policy 15.2.4.2(a) a. Require new development to be welldesigned and laid out by: viii. achieving a visually attractive settingwhen viewed from the street andother public spaces, that embodies ahuman scale and fine grain, whilemanaging effects on adjoiningenvironments; and... x. increasing the prominence ofbuildings on street corners; xi. ensuring that the design ofdevelopment mitigates thepotential for adverse effects suchas heat islands, heat reflection or refraction through glazing, andwind related effects; xii. ensuring that the upper floors(including roof form andassociated mechanical plant) arewell modulated and articulated toprovide visual interest to thebuilding when viewed frombeyond the Central City or fromadjacent buildings above; and	
Woolworths/740.8	Chapman Tripp/ #FS2063.88	Seek Amendment	Amend Policy 15.2.4.2(a) a. Require new development to be welldesigned and laid out by: viii. achieving a visually attractive settingwhen viewed from the street andother public spaces, that embodies ahuman scale and fine grain, whilemanaging effects on adjoiningenvironments; and... x. increasing the prominence ofbuildings on street corners; xi. ensuring that the design ofdevelopment mitigates thepotential for adverse effects suchas heat islands, heat reflection or refraction through glazing, andwind related effects; xii. ensuring that the upper floors(including roof form andassociated mechanical plant) arewell modulated and articulated toprovide visual interest to thebuilding when viewed frombeyond the Central City or fromadjacent buildings above; and There is no basis within the MDMR Actnor NPS-Urban Development thatfacilitates or provides support for theinclusion of the amended provisions.The amended provisions are notaccompanied by a comprehensive s32,do not adequately recognise thefunctional requirements associated withthe full range of commercialdevelopments, and would not be themore appropriate in terms of achievingObjective 3.3.1 and 3.3.2 of the Plan. In terms of specific provisions:Clause (a)(viii) The insertion fails torecognise that the main proportion offloorspace within Town Centres is not fine grain / speciality retailers, andtherefore fails to provide for thefunctional attributes of Supermarkets /larger anchors.	Support

			<p>Clause (a)(x) In the context of 'requiring' such an outcome, the insertion extends beyond the enabling function of the RMA, does not link to any subsequent rule provision, and is uncertain and subjective.</p> <p>Clause (a)(xi) the necessity for regulation associated with policy requirements is not established in terms of s32, and is uncertain and subjective.</p> <p>Clause (a)(xiii) fails to recognise that for larger scale commercial developments roof plant and utilities are a necessity in terms of functional amenity.</p>	
Woolworths/740.8	Chapman Tripp/ #FS2064.85	Seek Amendment	<p>Amend Policy 15.2.4.2(a)</p> <p>a. Require new development to be well designed and laid out by:</p> <p>viii. achieving a visually attractive setting when viewed from the street and other public spaces, that embodies a human scale and fine grain, while managing effects on adjoining environments; and...</p> <p>x. increasing the prominence of buildings on street corners;</p> <p>xi. ensuring that the design of development mitigates the potential for adverse effects such as heat islands, heat reflection or refraction through glazing, and wind-related effects;</p> <p>xii. ensuring that the upper floors (including roof form and associated mechanical plant) are well modulated and articulated to provide visual interest to the building when viewed from beyond the Central City or from adjacent buildings above; and</p> <p>There is no basis within the MDMR Act nor NPS-Urban Development that facilitates or provides support for the inclusion of the amended provisions. The amended provisions are not accompanied by a comprehensive s32, do not adequately recognise the functional requirements associated with the full range of commercial developments, and would not be the more appropriate in terms of achieving Objective 3.3.1 and 3.3.2 of the Plan.</p> <p>In terms of specific provisions: Clause (a)(viii) The insertion fails to recognise that the main proportion of floorspace within Town Centres is not fine grain / speciality retailers, and therefore fails to provide for the functional attributes of Supermarkets / larger anchors.</p> <p>Clause (a)(x) In the context of 'requiring' such an outcome, the insertion extends beyond the enabling function of the RMA, does not link to any subsequent rule provision, and is uncertain and subjective.</p> <p>Clause (a)(xi) the necessity for regulation associated with policy requirements is not established in terms of s32, and is uncertain and subjective.</p> <p>Clause (a)(xiii) fails to recognise that for larger scale commercial developments roof plant and utilities are a necessity in terms of functional amenity.</p>	Seek Amendment
ChristchurchNZ/ #760.5		Support	Retain as notified	
Josie Schroder/ #780.22		Support	Retain Policy 15.2.4.2 as notified.	
Josie Schroder/780.22	Anne Dingwall/ #FS2037.760	Support	Retain Policy 15.2.4.2 as notified. Support urban form, city making, identity and high quality urban design	Support
Retirement Villages Association of New Zealand Inc/ #811.81		Seek Amendment	[S]eeks to amend Policy 15.2.4.2 to reflect the NPSUD and to remove provisions that unduly restrict the development of a diversity of housing typologies, including retirement villages.	
Retirement Villages Association of New Zealand Inc/811.81	Summerset Group Holdings Limited/ #FS2097.75	Seek Amendment	[S]eeks to amend Policy 15.2.4.2 to reflect the NPSUD and to remove provisions that unduly restrict the development of a diversity of housing typologies, including retirement villages. While the RVA acknowledges the importance of well-designed developments, it considers that Policy 15.2.4.2's provisions are overly restrictive and should be redrafted to better provide for a range of housing typologies.	Support

			<p>In particular, the RVA is concerned with the new proposed requirement for new development to embody a “human scale and fine grain”. These requirements have a degree of subjectivity and do not acknowledge the unique functional and operational requirements of retirement villages and restricts the ability to provide a diversity of housing typologies.</p> <p>In addition, the RVA considers other building design requirements, such as the requirement for the design of development to mitigate potential adverse effects such as “heat islands”, “heat reflection or refraction” and “wind-related effects”, over-regulate development by going beyond the policy directives of the NPS-UD and the Enabling Housing Act.</p>	
Carter Group Limited/ #814.186		Seek Amendment	<p>Amend Policy 15.2.4.2 clause (a) as follows:a. Require new development to be well-designed and laid out by:...</p> <p>viii. achieving a visually appealing attractive setting when viewed from the street and other public spaces, that embodies a human scale and fine grain, while managing effects on adjoining environments;</p> <p>[delete proposed clauses x-xv.]</p> <p>Retain the balance of the policy and amendments as proposed.</p>	
Carter Group Limited/814.186	ChristchurchNZ/ #FS2048.7	Seek Amendment	<p>Amend Policy 15.2.4.2 clause (a) as follows:a. Require new development to be well-designed and laid out by:...</p> <p>viii. achieving a visually appealing attractive setting when viewed from the street and other public spaces, that embodies a human scale and fine grain, while managing effects on adjoining environments;</p> <p>[delete proposed clauses x-xv.]</p> <p>Retain the balance of the policy and amendments as proposed.</p> <p>Clause (a) of this policy ‘requires’ new development to meet the various requirements listed in sub-clauses (i)-(x). Accordingly, it is important that those requirements are appropriately framed in terms of the outcomes sought, the certainty they provide and the extent to which they support the purpose of PC14 to ‘enable a greater scale and density of residential and business development in urban areas’. Against this context, the proposed amendments to this policy are opposed on the basis that they are uncertain, unreasonable, and/or do not support the purpose of PC14. Proposed amendments to the balance of the policy are supported.</p>	Oppose
Carter Group Limited/814.186	Kāinga Ora/ #FS2082.1016	Seek Amendment	<p>Amend Policy 15.2.4.2 clause (a) as follows:a. Require new development to be well-designed and laid out by:...</p> <p>viii. achieving a visually appealing attractive setting when viewed from the street and other public spaces, that embodies a human scale and fine grain, while managing effects on adjoining environments;</p> <p>[delete proposed clauses x-xv.]</p> <p>Retain the balance of the policy and amendments as proposed.</p>	Seek Amendment

			Clause (a) of this policy 'requires' new development to meet the various requirements listed in sub-clauses (i)-(x). Accordingly, it is important that those requirements are appropriately framed in terms of the outcomes sought, the certainty they provide and the extent to which they support the purpose of PC14 to 'enable a greater scale and density of residential and business development in urban areas'. Against this context, the proposed amendments to this policy are opposed on the basis that they are uncertain, unreasonable, and/or do not support the purpose of PC14. Proposed amendments to the balance of the policy are supported.	
The Catholic Diocese of Christchurch / #823.152		Seek Amendment	Amend clause (a) of the policy as follows: a. Require new development to be well-designed and laid out by: ... viii. achieving a visually appealing attractive -setting when viewed from the street and other public spaces, that embodies a human scale and fine grain , while managing effects on adjoining environments; [delete proposed clauses x-xv.] Retain the balance of the policy and amendments as proposed.	
The Catholic Diocese of Christchurch /823.152	Anne Dingwall/ #FS2037.1384	Seek Amendment	Amend clause (a) of the policy as follows: a. Require new development to be well-designed and laid out by: ... viii. achieving a visually appealing attractive -setting when viewed from the street and other public spaces, that embodies a human scale and fine grain , while managing effects on adjoining environments; [delete proposed clauses x-xv.] Retain the balance of the policy and amendments as proposed. Clause (a) of this policy 'requires' new development to meet the various requirements listed in sub-clauses (i)-(x). Accordingly, it is important that those requirements are appropriately framed in terms of the outcomes sought, the certainty they provide and the extent to which they support the purpose of PC14 to 'enable a greater scale and density of residential and business development in urban areas'. Against this context, the proposed amendments to this policy are opposed on the basis that they are uncertain, unreasonable, and/or do not support the purpose of PC14. Proposed amendments to the balance of the policy are supported.	Oppose
The Catholic Diocese of Christchurch /823.152	Carter Group Limited/ #FS2045.325	Seek Amendment	Amend clause (a) of the policy as follows: a. Require new development to be well-designed and laid out by: ... viii. achieving a visually appealing attractive -setting when viewed from the street and other public spaces, that embodies a human scale and fine grain , while managing effects on adjoining environments; [delete proposed clauses x-xv.]	Support

			<p>Retain the balance of the policy and amendments as proposed.</p> <p>Clause (a) of this policy ‘requires’ new development to meet the various requirements listed in sub-clauses (i)-(x). Accordingly, it is important that those requirements are appropriately framed in terms of the outcomes sought, the certainty they provide and the extent to which they support the purpose of PC14 to ‘enable a greater scale and density of residential and business development in urban areas’. Against this context, the proposed amendments to this policy are opposed on the basis that they are uncertain, unreasonable, and/or do not support the purpose of PC14. Proposed amendments to the balance of the policy are supported.</p>	
The Catholic Diocese of Christchurch /823.152	ChristchurchNZ/ #FS2048.8	Seek Amendment	<p>Amend clause (a) of the policy as follows:</p> <p>a. Require new development to be well-designed and laid out by:</p> <p>...</p> <p>viii. achieving a visually appealing attractive-setting when viewed from the street and other public spaces, that embodies a human scale and fine grain, while managing effects on adjoining environments; [delete proposed clauses x-xv.]</p> <p>Retain the balance of the policy and amendments as proposed.</p> <p>Clause (a) of this policy ‘requires’ new development to meet the various requirements listed in sub-clauses (i)-(x). Accordingly, it is important that those requirements are appropriately framed in terms of the outcomes sought, the certainty they provide and the extent to which they support the purpose of PC14 to ‘enable a greater scale and density of residential and business development in urban areas’. Against this context, the proposed amendments to this policy are opposed on the basis that they are uncertain, unreasonable, and/or do not support the purpose of PC14. Proposed amendments to the balance of the policy are supported.</p>	Oppose
The Catholic Diocese of Christchurch /823.152	Kāinga Ora/ #FS2082.1166	Seek Amendment	<p>Amend clause (a) of the policy as follows:</p> <p>a. Require new development to be well-designed and laid out by:</p> <p>...</p> <p>viii. achieving a visually appealing attractive-setting when viewed from the street and other public spaces, that embodies a human scale and fine grain, while managing effects on adjoining environments; [delete proposed clauses x-xv.]</p> <p>Retain the balance of the policy and amendments as proposed.</p> <p>Clause (a) of this policy ‘requires’ new development to meet the various requirements listed in sub-clauses (i)-(x). Accordingly, it is important that those requirements are appropriately framed in terms of the outcomes sought, the certainty they provide and the extent to which they support the purpose of PC14 to ‘enable a greater scale and density of residential and business development in urban areas’. Against this context, the proposed amendments to this policy are opposed on the basis that they are uncertain, unreasonable, and/or do not support the purpose of PC14. Proposed amendments to the balance of the policy are supported.</p>	Seek Amendment
Kāinga Ora – Homes and Communities / #834.245		Oppose	Delete all inclusions introduced and retain existing Operative Plan Policy 15.2.4.2.	

Kāinga Ora – Homes and Communities /834.245	Catholic Diocese of Christchurch/ #FS2044.100	Oppose	Delete all inclusions introduced and retain existing Operative Plan Policy 15.2.4.2. There is no basis within the MDMR Act nor NPS-UD that facilitates or provides support for the inclusion of these provisions. It is considered that the provisions introduced would function to limit or reduce potential development capacity. The provisions are not accompanied by a comprehensive s32, do not adequately recognise the functional requirements associated with commercial developments, and would not be the more appropriate in terms of achieving Objective 3.3.1 and 3.3.2 of the Plan.	Support
Kāinga Ora – Homes and Communities /834.245	Carter Group Limited/ #FS2045.104	Oppose	Delete all inclusions introduced and retain existing Operative Plan Policy 15.2.4.2. There is no basis within the MDMR Act nor NPS-UD that facilitates or provides support for the inclusion of these provisions. It is considered that the provisions introduced would function to limit or reduce potential development capacity. The provisions are not accompanied by a comprehensive s32, do not adequately recognise the functional requirements associated with commercial developments, and would not be the more appropriate in terms of achieving Objective 3.3.1 and 3.3.2 of the Plan.	Support
Kāinga Ora – Homes and Communities /834.245	ChristchurchNZ/ #FS2048.9	Oppose	Delete all inclusions introduced and retain existing Operative Plan Policy 15.2.4.2. There is no basis within the MDMR Act nor NPS-UD that facilitates or provides support for the inclusion of these provisions. It is considered that the provisions introduced would function to limit or reduce potential development capacity. The provisions are not accompanied by a comprehensive s32, do not adequately recognise the functional requirements associated with commercial developments, and would not be the more appropriate in terms of achieving Objective 3.3.1 and 3.3.2 of the Plan.	Oppose

Commercial > Objectives and policies > Objective - Urban form, scale and design outcomes > Policy - Recognition of Ngai Tahu/ Manawhenua values

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.2		Support	Retain policy	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.2	Anne Dingwall/ #FS2037.995	Support	Retain policy Rāpaki rūnanga supports the intent of the policy	Support

Commercial > Objectives and policies > Objective - Urban form, scale and design outcomes > Policy – Strategic infrastructure

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.246		Seek Amendment	Amend policy 15.2.4.6 [to delete "within the 50 dB Ldn Air Noise Contour"].	
Kāinga Ora – Homes and Communities /834.246	Miles Premises Ltd/ #FS2050.31	Seek Amendment	Amend policy 15.2.4.6 [to delete "within the 50 dB Ldn Air Noise Contour"]. This policy contains operative plan wordings using the term 'avoiding' in relation to noise sensitive activities and the Airport Noise Influence Area, we seek amendment to this wording to reflect management solutions are appropriate.	Support

Commercial > Objectives and policies > Objective - Diversity and distribution of activities in the Central City

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.247		Seek Amendment	Amend Objective 15.2.5[a.i.] as follows: i. Defining the Commercial Central City Business City Centre Zone as the focus of retail activities and offices and limiting the height of buildings to support an intensity of commercial activity across the zone;	
Kāinga Ora – Homes and Communities /834.247	Anne Dingwall/ #FS2037.33	Seek Amendment	Amend Objective 15.2.5[a.i.] as follows: i. Defining the Commercial Central City Business City Centre Zone as the focus of retail activities and offices and limiting the height of buildings to support an intensity of commercial activity across the zone; This policy contains existing Operative Plan wording that's no longer appropriate "...and limiting the height of buildings to support an intensity of commercial activity across the zone".	Support
Kāinga Ora – Homes and Communities /834.247	Catholic Diocese of Christchurch/ #FS2044.101	Seek Amendment	Amend Objective 15.2.5[a.i.] as follows: i. Defining the Commercial Central City Business City Centre Zone as the focus of retail activities and offices and limiting	Support

			the height of buildings to support an intensity of commercial activity across the zone; This policy contains existing Operative Plan wording that's no longer appropriate "...and limiting the height of buildings to support an intensity of commercial activity across the zone".	
Kāinga Ora – Homes and Communities /834.247	Carter Group Limited/ #FS2045.105	Seek Amendment	Amend Objective 15.2.5[a.i.] as follows: i. Defining the Commercial Central City Business City Centre Zone as the focus of retail activities and offices and limiting the height of buildings to support an intensity of commercial activity across the zone; This policy contains existing Operative Plan wording that's no longer appropriate "...and limiting the height of buildings to support an intensity of commercial activity across the zone".	Support

Commercial > Objectives and policies > Objective - Diversity and distribution of activities in the Central City > Policy - Cathedrals in the Central City

Submission Number	Further Submission No	Position	Decision Requested	FS Position
New Zealand Institute of Architects Canterbury Branch/ #762.31		Seek Amendment	[That 136 Barbadoes street should be removed].	
New Zealand Institute of Architects Canterbury Branch/762.31	Anne Dingwall/ #FS2037.796	Seek Amendment	[That 136 Barbadoes street should be removed]. We suggest the removal of 136 Barbadoes street, as the Catholic Basilica has sadly been removed from this site and is no longer relevant to this standard.	Support
Carter Group Limited/ #814.187		Seek Amendment	Amend policy 15.2.5.1 as follows:a. Provide for the individual design, form and function of new spiritual facilities and associated buildings at 100 Cathedral Square, and 136 Barbadoes Street , and within the city block bounded by Colombo Street, Armagh Street, Manchester Street and Oxford Terrace that:	
Carter Group Limited/814.187	Kāinga Ora/ #FS2082.1017	Seek Amendment	Amend policy 15.2.5.1 as follows:a. Provide for the individual design, form and function of new spiritual facilities and associated buildings at 100 Cathedral Square, and 136 Barbadoes Street , and within the city block bounded by Colombo Street, Armagh Street, Manchester Street and Oxford Terrace that: This policy seeks to 'Provide for the individual design, form and function of new spiritual facilities and associated buildings at 100 Cathedral Square and 136 Barbadoes Street'. The policy is appropriate, but PC14 should amend the wording to recognise the establishment of a new cathedral for the Catholic Diocese of Christchurch in the city block bounded by Colombo / Armagh / Manchester Streets and Oxford Terrace (not 136 Barbadoes Street). Given that the purpose of PC14 is to support intensification, amendments to the policy to support the establishment of the new cathedral (and its design, form and function requirements) on its central city site is appropriate.	Seek Amendment
The Catholic Diocese of Christchurch / #823.153		Seek Amendment	Amend Policy 15.2.5.1 to provide for a new catholic cathedral at one of the three sites identified in the covering submission.	
The Catholic Diocese of Christchurch /823.153	Anne Dingwall/ #FS2037.1385	Seek Amendment	Amend Policy 15.2.5.1 to provide for a new catholic cathedral at one of the three sites identified in the covering submission. Amend the policy to include reference to all three potential new cathedral sites as set out in the covering submission. Noting that part of the Barbadoes Street Site is already included in this Policy.	Oppose
The Catholic Diocese of Christchurch /823.153	Carter Group Limited/ #FS2045.326	Seek Amendment	Amend Policy 15.2.5.1 to provide for a new catholic cathedral at one of the three sites identified in the covering submission. Amend the policy to include reference to all three potential new cathedral sites as set out in the covering submission. Noting that part of the Barbadoes Street Site is already included in this Policy.	Support
The Catholic Diocese of Christchurch /823.153	Kāinga Ora/ #FS2082.1167	Seek Amendment	Amend Policy 15.2.5.1 to provide for a new catholic cathedral at one of the three sites identified in the covering submission. Amend the policy to include reference to all three potential new cathedral sites as set out in the covering submission. Noting that part of the Barbadoes Street Site is already included in this Policy.	Seek Amendment

Commercial > Objectives and policies > Objective - Role of the City Centre Zone > Policy - Amenity

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.61		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.61	Anne Dingwall/ #FS2037.1083	Support	[Retain Policy as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
ChristchurchNZ/ #760.6		Support	Retain as notified	
Retirement Villages Association of New Zealand Inc/ #811.82		Seek Amendment	[S]eeks to amend Policy 15.2.6.3 as follows to reflect the NPSUD and to remove provisions that have the potential to refine / limit the intensification provisions of the Enabling Housing Act: Policy 15.2.6.3 a. Promote a high standard of amenity and discourage activities from establishing where they will have an adverse effect on the developing and changing evolving amenity values of the Central City by: ...	
Retirement Villages Association of New Zealand Inc/811.82	Summerset Group Holdings Limited/ #FS2097.76	Seek Amendment	[S]eeks to amend Policy 15.2.6.3 as follows to reflect the NPSUD and to remove provisions that have the potential to refine / limit the intensification provisions of the Enabling Housing Act: Policy 15.2.6.3 a. Promote a high standard of amenity and discourage activities from establishing where they will have an adverse effect on the developing and changing evolving amenity values of the Central City by: ... While Policy 15.2.6.3 does account for amenity values that evolve, the RVA seek for the wording in this Policy to be amended so that it reflects that of the NPSUD. Further, while the RVA supports the policy's provision for a high standard of amenity to be achieved in the Central City, they consider that the requirement for amenity to be in accordance with design standards should not be applicable to retirement villages, noting that these design standards tend to be developed for standard residential developments and are not fit-for-purpose for retirement villages.	Support
Carter Group Limited/ #814.188		Oppose	Delete the proposed amendments in clause (a)(ii) of Policy 15.2.6.3.	
Carter Group Limited/814.188	Kāinga Ora/ #FS2082.1018	Oppose	Delete the proposed amendments in clause (a)(ii) of Policy 15.2.6.3. The proposed wording in clause (a)(ii) isopposed, insofar that this relates toconstraints on built form which limitdevelopment capacity in a manner that isinconsistent with the NPS-UD andAmendment Act.	Seek Amendment
The Catholic Diocese of Christchurch / #823.154		Seek Amendment	Delete the proposed amendments in clause (a)(ii).	
The Catholic Diocese of Christchurch /823.154	Anne Dingwall/ #FS2037.1386	Seek Amendment	Delete the proposed amendments in clause (a)(ii). The proposed wording in clause (a)(ii) is opposed, insofar that this relates to constraints on built form which limit development capacity in a manner that is inconsistent with the NPS-UD and Amendment Act.	Oppose
The Catholic Diocese of Christchurch /823.154	Carter Group Limited/ #FS2045.327	Seek Amendment	Delete the proposed amendments in clause (a)(ii). The proposed wording in clause (a)(ii) is opposed, insofar that this relates to constraints on built form which limit development capacity in a manner that is inconsistent with the NPS-UD and Amendment Act.	Support
The Catholic Diocese of Christchurch /823.154	Kāinga Ora/ #FS2082.1168	Seek Amendment	Delete the proposed amendments in clause (a)(ii). The proposed wording in clause (a)(ii) is	Seek Amendment

			opposed, insofar that this relates to constraints on built form which limit development capacity in a manner that is inconsistent with the NPS-UD and Amendment Act.	
Kāinga Ora – Homes and Communities / #834.248		Seek Amendment	<ol style="list-style-type: none"> Delete the replacement Clause (a)(ii). [Retain] the deletion of existing clause (a)(ii). 	
Kāinga Ora – Homes and Communities /834.248	Catholic Diocese of Christchurch/ #FS2044.102	Seek Amendment	<ol style="list-style-type: none"> Delete the replacement Clause (a)(ii). [Retain] the deletion of existing clause (a)(ii). <p>Seek deletion or amendment of inserted clause (ii) which acts as a proxy to otherwise limit height contrary to the statutory requirement of Policy 3 of the NPS-UD.</p> <p>Deletion of the operative clause(ii) is supported.</p>	Support
Kāinga Ora – Homes and Communities /834.248	Carter Group Limited/ #FS2045.106	Seek Amendment	<ol style="list-style-type: none"> Delete the replacement Clause (a)(ii). [Retain] the deletion of existing clause (a)(ii). <p>Seek deletion or amendment of inserted clause (ii) which acts as a proxy to otherwise limit height contrary to the statutory requirement of Policy 3 of the NPS-UD.</p> <p>Deletion of the operative clause(ii) is supported.</p>	Support

Commercial > Objectives and policies > Objective - Role of the City Centre Zone > Policy - Residential intensification

Submission Number	Further Submission No	Position	Decision Requested	FS Position
James Harwood/ #571.31		Support	I support high-density housing near the city and commercial centres.	
ChristchurchNZ/ #760.7		Support	Retain as notified	
Retirement Villages Association of New Zealand Inc/ #811.83		Support	Retain Policy 15.2.6.4 as notified.	
Retirement Villages Association of New Zealand Inc/811.83	Summerset Group Holdings Limited/ #FS2097.77	Support	Retain Policy 15.2.6.4 as notified. The RVA supports the policy's intent to encourage residential intensification within the City Centre Zone, including a range of residential typologies, tenures and prices.	Support
Carter Group Limited/ #814.189		Oppose	Delete the proposed amendments in clauses (a)(vi)-(viii) of Policy 15.2.6.4.	
Carter Group Limited/814.189	Kāinga Ora/ #FS2082.1019	Oppose	Delete the proposed amendments in clauses (a)(vi)-(viii) of Policy 15.2.6.4. Whilst some of the proposed additions to this policy concern matters that may be relevant considerations for new residential developments (e.g. as assessment matters), requiring such matters within the policy potentially escalates their importance and may impose a 'policy barrier' to applications where the provision these requirements is not appropriate, necessary, or practicable. And, as set out in other submission points, a number of these matters are considered unnecessary and inappropriate, for the purposes of promoting intensification. Accordingly, the proposed additions to the sub-clauses within the policy should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.155		Seek Amendment	Delete the proposed amendments in clauses (a)(vi)-(viii).	
The Catholic Diocese of Christchurch /823.155	Anne Dingwall/ #FS2037.1387	Seek Amendment	Delete the proposed amendments in clauses (a)(vi)-(viii). Whilst some of the proposed additions to this policy concern matters that may be relevant considerations for new residential developments (e.g. as assessment matters), requiring such matters within the policy potentially escalates their importance and may impose a 'policy barrier' to applications where the provision these requirements is not appropriate, necessary, or	Oppose

			practicable. And, as set out in other submission points, a number of these matters are considered unnecessary and inappropriate, for the purposes of promoting intensification. Accordingly, the proposed additions to the sub-clauses within the policy should be deleted.	
The Catholic Diocese of Christchurch /823.155	Carter Group Limited/ #FS2045.328	Seek Amendment	Delete the proposed amendments in clauses (a)(vi)-(viii). Whilst <i>some</i> of the proposed additions to this policy concern matters that may be relevant considerations for new residential developments (e.g. as assessment matters), <i>requiring</i> such matters within the policy potentially escalates their importance and may impose a 'policy barrier' to applications where the provision these requirements is not appropriate, necessary, or practicable. And, as set out in other submission points, a number of these matters are considered unnecessary and inappropriate, for the purposes of promoting intensification. Accordingly, the proposed additions to the sub-clauses within the policy should be deleted.	Support
The Catholic Diocese of Christchurch /823.155	Kāinga Ora/ #FS2082.1169	Seek Amendment	Delete the proposed amendments in clauses (a)(vi)-(viii). Whilst <i>some</i> of the proposed additions to this policy concern matters that may be relevant considerations for new residential developments (e.g. as assessment matters), <i>requiring</i> such matters within the policy potentially escalates their importance and may impose a 'policy barrier' to applications where the provision these requirements is not appropriate, necessary, or practicable. And, as set out in other submission points, a number of these matters are considered unnecessary and inappropriate, for the purposes of promoting intensification. Accordingly, the proposed additions to the sub-clauses within the policy should be deleted.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.249		Seek Amendment	Amend Policy 15.2.6.4(a) as follows:Encourage the intensification ofresidential activity within theCommercial-Central-City-Business CityCentre Zone by enabling high goodquality residential development thatpositively contributes to supports arange of types-of-residentialdevelopment typologies, tenures andprices, with an appropriate level ofamenity including:...	
Kāinga Ora – Homes and Communities /834.249	Catholic Diocese of Christchurch/ #FS2044.103	Seek Amendment	Amend Policy 15.2.6.4(a) as follows:Encourage the intensification ofresidential activity within theCommercial-Central-City-Business CityCentre Zone by enabling high goodquality residential development thatpositively contributes to supports arange of types-of-residentialdevelopment typologies, tenures andprices, with an appropriate level ofamenity including:... Seek moderation of the qualifier'high quality' to either good, or'positively contributes'.	Support
Kāinga Ora – Homes and Communities /834.249	Carter Group Limited/ #FS2045.107	Seek Amendment	Amend Policy 15.2.6.4(a) as follows:Encourage the intensification ofresidential activity within theCommercial-Central-City-Business CityCentre Zone by enabling high goodquality residential development thatpositively contributes to supports arange of types-of-residentialdevelopment typologies, tenures andprices, with an appropriate level ofamenity including:... Seek moderation of the qualifier'high quality' to either good, or'positively contributes'.	Support

Commercial > Objectives and policies > Objective - Role of the City Centre Zone > Policy - Pedestrian focus

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.62		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.62	Anne Dingwall/ #FS2037.1084	Support	[Retain Policy as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
ChristchurchNZ/ #760.8		Support	Retain as notified	
Retirement Villages Association of New Zealand Inc/ #811.84		Seek Amendment	Delete the reference to "wind generation" in Policy 15.2.6.5.	
Retirement Villages Association of New Zealand Inc/811.84	Summerset Group Holdings Limited/ #FS2097.78	Seek Amendment	Delete the reference to "wind generation" in Policy 15.2.6.5. The RVA considers building design requirements, such as the requirement development to control "wind generation" over-regulate development and going beyond the policy directives of the NPS-UD and the Enabling Housing Act.	Support
Carter Group Limited/ #814.190		Oppose	Oppose Policy 15.2.6.5. Seek that this is deleted.	
Carter Group Limited/814.190	Kāinga Ora/ #FS2082.1020	Oppose	Oppose Policy 15.2.6.5. Seek that this is deleted. As set out in other submission points,controls on wind generation are opposeddue to the difficulties of evaluating such effects with certainty and the practicallimitations on obtaining such assessments.Moreover, changes to wind generation andthe pedestrian environment are a necessarytradeoff contemplated by the NPS-UD,insofar as it directs maximum intensificationof central city environments.The proposed amendment is otherwiseunnecessary and inappropriate, for thepurposes of promoting intensification.Accordingly, the proposed addition to thepolicy should be deleted.	Seek Amendment

The Catholic Diocese of Christchurch / #823.156		Oppose	Delete.	
The Catholic Diocese of Christchurch /823.156	Anne Dingwall/ #FS2037.1388	Oppose	Delete. As set out in other submission points, controls on wind generation are opposed due to the difficulties of evaluating such effects with certainty and the practical limitations on obtaining such assessments. Moreover, changes to wind generation and the pedestrian environment are a necessary tradeoff contemplated by the NPS-UD, insofar as it directs maximum intensification of central city environments. The proposed amendment is otherwise unnecessary and inappropriate, for the purposes of promoting intensification. Accordingly, the proposed addition to the policy should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.156	Carter Group Limited/ #FS2045.329	Oppose	Delete. As set out in other submission points, controls on wind generation are opposed due to the difficulties of evaluating such effects with certainty and the practical limitations on obtaining such assessments. Moreover, changes to wind generation and the pedestrian environment are a necessary tradeoff contemplated by the NPS-UD, insofar as it directs maximum intensification of central city environments. The proposed amendment is otherwise unnecessary and inappropriate, for the purposes of promoting intensification. Accordingly, the proposed addition to the policy should be deleted.	Support
The Catholic Diocese of Christchurch /823.156	Kāinga Ora/ #FS2082.1170	Oppose	Delete. As set out in other submission points, controls on wind generation are opposed due to the difficulties of evaluating such effects with certainty and the practical limitations on obtaining such assessments. Moreover, changes to wind generation and the pedestrian environment are a necessary tradeoff contemplated by the NPS-UD, insofar as it directs maximum intensification of central city environments. The proposed amendment is otherwise unnecessary and inappropriate, for the purposes of promoting intensification. Accordingly, the proposed addition to the policy should be deleted.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.250		Seek Amendment	Amend Policy 15.2.6.5(ii) [to delete "wind generation"]	
Kāinga Ora – Homes and Communities /834.250	Catholic Diocese of Christchurch/ #FS2044.104	Seek Amendment	Amend Policy 15.2.6.5(ii) [to delete "wind generation"] It is not considered that the respective s32 analysis demonstrates that such limits/wind rules are the most efficient or effective method.	Support
Kāinga Ora – Homes and Communities /834.250	Carter Group Limited/ #FS2045.108	Seek Amendment	Amend Policy 15.2.6.5(ii) [to delete "wind generation"] It is not considered that the respective s32 analysis demonstrates that such limits/wind rules are the most efficient or effective method.	Support

Commercial > Objectives and policies > Objective - Role of the City Centre Zone > Policy - Entertainment and Hospitality Precinct

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Marjorie Manthei/ #237.59		Seek Amendment	Delete 15.2.6.7 (a) (ii)	

Commercial > Objectives and policies > Objective - Role of the Central City Mixed Use Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.63		Support	[Retain Objective as notified]	
Environment Canterbury / Canterbury Regional Council/689.63	Anne Dingwall/ #FS2037.1085	Support	[Retain Objective as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
ChristchurchNZ/ #760.9		Support	Retain as notified	
Kāinga Ora – Homes and Communities / #834.251		Seek Amendment	Amend 15.2.7.a: The development of vibrant, high good quality urban areas...	
Kāinga Ora – Homes and Communities /834.251	Catholic Diocese of Christchurch/ #FS2044.105	Seek Amendment	Amend 15.2.7.a: The development of vibrant, high good quality urban areas... 'high quality' is inappropriate in this context	Support
Kāinga Ora – Homes and Communities /834.251	Carter Group Limited/ #FS2045.109	Seek Amendment	Amend 15.2.7.a: The development of vibrant, high good quality urban areas... 'high quality' is inappropriate in this context	Support

Commercial > Objectives and policies > Objective - Role of the Central City Mixed Use Zone > Policy - Diversity of activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.64		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.64	Anne Dingwall/ #FS2037.1086	Support	[Retain Policy as notified] [Itis] consistent with the CRPS and give[s] effect to national direction.	Support
Environment Canterbury / Canterbury Regional Council/ #689.65		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.65	Anne Dingwall/ #FS2037.1087	Support	[Retain Policy as notified] [Itis] consistent with the CRPS and give[s] effect to national direction.	Support
Retirement Villages Association of New Zealand Inc/ #811.85		Seek Amendment	[S]eeks to amend Policy 15.2.7.1 as follows to remove provisions that have the potential to refine / limit the intensification provisions of the Enabling Housing Act: Policy 15.2.7.1 a. Enhance and revitalise the Central City Mixed Use Zone by enabling: ... i. Opportunities for taller buildings to accommodate residential activity and visitor accommodation, to support the vibrancy of the City Centre Zone., where co-located with the large-scale community facilities, Te Kaha and Parakiore.	
Retirement Villages Association of New Zealand Inc/811.85	Summerset Group Holdings Limited/ #FS2097.79	Seek Amendment	[S]eeks to amend Policy 15.2.7.1 as follows to remove provisions that have the potential to refine / limit the intensification provisions of the Enabling Housing Act: Policy 15.2.7.1 a. Enhance and revitalise the Central City Mixed Use Zone by enabling: ... i. Opportunities for taller buildings to accommodate residential activity and visitor accommodation, to support the vibrancy of the City Centre Zone., where co-located with the large-scale community facilities, Te Kaha and Parakiore. While the RVA recognise and support that opportunities are being made for taller buildings to accommodate residential activity within the Central City Mixed Use Zone which reflects the intent of the NPSUD and Enabling Housing Act, they should not be restricted to only being co-located with large-scale community facilities, Te Kaha and Parakiore.	Support
Carter Group Limited/ #814.191		Support	Support Policy 15.2.7.1. Seek that this is retained as notified.	
Carter Group Limited/814.191	Kāinga Ora/ #FS2082.1021	Support	Support Policy 15.2.7.1. Seek that this is retained as notified. The policy is an enabling policy encouraging a diversity of activities and the amendments are supported.	Seek Amendment
The Catholic Diocese of Christchurch / #823.157		Support	Adopt	
The Catholic Diocese of Christchurch /823.157	Anne Dingwall/ #FS2037.1389	Support	Adopt The policy is an enabling policy encouraging a diversity of activities and the amendments are supported.	Oppose
The Catholic Diocese of Christchurch /823.157	Carter Group Limited/ #FS2045.330	Support	Adopt The policy is an enabling policy encouraging a diversity of activities and the amendments are supported.	Support
The Catholic Diocese of Christchurch /823.157	Kāinga Ora/ #FS2082.1171	Support	Adopt The policy is an enabling policy encouraging a diversity of activities and the amendments are supported.	Seek Amendment

Kāinga Ora – Homes and Communities / #834.252		Seek Amendment	Amend Clause (a)(viii) as follows: viii. opportunities for taller buildings to accommodate residential activity and visitor accommodation, to support the vibrancy of the City Centre Zone, where located with the and the nearby large-scale community facilities, Te Kaha and Parakiore.	
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Commercial > Objectives and policies > Objective - Built form and amenity in the Central City Mixed Use Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council / #689.66		Support	[Retain Objective as notified]	
Environment Canterbury / Canterbury Regional Council / #689.66	Anne Dingwall / #FS2037.1088	Support	[Retain Objective as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Retirement Villages Association of New Zealand Inc / #811.86		Seek Amendment	[S]eeks to amend Objective 15.2.8 as follows to reflect the provisions of the NPSUD: Objective 15.2.8 a. Ensure a form of built development that contributes positively to the developing and changing evolving amenity values of the area, including people's health and safety, and to the quality and enjoyment of the environment for those living, working within or visiting the area.	
Retirement Villages Association of New Zealand Inc / #811.86	Summerset Group Holdings Limited / #FS2097.80	Seek Amendment	[S]eeks to amend Objective 15.2.8 as follows to reflect the provisions of the NPSUD: Objective 15.2.8 a. Ensure a form of built development that contributes positively to the developing and changing evolving amenity values of the area, including people's health and safety, and to the quality and enjoyment of the environment for those living, working within or visiting the area. While Objective 15.2.8 does account for amenity values that evolve, the RVA seek for the wording in this Objective to be amended so that it reflects that of the NPSUD.	Support

Commercial > Objectives and policies > Objective - Built form and amenity in the Central City Mixed Use Zone > Policy - Usability and adaptability

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council / #689.67		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council / #689.67	Anne Dingwall / #FS2037.1089	Support	[Retain Policy as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
Foodstuffs / #705.17		Seek Amendment	Amend Policy 15.2.8.1 Policy – Usability and adaptability a. v. providing sufficient setbacks and glazing at the street frontages Amend to include an exception where operational or functional requirements prevent glazing at the street frontages.	
ChristchurchNZ / #760.10		Support	Retain as notified	
Carter Group Limited / #814.192		Seek Amendment	Delete subclauses (a)(iv)-(vi) of Policy 15.2.8.1 as follows: a. Encourage a built form where the usability and adaptability of sites and buildings are enhanced by: iv. providing dedicated pedestrian access for each activity within a development, directly accessed from the street or other publicly accessible space; v. providing sufficient setbacks and glazing at the street frontage; and vi. where residential activity is located at the ground floor, ensuring the design of development contributes to the activation of the street and other public spaces.	
Carter Group Limited / #814.192	Kāinga Ora / #FS2082.1022	Seek Amendment	Delete subclauses (a)(iv)-(vi) of Policy 15.2.8.1 as follows: a. Encourage a built form where the usability and adaptability of sites and buildings are enhanced by: iv. providing dedicated pedestrian access for each activity within a development, directly accessed from the street or other publicly accessible space; v. providing sufficient setbacks and glazing at the street frontage; and vi. where residential activity is located at the ground floor,	Seek Amendment

			ensuring the design of development contributes to the activation of the street and other public spaces. The proposed addition of subclauses (a)(iv)-(vi) is opposed on the basis that such requirements do not reflect the operational and functional requirements of activities and buildings within the CCMUZ. If such requirements are intended to apply only to new residential developments, then the policy should be drafted to make this explicit (as is the case with policy 15.2.8.2 or clause vi. for example).	
The Catholic Diocese of Christchurch / #823.158		Seek Amendment	Delete subclauses (a)(iv)-(vi) of the policy as follows: <i>a. Encourage a built form where the usability and adaptability of sites and buildings are enhanced by:</i> <i>iv. providing dedicated pedestrian access for each activity within a development, directly accessed from the street or other publicly accessible space;</i> <i>v. providing sufficient setbacks and glazing at the street frontage; and</i> <i>vi. where residential activity is located at the ground floor, ensuring the design of development contributes to the activation of the street and other public spaces.</i>	
The Catholic Diocese of Christchurch / #823.158	Anne Dingwall / #FS2037.1390	Seek Amendment	Delete subclauses (a)(iv)-(vi) of the policy as follows: <i>a. Encourage a built form where the usability and adaptability of sites and buildings are enhanced by:</i> <i>iv. providing dedicated pedestrian access for each activity within a development, directly accessed from the street or other publicly accessible space;</i> <i>v. providing sufficient setbacks and glazing at the street frontage; and</i> <i>vi. where residential activity is located at the ground floor, ensuring the design of development contributes to the activation of the street and other public spaces.</i> The proposed addition of subclauses (a)(iv)-(vi) is opposed on the basis that such requirements do not reflect the operational and functional requirements of activities and buildings within the CCMUZ. If such requirements are intended to apply only to new residential developments, then the policy should be drafted to make this explicit (as is the case with policy 15.2.8.2 or clause vi. for example).	Oppose
The Catholic Diocese of Christchurch / #823.158	Carter Group Limited / #FS2045.331	Seek Amendment	Delete subclauses (a)(iv)-(vi) of the policy as follows: <i>a. Encourage a built form where the usability and adaptability of sites and buildings are enhanced by:</i> <i>iv. providing dedicated pedestrian access for each activity within a development, directly accessed from the street or other publicly accessible space;</i> <i>v. providing sufficient setbacks and glazing at the street frontage; and</i> <i>vi. where residential activity is located at the ground floor, ensuring the design of development contributes to the activation of the street and other public spaces.</i> The proposed addition of subclauses (a)(iv)-(vi) is opposed on the basis that such requirements do not reflect the operational and functional requirements of activities and buildings within the CCMUZ. If such requirements are intended to apply only to new residential developments, then the policy should be drafted to make this explicit (as is the case with policy 15.2.8.2 or clause vi. for example).	Support
The Catholic Diocese of Christchurch / #823.158	Kāinga Ora / #FS2082.1172	Seek Amendment	Delete subclauses (a)(iv)-(vi) of the policy as follows: <i>a. Encourage a built form where the usability and adaptability of sites and buildings are enhanced by:</i> <i>iv. providing dedicated pedestrian access for each activity within a development, directly accessed from the street or other publicly accessible space;</i> <i>v. providing sufficient setbacks and glazing at the street frontage; and</i> <i>vi. where residential activity is located at the ground floor, ensuring the design of development contributes to the activation of the street and other public spaces.</i> The proposed addition of subclauses (a)(iv)-(vi) is opposed on the basis that such requirements do not reflect the operational and functional requirements of activities and buildings within the CCMUZ. If such requirements are intended to apply only to new residential developments, then the policy should be drafted to make this explicit (as is the case with policy 15.2.8.2 or clause vi. for example).	Seek Amendment
Kāinga Ora – Homes and Communities / #834.253		Oppose	Retain Policy 15.2.8.1 as existing in the Operative Plan and delete all PC14 amendments.	

Commercial > Objectives and policies > Objective - Built form and amenity in the Central City Mixed Use Zone > Policy - Amenity and effects

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council / #689.68		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council / #689.68	Anne Dingwall / #FS2037.1090	Support	[Retain Policy as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
ChristchurchNZ / #760.11		Support	Retain as notified	
Retirement Villages Association of New Zealand Inc / #811.87		Not Stated	[S]eeks changes to address possible overlap between Policy 15.2.8.2 and Policy 15.2.6.3 and amendments to Policy 15.2.8.2 as follows to reflect the provisions of the NPSUD:	

			Policy 15.2.8.2 a. Promote a high standard of built form and amenity and discourage activities from establishing where they will have an adverse effect on the developing and changing evolving amenity values of Central City, by: ...	
Retirement Villages Association of New Zealand Inc/811.87	Summerset Group Holdings Limited/ #FS2097.81	Not Stated	[S]eeks changes to address possible overlap between Policy 15.2.8.2 and Policy 15.2.6.3 and amendments to Policy 15.2.8.2 as follows to reflect the provisions of the NPSUD: Policy 15.2.8.2 a. Promote a high standard of built form and amenity and discourage activities from establishing where they will have an adverse effect on the developing and changing evolving amenity values of Central City, by: ... While Policy 15.2.8.2 does account for amenity values that evolve, the RVA seek for the wording in this Policy to be amended so that it reflects that of the NPSUD. The RVA also notes there is significant overlap between Policy 15.2.8.2 and Policy 15.2.6.3, which creates uncertainty for plan users.	Support
Carter Group Limited/ #814.193		Seek Amendment	Delete subclauses (a)(v) and (viii) of Policy 15.2.8.2.	
Carter Group Limited/814.193	Kāinga Ora/ #FS2082.1023	Seek Amendment	Delete subclauses (a)(v) and (viii) of Policy 15.2.8.2. With the exception of subclauses (a)(iv) and (vi) and the addition of the word 'including' in the prefacing text, the policy is generally supported. Subclause (a)(v) is opposed on the basis that: 'locating outdoor service space and car parking away from street frontages and entrances to buildings' may not always be practicable or desirable and may establish a policy barrier to activities in such cases. Subclause (a)(viii) is opposed on the basis that urban design assessments impose unnecessary time, cost, and uncertainty for developments and built form standards provide a preferable method for managing development and providing certainty to all parties. The proposed amendments are otherwise unnecessary and inappropriate, for the purposes of promoting intensification. Accordingly, the proposed additions to the policy should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.159		Seek Amendment	Delete subclauses (a)(v) and (viii) of the policy.	
The Catholic Diocese of Christchurch /823.159	Anne Dingwall/ #FS2037.1391	Seek Amendment	Delete subclauses (a)(v) and (viii) of the policy. With the exception of subclauses (a)(iv) and (vi) and the addition of the word 'including' in the prefacing text, the policy is generally supported. Subclause (a)(v) is opposed on the basis that: 'locating outdoor service space and car parking away from street frontages and entrances to buildings' may not always be practicable or desirable and may establish a policy barrier to activities in such cases. Subclause (a)(viii) is opposed on the basis that urban design assessments impose unnecessary time, cost, and uncertainty for developments and built form standards provide a preferable method for managing development and providing certainty to all parties. The proposed amendments are otherwise unnecessary and inappropriate, for the purposes of promoting intensification. Accordingly, the proposed additions to the policy should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.159	Carter Group Limited/ #FS2045.332	Seek Amendment	Delete subclauses (a)(v) and (viii) of the policy. With the exception of subclauses (a)(iv) and (vi) and the addition of the word 'including' in the prefacing text, the policy is generally supported. Subclause (a)(v) is opposed on the basis that: 'locating outdoor service space and car parking away from street frontages and entrances to buildings' may not always be practicable or desirable and may establish a policy barrier to activities in such cases. Subclause (a)(viii) is opposed on the basis that urban design assessments impose unnecessary time, cost, and uncertainty for developments and built form standards provide a preferable method for managing development and providing certainty to all parties.	Support

			The proposed amendments are otherwise unnecessary and inappropriate, for the purposes of promoting intensification. Accordingly, the proposed additions to the policy should be deleted.	
The Catholic Diocese of Christchurch /823.159	Kāinga Ora/ #FS2082.1173	Seek Amendment	<p>Delete subclauses (a)(v) and (viii) of the policy.</p> <p>With the exception of subclauses (a)(iv) and (vi) and the addition of the word ‘including’ in the prefacing text, the policy is generally supported. Subclause (a)(v) is opposed on the basis that: ‘locating outdoor service space and car parking away from street frontages and entrances to buildings’ may not always be practicable or desirable and may establish a policy barrier to activities in such cases.</p> <p>Subclause (a)(viii) is opposed on the basis that urban design assessments impose unnecessary time, cost, and uncertainty for developments and built form standards provide a preferable method for managing development and providing certainty to all parties.</p> <p>The proposed amendments are otherwise unnecessary and inappropriate, for the purposes of promoting intensification. Accordingly, the proposed additions to the policy should be deleted.</p>	Seek Amendment
Kāinga Ora – Homes and Communities / #834.254		Seek Amendment	Retain Policy 15.2.8.2 as existing in the Operative Plan and delete all PC14 amendments, with the exception of clause (viii) which is sought to be retained.	

Commercial > Objectives and policies > Objective - Built form and amenity in the Central City Mixed Use Zone > Policy - Residential development

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.69		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.69	Anne Dingwall/ #FS2037.1091	Support	[Retain Policy as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
ChristchurchNZ/ #760.12		Support	Retain as notified	
Retirement Villages Association of New Zealand Inc/ #811.88		Seek Amendment	[S]eeks to amend Policy 15.2.8.3(b) as follows: (b) Require Encourage a level of private amenity space for residents that is proportionate to the extent of residential activity proposed, and which compensates for the predominantly commercial nature of the area, through: i. ...	
Retirement Villages Association of New Zealand Inc/811.88	Summerset Group Holdings Limited/ #FS2097.82	Seek Amendment	[S]eeks to amend Policy 15.2.8.3(b) as follows: (b) Require Encourage a level of private amenity space for residents that is proportionate to the extent of residential activity proposed, and which compensates for the predominantly commercial nature of the area, through: i. ... The RVA generally supports the provision for private amenity space in a manner which is “proportionate” to the proposed residential activity. However, it considers that the need to “require” a level of private amenity space which “compensates” for the predominately commercial nature of the area is unclear and may lead to interpretation issues and barriers to necessary development.	Support
Kāinga Ora – Homes and Communities / #834.255		Oppose	Delete amendments seeking improved private amenity space, compensatory to the predominantly commercial nature of the Central City Mixed Use Zone.	

			<p>15.2.8.3 Policy Residential Development</p> <p>a. provide for ...</p> <p>b. Require a level of private amenity space for residents that is proportionate to the extent of residential activity proposed, and which compensates for the predominantly commercial nature of the area, including consistent with the intended built form and mix of activities within that environment, through:...</p>	
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Commercial > Objectives and policies > Objective - Built form and amenity in the South Frame > Policy - Residential development

Submission Number	Further Submission No	Position	Decision Requested	FS Position
James Harwood/ #571.32		Support	I support high-density housing near the city and commercial centres.	
Environment Canterbury / Canterbury Regional Council/ #689.70		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.70	Anne Dingwall/ #FS2037.1092	Support	[Retain Policy as notified] [It is] consistent with the CRPS and give[s] effect to national direction.	Support
ChristchurchNZ/ #760.13		Seek Amendment	Amend a.v. to insert "standards for" as follows: (a)...v. minimum standards for landscaping, and outlook requirements; and	
Kāinga Ora – Homes and Communities / #834.256		Support	Retain policy as notified	

Commercial > How to interpret and apply the rules

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Lendlease Limited/ #855.33		Seek Amendment	Amend 15.3 to include reference to the "Metropolitan Centre Zone" as follows: 15.3 How to interpret and apply the rules a. The rules that apply to activities in the various commercial zones commercial zones are contained in the activity status tables (including activity specific standards) and built form standards in: ia. Rule 15.4A Metropolitan Centre Zone	
Lendlease Limited/855.33	Vaughan Smith/ #FS2090.44	Seek Amendment	Amend 15.3 to include reference to the "Metropolitan Centre Zone" as follows: 15.3 How to interpret and apply the rules a. The rules that apply to activities in the various commercial zones commercial zones are contained in the activity status tables (including activity specific standards) and built form standards in: ia. Rule 15.4A Metropolitan Centre Zone Lendlease seeks that the Hornby Commercial Core is rezoned "Metropolitan Centre Zone". A consequential change to section 15.3 is required to reference the "Metropolitan Centre".	Support
Transpower New Zealand Limited / #878.19		Seek Amendment	Amend 15.3 to include the same or similar direction as given in 14.3.	

Transpower New Zealand Limited /878.19	Kāinga Ora/ #FS2082.809	Seek Amendment	Amend 15.3 to include the same or similar direction as given in 14.3. Transpower notes that the Proposed Plan Change includes amendments to Chapter 15 and also identifies the National Grid Yard provisions in Chapter 15 as a qualifying matter. For this reason, it is considered that the clear direction given in 14.3(f) is replicated in 15.3.	Oppose
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Commercial > Rules - Town Centre Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
John Bennett/ #367.10		Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.	
John Bennett/367.10	Chapman Tripp/ #FS2063.43	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel. The approach taken by Government and the CCC is a sledge hammer approach and there are little in the way of Design controls to help ensure a well designed City for the present and future residents of Christchurch is achieved.	Oppose
John Bennett/367.10	Chapman Tripp/ #FS2064.42	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel. The approach taken by Government and the CCC is a sledge hammer approach and there are little in the way of Design controls to help ensure a well designed City for the present and future residents of Christchurch is achieved.	Oppose
Regulus Property Investments Limited/ #810.9		Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres	
Regulus Property Investments Limited/810.9	Orion New Zealand Limited/ #FS2056.30	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres	Support
Regulus Property Investments Limited/ #810.16		Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity	
James Barbour/ #812.5		Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres	
James Barbour/812.5	Kāinga Ora/ #FS2082.614	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres	Support
James Barbour/ #812.14		Seek Amendment	[Remove any Qualifying Matters and provision that do not support] the intensification of urban form to provide for additional development capacity	
Alan and Robyn Ogle/ #876.10		Seek Amendment	Seek amendment to add a new qualifying matter for the commercial area north of Riccarton Rd in the Riccarton centre. This area should be height restricted to a height that is appropriate given the proximity of low-rise residential dwellings immediately to the north.	
Alan and Robyn Ogle/876.10	Robert Broughton/ #FS2083.18	Seek Amendment	Seek amendment to add a new qualifying matter for the commercial area north of Riccarton Rd in the Riccarton centre. This area should be height restricted to a height that is appropriate given the proximity of low-rise residential dwellings immediately to the north. The commercial area north of Riccarton Rd in the Riccarton centre should be height restricted to a height that is appropriate given the proximity of low-rise residential dwellings immediately to the north.	Support

Commercial > Rules - Town Centre Zone > Activity status tables - Town Centre Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Cameron Matthews/ #121.11		Seek Amendment	Amend the Airport Noise Qualifying Matter to either: <ul style="list-style-type: none"> make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan 	

Cameron Matthews/121.11	Christchurch International Airport Limited/ #FS2052.73	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> • make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, • re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone’s rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan <p>Aside from the option of limiting residential density in the affected area, inadequate assessment is given to any other means to “manage the specific characteristics” as required by NPS-UD [3.33], i.e., mitigate the sound exposure.</p> <p>In the current District Plan, the effects of aircraft noise are not managed via density restrictions affecting the baseline of the zone, but by ensuring dwellings at densities exceeding a zone’s baseline are subject to indoor design sound level limits specified in Christchurch District Plan Appendix 14.16.4. Curiously, this existing mechanism does not protect residents from high sound exposure if their dwelling is compliant with the permitted activities within the operative Residential Suburban zone i.e., is low-density (2 dwellings per site, 8m / 2 storey building height limit), and could therefore be considered ineffective at present at protecting residents from high sound exposure. It does, however, limit the number of dwellings (to below MDRS standards), and therefore limits the number of residents in the affected area, likely reducing the ‘reverse-sensitivity’ effects on the airport.</p> <p>In either of the above cases, we could instead require “any bedroom to be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB” or some other suitable fixed-attenuation, similar to residential activities within commercial and mixed-use zones [Proposed Housing and Business Choice Plan Change (PC14) Chapter 15 Commercial, 15.4.1.1 Permitted activities P12, P21; 15.5.1.1 Permitted activities P12, P21; 15.10.1.1 Permitted activities P27].</p> <p>Not only would either of these protect residents and users of all new occupied buildings from exposure to high sound levels without excessively limiting the density in the area, in-so-doing they would also limit the reverse-sensitivity effects on the airport. They would maintain some consistency with the current district plan but extend the protection from high sound exposure to residents of low-density dwellings. Sites within the ANC could then be zoned such that they were consistent with MDRS and NPS-UD, enabling greater housing capacity in an area of Riccarton/Fendalton which the TPG report highlights as central to the locations of feasible medium density development (refer to Figure 8 and Figure 9).</p>	Oppose
Cameron Matthews/121.11	Christchurch International Airport Limited/ #FS2052.201	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> • make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, • re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone’s rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan <p>Aside from the option of limiting residential density in the affected area, inadequate assessment is given to any other means to “manage the specific characteristics” as required by NPS-UD [3.33], i.e., mitigate the sound exposure.</p> <p>In the current District Plan, the effects of aircraft noise are not managed via density restrictions affecting the baseline of the zone, but by ensuring dwellings at densities exceeding a zone’s baseline are subject to indoor design sound level limits specified in Christchurch District Plan Appendix 14.16.4. Curiously, this existing mechanism does not protect residents from high sound exposure if their dwelling is compliant with the permitted activities within the operative Residential Suburban zone i.e., is low-density (2 dwellings per site, 8m / 2 storey building height limit), and could therefore be considered ineffective at present at protecting residents from high sound exposure. It does, however, limit the number of dwellings (to below MDRS standards), and therefore limits the number of residents in the affected area, likely reducing the ‘reverse-sensitivity’ effects on the airport.</p>	Oppose

			<p>In either of the above cases, we could instead require “any bedroom to be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB” or some other suitable fixed-attenuation, similar to residential activities within commercial and mixed-use zones [Proposed Housing and Business Choice Plan Change (PC14) Chapter 15 Commercial, 15.4.1.1 Permitted activities P12, P21; 15.5.1.1 Permitted activities P12, P21; 15.10.1.1 Permitted activities P27].</p> <p>Not only would either of these protect residents and users of all new occupied buildings from exposure to high sound levels without excessively limiting the density in the area, in-so-doing they would also limit the reverse-sensitivity effects on the airport. They would maintain some consistency with the current district plan but extend the protection from high sound exposure to residents of low-density dwellings. Sites within the ANC could then be zoned such that they were consistent with MDRS and NPS-UD, enabling greater housing capacity in an area of Riccarton/Fendalton which the TPG report highlights as central to the locations of feasible medium density development (refer to Figure 8 and Figure 9).</p>	
Christchurch International Airport Limited (CIAL) / #852.17		Seek Amendment	<p>Amend Rule 15.4.1.1 P21 as follows: Residential activity-Activity specific standard:</p> <p>h. The activity shall not be located within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as shown on the planning maps.</p>	
Christchurch International Airport Limited (CIAL) /852.17	Sarah Harrow/ #FS2017.17	Seek Amendment	<p>Amend Rule 15.4.1.1 P21 as follows: Residential activity-Activity specific standard:</p> <p>h. The activity shall not be located within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as shown on the planning maps.</p> <p>The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2 [text below].</p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.]</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Oppose
Christchurch International Airport Limited (CIAL) /852.17	Stantec/ #FS2032.64	Seek Amendment	<p>Amend Rule 15.4.1.1 P21 as follows: Residential activity-Activity specific standard:</p> <p>h. The activity shall not be located within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as shown on the planning maps.</p> <p>The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2 [text below].</p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.]</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Oppose
Christchurch International Airport Limited (CIAL) /852.17	New Zealand Airports Association/ #FS2071.29	Seek Amendment	<p>Amend Rule 15.4.1.1 P21 as follows: Residential activity-Activity specific standard:</p> <p>h. The activity shall not be located within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as shown on the planning maps.</p>	Support

			<p>The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2 [text below].</p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	
Christchurch International Airport Limited (CIAL) /852.17	Kāinga Ora/ #FS2082.777	Seek Amendment	<p>Amend Rule 15.4.1.1 P21 as follows: Residential activity-Activity specific standard:</p> <p>h. The activity shall not be located within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as shown on the planning maps.</p> <p>The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2 [text below].</p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Oppose

Commercial > Rules - Town Centre Zone > Activity status tables - Town Centre Zone > 15.4.1.1 Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Geordie Shaw/ #235.3		Seek Amendment	[That P21.i. the minimum glazing standard allows more flexibility in achieving the intent of the policies]	
Scentre (New Zealand) Limited/ #260.4		Seek Amendment	<p>[Regarding Rule 15.4.1.1(P11)]</p> <p>Office tenancies of any size in Metropolitan Centers (or the larger Town Centers) should be permitted activities. Opposes office activities over 500m2 being excluded as permitted activities as currently proposed in PC14.</p>	
Scentre (New Zealand) Limited/260.4	Anne Dingwall/ #FS2037.353	Seek Amendment	<p>[Regarding Rule 15.4.1.1(P11)]</p> <p>Office tenancies of any size in Metropolitan Centers (or the larger Town Centers) should be permitted activities. Opposes office activities over 500m2 being excluded as permitted activities as currently proposed in PC14.</p> <p>As currently drafted, Rule 15.4.1.1(P11) identifies office tenancies under 500m2 as permitted activities. While this is not a new provision, Scentre considers that the exclusion of office activities over 500m2 as permitted activities does not align with the increased intensification required under the NPS-UD.</p> <p>Scentre seeks permitted activity status for office tenancies of any size in Metropolitan Centres (or the larger Town Centres).</p>	Oppose

Scentre (New Zealand) Limited/260.4	Christchurch International Airport Limited/ #FS2052.148	Seek Amendment	<p>[Regarding Rule 15.4.1.1(P11)]</p> <p>Office tenancies of any size in Metropolitan Centers (or the larger Town Centers) should be permitted activities. Opposes office activities over 500m2 being excluded as permitted activities as currently proposed in PC14.</p> <p>As currently drafted, Rule 15.4.1.1(P11) identifies office tenancies under500m2 as permitted activities. While this is not a new provision, Scentreconsiders that the exclusion of office activities over 500m2 as permittedactivities does not align with the increased intensification required under theNPS-UD.</p> <p>Scentre seeks permitted activity status for office tenancies of any size inMetropolitan Centres (or the larger Town Centres).</p>	Oppose
Scentre (New Zealand) Limited/260.4	Kāinga Ora/ #FS2082.224	Seek Amendment	<p>[Regarding Rule 15.4.1.1(P11)]</p> <p>Office tenancies of any size in Metropolitan Centers (or the larger Town Centers) should be permitted activities. Opposes office activities over 500m2 being excluded as permitted activities as currently proposed in PC14.</p> <p>As currently drafted, Rule 15.4.1.1(P11) identifies office tenancies under500m2 as permitted activities. While this is not a new provision, Scentreconsiders that the exclusion of office activities over 500m2 as permittedactivities does not align with the increased intensification required under theNPS-UD.</p> <p>Scentre seeks permitted activity status for office tenancies of any size inMetropolitan Centres (or the larger Town Centres).</p>	Support
Retirement Villages Association of New Zealand Inc/ #811.92		Seek Amendment	<p>[S]eeks that a new rule is inserted in the Town Centre Zone that provides for retirement villages as permitted activities.</p> <p>TCZ-RX – Retirement village</p> <p>Activity status: PER Activity status when compliance not achieved: N/A</p>	
Retirement Villages Association of New Zealand Inc/811.92	Summerset Group Holdings Limited/ #FS2097.86	Seek Amendment	<p>[S]eeks that a new rule is inserted in the Town Centre Zone that provides for retirement villages as permitted activities.</p> <p>TCZ-RX – Retirement village</p> <p>Activity status: PER Activity status when compliance not achieved: N/A Recognising that the Enabling Housing Act is not limited to residential zones, with Councils required to ensure district plans provide for intensification in urban non-residential zones, the RVA considers that the Town Centre Zone should provide for retirement village activities as a permitted activity (with the construction of the retirement village being a restricted discretionary activity). This would recognise that retirement villages provide substantial benefit by enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.</p>	Support

Commercial > Rules - Town Centre Zone > Activity status tables - Town Centre Zone > 15.4.1.3 Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kate Z/ #297.17		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Retirement Villages Association of New Zealand Inc/ #811.93		Seek Amendment	<p>[S]eeks that a new rule is inserted in the Town Centre Zone that provides for the construction of retirement villages as a restricted discretionary activity and to include a set of focused matters of discretion that are applicable to retirement villages.</p> <p>TCZ-RX Retirement Villages Construction or alteration of or addition to any building or other structure for a retirement village. Activity Status: Restricted Discretionary Matters for discretion The exercise of discretion in relation to TCZ-RX is restricted to the following matters:</p> <ol style="list-style-type: none"> 1. The extent and effects arising from exceeding any of the relevant built form standards (both individually and cumulatively). 2. The effects of the retirement village on the safety of adjacent streets or public open spaces. 3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces. 4. The extent to which articulation, modulation and materiality addresses visual dominance effects associated with building length. 5. The relevant objectives and policies in 15.2 (specifically 15.2.2.7) and the proposed new policies as inserted. 6. The positive effects of the construction, development and use of the retirement village. <p>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</p> <p>Notification: An application for resource consent associated with a retirement village made in respect of TCZ-RX is precluded from being publicly notified. An application for resource consent associated with a retirement village made in respect of Rule TCZ-RX that complies with the relevant external amenity standards is precluded from being limited notified.</p>	
Retirement Villages Association of New Zealand Inc/811.93	Summerset Group Holdings Limited/ #FS2097.87	Seek Amendment	<p>[S]eeks that a new rule is inserted in the Town Centre Zone that provides for the construction of retirement villages as a restricted discretionary activity and to include a set of focused matters of discretion that are applicable to retirement villages.</p> <p>TCZ-RX Retirement Villages Construction or alteration of or addition to any building or other structure for a retirement village. Activity Status: Restricted Discretionary Matters for discretion The exercise of discretion in relation to TCZ-RX is restricted to the following matters:</p> <ol style="list-style-type: none"> 1. The extent and effects arising from exceeding any of the relevant built form standards (both individually and cumulatively). 2. The effects of the retirement village on the safety of adjacent streets or public open spaces. 3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces. 4. The extent to which articulation, modulation and materiality addresses visual dominance effects associated with building length. 5. The relevant objectives and policies in 15.2 (specifically 15.2.2.7) and the proposed new 	Support

			<p>policies as inserted.</p> <p>6. The positive effects of the construction, development and use of the retirement village. For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</p> <p>Notification: An application for resource consent associated with a retirement village made in respect of TCZ-RX is precluded from being publicly notified. An application for resource consent associated with a retirement village made in respect of Rule TCZ-RX that complies with the relevant external amenity standards is precluded from being limited notified.</p> <p>The RVA supports Rule 15.10.1.1 (P1) and the permitting of the establishment of any new building, or addition to a building when complying with the relevant standards; and the triggering of more restrictive activity statuses based on non-compliance with relevant activity specific standards and built form standards. Noting that retirement villages will likely infringe the standard requiring residential activities to be located above ground level, retirement villages will typically be a restricted discretionary activity. As such, the RVA considers that a rule should be provided that provides specifically for retirement villages as a restricted discretionary activity, and that the construction of retirement villages should have their own set of focused matters of discretion (so as to provide for and acknowledge the differences that retirement villages have from other residential activities). The RVA considers the matters of discretion applicable to retirement villages need to appropriately provide for / support the efficient use of larger sites for retirement villages, and the functional and operatio</p>	
Kāinga Ora – Homes and Communities / #834.257		Oppose	Delete all City Spine Transport Corridor activity rules from the suite of commercial zones.	
Kāinga Ora – Homes and Communities /834.257	Catholic Diocese of Christchurch/ #FS2044.106	Oppose	Delete all City Spine Transport Corridor activity rules from the suite of commercial zones. Delete the provision in its entirety. The provision is not justified in terms of s32, is not the most appropriate mechanism to secure increased road widths, or proxy road reserve planting and landscaping at the expense of developable area. Provision and Qualifying matter is not supported by Policy 4/ clause 3.32 of the NPS-UD. Inconsistency with design outcomes specified in Rule 15.4.2.3, including clause (i) Key Pedestrian Frontages associated with Riccarton, Church Corner, Merivale and Papanui Centres. If road widening is required to facilitate rapid transit infrastructure then Council should use its designating powers.	Support
Kāinga Ora – Homes and Communities /834.257	Carter Group Limited/ #FS2045.110	Oppose	Delete all City Spine Transport Corridor activity rules from the suite of commercial zones. Delete the provision in its entirety. The provision is not justified in terms of s32, is not the most appropriate mechanism to secure increased road widths, or proxy road reserve planting and landscaping at the expense of developable area. Provision and Qualifying matter is not supported by Policy 4/ clause 3.32 of the NPS-UD. Inconsistency with design outcomes specified in Rule 15.4.2.3, including clause (i) Key Pedestrian Frontages associated with Riccarton, Church Corner, Merivale and Papanui Centres. If road widening is required to facilitate rapid transit infrastructure then Council should use its designating powers.	Support

Commercial > Rules - Town Centre Zone > Activity status tables - Town Centre Zone > 15.4.1.5 Non-complying activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch International Airport Limited (CIAL) / #852.19		Seek Amendment	Amend Rule 15.4.1.5 NC2 as follows: Sensitive activities within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as defined on the planning maps.	
Christchurch International Airport Limited (CIAL) /852.19	Sarah Harrow/ #FS2017.19	Seek Amendment	Amend Rule 15.4.1.5 NC2 as follows: Sensitive activities within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as defined on the planning maps. The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2 <i>[text below]</i> . <i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i> <i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i>	Oppose
Christchurch International Airport Limited (CIAL) /852.19	Stantec/ #FS2032.66	Seek Amendment	Amend Rule 15.4.1.5 NC2 as follows: Sensitive activities within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as defined on the planning maps. The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2 <i>[text below]</i> . <i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i> <i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i>	Oppose
Christchurch International Airport Limited (CIAL) /852.19	New Zealand Airports Association/ #FS2071.31	Seek Amendment	Amend Rule 15.4.1.5 NC2 as follows: Sensitive activities within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as defined on the planning maps. The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2 <i>[text below]</i> . <i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i> <i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i>	Support
Christchurch International Airport Limited (CIAL) /852.19	Kāinga Ora/ #FS2082.779	Seek Amendment		Oppose

			<p>Amend Rule 15.4.1.5 NC2 as follows:</p> <p>Sensitive activities within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as defined on the planning maps.</p> <p>The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2 [text below].</p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	
Orion New Zealand Limited (Orion)/ #854.16		Seek Amendment	<p>Town Centre Zone Rule 15.4.1.5 Non-complying activities.</p> <p>Add an additional clause to NC3 a. and amend clause 'd' as follows:</p> <p>iii within 3m of the outside overheadconductor of any 11kV, 400V or 230V electricity distribution line.</p> <p>d. Conductive fences within 5 metres of a National Grid transmission line support structure foundation, 66kV or, 33kV, 11kV, 400V or 230V electricity distribution line support structure foundation.</p>	

Commercial > Rules - Town Centre Zone > Built form standards - Town Centre Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Tony Pennell/ #308.3		Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.	
Tony Pennell/308.3	Kāinga Ora/ #FS2082.249	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible. I would suggest this as part of the future sustainability mission for our smart city development. Many of us wish to have solar power on the roof. A 12 mtr building with a terrace or green roof is ideal. A 12 mtr structure will probably preclude solar panels unless designed in.	Oppose
Plain and Simple Ltd/ #627.15		Seek Amendment	[New standards for] accessibility and environmentally responsible design, [such as]: <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping 	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.13		Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	
Canterbury / Westland Branch of Architectural Designers NZ/685.13	Anne Dingwall/ #FS2037.1117	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.13	Chapman Tripp/ #FS2063.67	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.13	Chapman Tripp/ #FS2064.64	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid	Oppose

			maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]	
Canterbury / Westland Branch of Architectural Designers NZ/685.13	Kāinga Ora/ #FS2082.357	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]	Oppose

Commercial > Rules - Town Centre Zone > Built form standards - Town Centre Zone > Urban design

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Edward Jolly/ #669.1		Seek Amendment	Seek amendment to Urban Design Certification Pathway and Mana Whenua engagement method to remove requirement from this rule and include "a new section of the plan... that... provide[s] this mechanism... [developed as a separate process by] CCC under its Te Tiriti o Waitangi obligations [with] Mana Whenua to a level negotiated between these parties whom jointly develop associated mechanisms within the plan."	
Kāinga Ora – Homes and Communities / #834.262		Oppose	15.4.2.1(a)(ii) ii. 1,000m² GLFA where located in a Neighbourhood Local Centre identified in Policy 15.2.2.1, Table 15.1	
Kāinga Ora – Homes and Communities / #834.263		Oppose	15.5.2.1(a)(i) ii. 4,000m² GLFA where located in a District Town Centre as identified in Policy 15.2.2.1, Table 15.1; or	

Commercial > Rules - Town Centre Zone > Built form standards - Town Centre Zone > Maximum building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Rosemary Fraser/ #26.3		Seek Amendment	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls	
Rosemary Fraser/26.3	Cambridge 137 Limited/ #FS2042.3	Seek Amendment	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls Wind tunnels occur between taller buildings as happens on Colombo Street between the library and Te Pai. As Christchurch experiences strong winds and is flat, it could create dangerous situations if there are tall buildings on both side of street. Even with appropriate foundations they would still sway terrifying people on the higher floors. Also, the taller the building the more difficult it would be to escape if there was a fire. Also, with increased shading, there is likely to be for ice on paths for longer in winter.	Oppose
Rosemary Fraser/26.3	Kāinga Ora/ #FS2082.7	Seek Amendment	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls	Oppose

			<p>Wind tunnels occur between taller buildings as happens on Colombo Street between the library and Te Pai. As Christchurch experiences strong winds and is flat, it could create dangerous situations if there are tall buildings on both side of street.</p> <p>Even with appropriate foundations they would still sway terrifying people on the higher floors. Also, the taller the building the more difficult it would be to escape if there was a fire. Also, with increased shading, there is likely to be for ice on paths for longer in winter.</p>	
Paul McNoe/ #171.7		Seek Amendment	[Reduce permitted building height] That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible	
Logan Brunner/ #191.10		Support	[Retain increased building height]	
Atlas Quarter Residents Group (22 owners) / #224.10		Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.	
Atlas Quarter Residents Group (22 owners) /224.10	Kāinga Ora/ #FS2082.174	Oppose	<p>That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.</p> <p>Who we are:</p> <p>This submission is made on behalf of the following persons, all of whom own units in the Atlas Quarter, 36 Welles Street, Christchurch Central:</p> <p>Richard Ball, Athena Ellis, Phil and Lynette Stenning, Max Lucas, Paul and Jeni Neilson, Jenny Jia and Zhongyang Yuan, Piers and Emma Bayley, Rachel and Tim Scanlan, Eileen and Vernon Payne, Bruce Fraser, Eléonore Dumaine, Peter and Faye Greenwood, Alan Steel, Gillian Smeith, Chelsea Kennedy, Deborah Bowker, Kate and Mike Peers, Peter Morris, Mathilde Vachon, Barbra Pullar, Martin Rumbold and Kirsty Stewart.</p> <p>Key points:</p> <p>We support well designed intensive residential and commercial development, integrated with sustainable transport options. We have already “put our money where our mouths are” by purchasing units in the Atlas Quarter, a large and successful inner-city development of 110 residential and three commercial units.</p> <p>We oppose the greatly increased height limits proposed by Plan Change 14. They are unnecessary and inappropriate for Christchurch.</p> <p>We support the inclusion of qualifying matters to enhance design quality and urban amenity across the City.</p> <p>Relief sought:</p> <ol style="list-style-type: none"> 1. That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible. 2. Where Government legislation and regulations require increases to height limits, that these are kept to the minimum extent possible for compliance with the regulations. 3. The need for greater intensification is supported but this does not require or justify the proposed increases in height limits as permitted activities. 4. The inclusion of the qualifying criteria is supported, independent of height limits, as a means of promoting good design and ensuring new buildings do not adversely impact existing buildings designed and constructed within the current District Plan requirements. <p>Reasons:</p> <p>Following the Christchurch earthquakes, a comprehensive design process was undertaken for the City, particularly for the central city. Deliberate and well-informed decisions were made create a liveable city, with intensified development in the central city and around suburban centres, but with lower central city height limits than previously existed. This has created a compact central city with increased densities compared to before the earthquakes, but without the height of some of the buildings that Christchurch had pre-earthquake . The consolidation has resulted in many vacant sites becoming available which are gradually being filled.</p> <p>This model was developed by looking at best practice around the world, combined with local input from residents and experts, to create an attractive and vibrant City. It set ambitious goals for increasing densities for residential living, especially in the central city and around suburban centres. It was fully integrated with future transport options and climate resilience objectives.</p> <p>It has widespread local support and was developed with considerable input and investment from Government (via CERA) and Christchurch City Council. It integrated land use and transport, seeking higher densities and more sustainable transport, as reflected in the Land Use Recovery Plan, Christchurch</p>	Oppose

			<p>Central Recovery Plan and the Central City Transport Plan. It was embedded into the District Plan through an Independent Hearing Panel of experts hand-picked by the Government.</p> <p>The greatly increased height limits proposed Plan Change 14 undermines the objectives and principles that underpin the vision of the 2015 Christchurch Central Recovery Plan:</p> <p><i>“To become one of the best small cities in the world, Christchurch needs a city centre that is:</i></p> <ul style="list-style-type: none"> • <i>an inspiring place to live</i> • <i>an attractive place to invest</i> • <i>the best urban environment in New Zealand.”</i> <p>The decision to limit heights was a deliberate choice in achieving this vision. The proposed changes will undermine existing investments, entered into in good faith based on the Recovery Plans, while also reducing the central city’s design coherence and creating a less attractive City.</p> <p>The many empty sites and carparks that still exist post-earthquake provide adequate future capacity for the foreseeable future, including the “competitive margin” required by Government regulations. The only apparent reason for increasing the height limits appears to be compliance with new Government regulations. If the height limits are to be increased, this change should be done to the minimum extent needed to comply with these ill-considered Government requirements. There is no other justification for the proposed rules.</p> <p>The proposed rules allow new development to be concentrated in a small number of very tall buildings, with the negative impacts such as greater shading and wind tunnels, accompanied by a continuation of many empty and ugly lots in the central city. As the vacant sites are largely filled with cheap carparking, this further undermines the stated transport sustainability and climate resilience objectives.</p> <p>The scale of the buildings permitted under PC14 is not consistent with the extensive post-earthquake developments that have already occurred. The post-quake developments have created a very attractive City which will be undermined by these proposals. Existing intensive residential developments, such as the Atlas Quarter, could be overshadowed by new buildings of nearly twice the height on the east and west, blocking sunlight. Others may be blocked to the north.</p> <p>In short, the proposal for increased heights across the City are ill-considered solutions for problems that exist in Auckland, Wellington, and possibly other centres, but are not applicable to Christchurch. The geography and existing development of these other centres constrains new development. Post-earthquake Christchurch is quite different from these other centres: it is not constrained for growth opportunities, as demonstrated by the far slower growth in property prices over recent years. Even before the earthquakes, Christchurch had far more stable (less volatile) prices than Auckland and Wellington – a trend that has persisted since at least the 1970’s. In Christchurch there is housing choice, particularly with substantial increases in the number of higher density residential apartments.</p> <p>Maximising the benefits of intensification needs to consider the dis-benefits. The proposed Plan identifies loss of tree cover as a disbenefit but does appear to put sufficient emphasis on other matters. Why does it propose financial contributions for loss of tree cover but not for loss of sunlight to others, wind tunnel effects or loss of amenity? In the Christchurch context, the widespread demolition of much of the central city, including most of the taller buildings, and consolidation of activities into more compact precincts, has created a much more attractive City with a visual appearance and aesthetic appropriate for the size of the City, reflected in the Central City Recovery Plan issued by CERA after extensive public and expert engagement. Both residents and visitors are commenting on the attractiveness of this new look. Re-introducing unnecessarily large buildings undermines this new and attractive look. Even with setbacks and other requirements, it has the potential to detract from the amenity and value of the very substantial public and private investment made for the City’s re-build and recovery.</p>	
Scentre (New Zealand) Limited/ #260.3		Seek Amendment	Amend Rule 15.4.2.2 of PC14 to allow a maximum building height of 50m for Riccarton as opposed to the 22m proposed.	
Scentre (New Zealand) Limited/260.3	Anne Dingwall/ #FS2037.352	Seek Amendment	Amend Rule 15.4.2.2 of PC14 to allow a maximum building height of 50m for Riccarton as opposed to the 22m proposed.	Oppose

			<p>Scentre considers that 22m is an unsuitable maximum building height limit for Riccarton because a 20m height limit already applies to the centre and therefore there is very little provision for increased intensification for Riccarton under PC14, despite intensification being focussed within and on areas surrounding commercial centres.</p> <p>In keeping with the provisions of the District Plan, Scentre considers the increase in the height of Riccarton should be commensurate with the centre's status relative to other centres and to support the development of a legible urban form with commercial centres having greater height than the residential areas surrounding them.</p> <p>Scentre considers that the height limit for Riccarton in Rule 15.4.2.2 should be increased to 50m. Amending the height limit in this manner will provide for a clear legible form, and ensure that the centre is permitted to undertake further intensification to provide increased density as required under the Housing Supply Act and the NPS-UD. This also provides the opportunity for development of a mixed use nature over and above the existing centre.</p>	
Scentre (New Zealand) Limited/260.3	Christchurch International Airport Limited/ #FS2052.147	Seek Amendment	<p>Amend Rule 15.4.2.2 of PC14 to allow a maximum building height of 50m for Riccarton as opposed to the 22m proposed.</p> <p>Scentre considers that 22m is an unsuitable maximum building height limit for Riccarton because a 20m height limit already applies to the centre and therefore there is very little provision for increased intensification for Riccarton under PC14, despite intensification being focussed within and on areas surrounding commercial centres.</p> <p>In keeping with the provisions of the District Plan, Scentre considers the increase in the height of Riccarton should be commensurate with the centre's status relative to other centres and to support the development of a legible urban form with commercial centres having greater height than the residential areas surrounding them.</p> <p>Scentre considers that the height limit for Riccarton in Rule 15.4.2.2 should be increased to 50m. Amending the height limit in this manner will provide for a clear legible form, and ensure that the centre is permitted to undertake further intensification to provide increased density as required under the Housing Supply Act and the NPS-UD. This also provides the opportunity for development of a mixed use nature over and above the existing centre.</p>	Oppose
Scentre (New Zealand) Limited/260.3	Kāinga Ora/ #FS2082.223	Seek Amendment	<p>Amend Rule 15.4.2.2 of PC14 to allow a maximum building height of 50m for Riccarton as opposed to the 22m proposed.</p> <p>Scentre considers that 22m is an unsuitable maximum building height limit for Riccarton because a 20m height limit already applies to the centre and therefore there is very little provision for increased intensification for Riccarton under PC14, despite intensification being focussed within and on areas surrounding commercial centres.</p> <p>In keeping with the provisions of the District Plan, Scentre considers the increase in the height of Riccarton should be commensurate with the centre's status relative to other centres and to support the development of a legible urban form with commercial centres having greater height than the residential areas surrounding them.</p> <p>Scentre considers that the height limit for Riccarton in Rule 15.4.2.2 should be increased to 50m. Amending the height limit in this manner will provide for a clear legible form, and ensure that the centre is permitted to undertake further intensification to provide increased density as required under the Housing Supply Act and the NPS-UD. This also provides the opportunity for development of a mixed use nature over and above the existing centre.</p>	Support
Steve Burns/ #276.21		Seek Amendment	Seek maximum height of 5 stories in Christchurch	
Kate Z/ #297.18		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Anna Melling/ #337.5		Seek Amendment	That maximum heights be lowered to account for lower sun height further south.	
Kate Revell/ #338.6		Seek Amendment	Restrict building heights to a maximum of 22 metres.	
Chris Neame/ #339.6		Support	Restrict maximum height for development to 22 metres	

Suzi Chisholm/ #635.7		Support	Support 6 to 10 storey residential buildings near commercial centres.													
Kāinga Ora – Homes and Communities / #834.264		Seek Amendment	<p>1. Adopt Metropolitan Centre Zone Rules proposed in the Kāinga Ora submission Appendix 2 and amend these rules as appropriate.</p> <p>2. Amend rule 14.4.2.2 as follows:</p> <p>a. The maximum height of any building shall be as follows:</p> <table border="1"> <thead> <tr> <th></th> <th>Applicable to</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>All sites in a <u>District Town Centre (other than specified below)</u></td> <td>20 metres</td> </tr> <tr> <td>ii.</td> <td>All sites in a Town Centre at Riccarton, or Hornby or Papanui</td> <td>22 metres</td> </tr> <tr> <td>iii.</td> <td>...</td> <td></td> </tr> </tbody> </table>		Applicable to	Standard	i.	All sites in a <u>District Town Centre (other than specified below)</u>	20 metres	ii.	All sites in a Town Centre at Riccarton, or Hornby or Papanui	22 metres	iii.	...		
	Applicable to	Standard														
i.	All sites in a <u>District Town Centre (other than specified below)</u>	20 metres														
ii.	All sites in a Town Centre at Riccarton, or Hornby or Papanui	22 metres														
iii.	...															
Fire and Emergency/ #842.50		Support	Retain 15.4.2.2-Maximum building height as notified.													
Susanne Antill/ #870.5		Oppose	Oppose increased height limits of buildings.													
Helen Broughton/ #886.6		Oppose	Oppose changing the maximum height of commercial buildings from 20 to 22 metres for existing commercial buildings adjoining a residential zone.													
Helen Broughton/886.6	Christchurch International Airport Limited/ #FS2052.276	Oppose	Oppose changing the maximum height of commercial buildings from 20 to 22 metres for existing commercial buildings adjoining a residential zone. The submitter opposes changing the maximum height of a commercial building from 20 to 22 metres for a current low level commercial building adjoining a residential zone. They would argue for a lower height level but would need more technical evidence.	Support												
Helen Broughton/886.6	Kāinga Ora/ #FS2082.824	Oppose	Oppose changing the maximum height of commercial buildings from 20 to 22 metres for existing commercial buildings adjoining a residential zone. The submitter opposes changing the maximum height of a commercial building from 20 to 22 metres for a current low level commercial building adjoining a residential zone. They would argue for a lower height level but would need more technical evidence.	Oppose												
Susanne and Janice Antill/ #893.5		Oppose	Oppose increased height limits of buildings.													
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.16		Seek Amendment	[That the permitted] building height [is reduced to no more than] 12 metres.													
Waipuna Halswell-Hornby-Riccarton Community Board/902.16	Chapman Tripp/ #FS2063.184	Seek Amendment	<p>[That the permitted] building height [is reduced to no more than] 12 metres.</p> <p>The Board is opposed to a residential building height increase beyond 12 metres in areas other than the City Centre. It considers development up to 20 metres to be to be totally inappropriate for Town Centres including North Halswell and Large local Centres such as Church Corner and will be totally at odds with the character of these areas.</p> <p>Commercial buildings proposal for an increase of building heights to 20 or 22 metres (six storeys, depending on building design) in line with High Density Residential Zone in Riccarton and Hornby. While the Board understand the importance of intensification the Plan change as it stands seems likely to achieve this at the cost of the character and livability of these areas for both existing and new residents.</p>	Oppose												
Waipuna Halswell-Hornby-Riccarton Community Board/902.16	Chapman Tripp/ #FS2064.178	Seek Amendment	[That the permitted] building height [is reduced to no more than] 12 metres.	Oppose												

			<p>The Board is opposed to a residential building height increase beyond 12 metres in areas other than the City Centre. It considers development up to 20 metres to be to be totally inappropriate for Town Centres including North Halswell and Large local Centres such as Church Corner and will be totally at odds with the character of these areas.</p> <p>Commercial buildings proposal for an increase of building heights to 20 or 22 metres (six storeys, depending on building design) in line with High Density Residential Zone in Riccarton and Hornby. While the Board understand the importance of intensification the Plan change as it stands seems likely to achieve this at the cost of the character and livability of these areas for both existing and new residents.</p>	
Waipuna Halswell-Hornby-Riccarton Community Board/902.16	Kāinga Ora/ #FS2082.1278	Seek Amendment	<p>[That the permitted] building height [is reduced to no more than] 12 metres.</p> <p>The Board is opposed to a residential building height increase beyond 12 metres in areas other than the City Centre. It considers development up to 20 metres to be to be totally inappropriate for Town Centres including North Halswell and Large local Centres such as Church Corner and will be totally at odds with the character of these areas.</p> <p>Commercial buildings proposal for an increase of building heights to 20 or 22 metres (six storeys, depending on building design) in line with High Density Residential Zone in Riccarton and Hornby. While the Board understand the importance of intensification the Plan change as it stands seems likely to achieve this at the cost of the character and livability of these areas for both existing and new residents.</p>	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/902.16	Vaughan Smith/ #FS2090.63	Seek Amendment	<p>[That the permitted] building height [is reduced to no more than] 12 metres.</p> <p>The Board is opposed to a residential building height increase beyond 12 metres in areas other than the City Centre. It considers development up to 20 metres to be to be totally inappropriate for Town Centres including North Halswell and Large local Centres such as Church Corner and will be totally at odds with the character of these areas.</p> <p>Commercial buildings proposal for an increase of building heights to 20 or 22 metres (six storeys, depending on building design) in line with High Density Residential Zone in Riccarton and Hornby. While the Board understand the importance of intensification the Plan change as it stands seems likely to achieve this at the cost of the character and livability of these areas for both existing and new residents.</p>	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.21		Seek Amendment	[T]hat the maximum height of low rise commercial buildings by a residential sector be reduced to 14 metres. [A]t a minimum, [that] the height remain at the current level of 20 metres.	
Waipuna Halswell-Hornby-Riccarton Community Board/902.21	Kāinga Ora/ #FS2082.1283	Seek Amendment	<p>[T]hat the maximum height of low rise commercial buildings by a residential sector be reduced to 14 metres. [A]t a minimum, [that] the height remain at the current level of 20 metres. The Board opposes changing the provisions for the maximum height of a building from 20 to 22 metres [in Riccarton and Hornby]. The Board has no objection to the increased height for a large complex such as Westfield, but is concerned at currently low level commercial buildings alongside residential areas being 22 metres. One example is the low-level commercial buildings on the northern side of Riccarton Road. The height of 20 metres was allowed in the 2016 Christchurch District Plan; until then building was allowed to 12 metres. The area of Kauri/Rata/Rimu has been viewed as critical to protect. The Riccarton Borough Council considered zoning the area residential, but settled on low rise commercial. The low-rise commercial has worked reasonably well. The Board requests a change of policy that the maximum height of low rise commercial buildings by a residential sector be reduced to 14 metres. We will advance more detailed argument {if more technical evidence can be provided} but at a minimum, it requests the height remain at the current level of 20 metres.</p>	Oppose

Commercial > Rules - Town Centre Zone > Built form standards - Town Centre Zone > Minimum building setback from the internal boundary with a residential zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Helen Broughton/ #886.5		Seek Amendment	Supports proposed setback 15.4.2.4, but would like this to be increased.	
Helen Broughton/886.5	Christchurch International Airport Limited/ #FS2052.275	Seek Amendment	Supports proposed setback 15.4.2.4, but would like this to be increased. Setback- 15.4.2.4 support proposed setback but would advocate for more distance.	Support

Helen Broughton/886.5	Kāinga Ora/ #FS2082.823	Seek Amendment	Supports proposed setback 15.4.2.4, but would like this to be increased. Setback- 15.4.2,4 I support proposed setback but would advocate for more distance.	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.22		Seek Amendment	[That the minimum setback is increased]	
Waipuna Halswell-Hornby-Riccarton Community Board/902.22	Kāinga Ora/ #FS2082.1284	Seek Amendment	[That the minimum setback is increased] [T]he Board supports the proposed distance between the commercial and residential but would prefer greater distance. There are concerns if there is little or no separation between the commercial and residential. There is an example on the northern side of Riccarton Road, where there is no buffer due to a previous rezoning in 2015. (More technical evidence will be supplied at the hearing if available).	Oppose

Commercial > Rules - Town Centre Zone > Built form standards - Town Centre Zone > Sunlight and outlook at boundary with a residential zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Steve Burns/ #276.11		Support	[Retain sunlight access provisions]	
Anna Melling/ #337.6		Seek Amendment	That maximum heights be lowered to account for lower sun height further south.	
Kāinga Ora – Homes and Communities / #834.265		Seek Amendment	Consequential amendments associated with Appendix 14.16.2. Adopt Metropolitan Centre Zone Rules proposed in the Kāinga Ora submission Appendix 2 and amend these rules as appropriate.	

Commercial > Rules - Town Centre Zone > Built form standards - Town Centre Zone > Water supply for fire fighting

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Fire and Emergency/ #842.51		Support	Retain 15.4.2.8-Water supply for fire fighting as notified.	

Commercial > Rules - Town Centre Zone > Built form standards - Town Centre Zone > Minimum building setback from railway corridor

Submission Number	Further Submission No	Position	Decision Requested	FS Position		
Kiwi Rail/ #829.15		Seek Amendment	Amend Rule 15.4.2.9 as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">15.4 Rules – Commercial Core <u>Town Centre Zone</u></td> <td style="width: 50%; padding: 5px;">15.4.2.9 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.</td> </tr> </table>	15.4 Rules – Commercial Core <u>Town Centre Zone</u>	15.4.2.9 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.	
15.4 Rules – Commercial Core <u>Town Centre Zone</u>	15.4.2.9 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.					
Kiwi Rail/829.15	Kāinga Ora/ #FS2082.749	Seek Amendment	Amend Rule 15.4.2.9 as follows:	Oppose		

			<p>15.4 Rules – Commercial Core <u>Town Centre Zone</u></p>	<p>15.4.2.9 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.</p>	
			Seeks amendment to increase the rail corridor setback from 4 to 5m.		

Commercial > Rules - Town Centre Zone > Built form standards - Town Centre Zone > Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Waka Kotahi (NZ Transport Agency) / #805.10		Oppose	Delete the City Spine Transport Corridor Qualifying Matter.	
Kāinga Ora – Homes and Communities / #834.98		Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.	
Kāinga Ora – Homes and Communities /834.98	Catholic Diocese of Christchurch/ #FS2044.67	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions. Kāinga Ora oppose the ‘CitySpine’ being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. The associated rules require buildings and outdoor living spaces to be set back from spine road corridors in both residential and commercial zones. In commercial zones there is a direct conflict in urban design outcomes (and rules) where the Key Pedestrian Frontage rules require buildings to be built up to the road boundary in order to deliver good urban design outcomes and facilitates a continuous street edge (often with veranda cover for pedestrians). It is understood that the intention of the rule is to enable road widening in the future to accommodate public rapid transit. If Council’s intention is to acquire land in the future to facilitate public works then it should use the designation powers available to it. Given the highly developed nature of these existing corridors with lengthy sections of commercial property built to the road boundary, it is unclear how any corridor-long road widening will occur without major land acquisition and demolition.	Support
Kāinga Ora – Homes and Communities /834.98	Carter Group Limited/ #FS2045.71	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions. Kāinga Ora oppose the ‘CitySpine’ being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. The associated rules require buildings and outdoor living spaces to be set back from spine road corridors in both residential and commercial zones. In commercial zones there is a direct conflict in urban design outcomes (and rules) where the Key Pedestrian Frontage rules require buildings to be built up to the road boundary in order to deliver good urban design outcomes and facilitates a continuous street edge (often with veranda cover for pedestrians). It is understood that the intention of the rule is to enable road widening in the future to accommodate public rapid transit. If Council’s intention is to acquire land in the future to facilitate public works then it should use the designation powers available to it. Given the highly developed nature of these existing corridors with lengthy sections of commercial property built to the road boundary, it is unclear how any corridor-long road widening will occur without major land acquisition and demolition.	Support
Kāinga Ora – Homes and Communities / #834.273		Oppose	Delete all City Spine Transport Corridor built form rules from the suite of commercial zones.	

Commercial > Rules - Town Centre Zone > Area specific rules - Town Centre Zone (Belfast/Northwood) Outline Development Plan area > Area-specific built form standards - Town Centre Zone (Belfast/ Northwood) Outline Development Plan area > Maximum building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.35		Oppose	Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety.	

Kāinga Ora – Homes and Communities /834.35	Catholic Diocese of Christchurch/ #FS2044.29	Oppose	Delete the Open Space (recreation zone)qualifying matter and any relevantprovisions proposed in its entirety. Kāinga Ora considers thisqualifying matter isunnecessary and seek that it isdeleted.While the use of areas for openspace purposes is identified asa qualifying matter under RMAs770(f), the areas zoned OpenSpace are owned by CCC andmany are administered underthe Reserves Act 1977. Councilownership, and Open Spacezoning, makes it unlikely thatthese areas will be developedfor medium density housing andsuch development would also be contrary to the purposes forwhich these sites werereserved. Further, the HousingSupply Act only requires CCC to incorporate MDRS into every relevant residential zone (not Open Space Zone). The s770(f) matter is noted as being relevant for other councils where their District Plan does not include an Open Space zone and instead reserves often have a residential zoning. As with the Open Space Zones, Kāinga Ora note that the Ōtākaro ‘red zone’ area has been subject to detailed placebased assessment, with largescale residential development not anticipated in this area.	Support
Kāinga Ora – Homes and Communities /834.35	Carter Group Limited/ #FS2045.28	Oppose	Delete the Open Space (recreation zone)qualifying matter and any relevantprovisions proposed in its entirety. Kāinga Ora considers thisqualifying matter isunnecessary and seek that it isdeleted.While the use of areas for openspace purposes is identified asa qualifying matter under RMAs770(f), the areas zoned OpenSpace are owned by CCC andmany are administered underthe Reserves Act 1977. Councilownership, and Open Spacezoning, makes it unlikely thatthese areas will be developedfor medium density housing andsuch development would also be contrary to the purposes forwhich these sites werereserved. Further, the HousingSupply Act only requires CCC to incorporate MDRS into every relevant residential zone (not Open Space Zone). The s770(f) matter is noted as being relevant for other councils where their District Plan does not include an Open Space zone and instead reserves often have a residential zoning. As with the Open Space Zones, Kāinga Ora note that the Ōtākaro ‘red zone’ area has been subject to detailed placebased assessment, with largescale residential development not anticipated in this area.	Support
Kāinga Ora – Homes and Communities /834.35	LMM Investments 2012 Limited/ #FS2049.20	Oppose	Delete the Open Space (recreation zone)qualifying matter and any relevantprovisions proposed in its entirety. Kāinga Ora considers thisqualifying matter isunnecessary and seek that it isdeleted.While the use of areas for openspace purposes is identified asa qualifying matter under RMAs770(f), the areas zoned OpenSpace are owned by CCC andmany are administered underthe Reserves Act 1977. Councilownership, and Open Spacezoning, makes it unlikely thatthese areas will be developedfor medium density housing andsuch development would also be contrary to the purposes forwhich these sites werereserved. Further, the HousingSupply Act only requires CCC to incorporate MDRS into every relevant residential zone (not Open Space Zone). The s770(f) matter is noted as being relevant for other councils where their District Plan does not include an Open Space zone and instead reserves often have a residential zoning. As with the Open Space Zones, Kāinga Ora note that the Ōtākaro ‘red zone’ area has been subject to detailed placebased assessment, with largescale residential development not anticipated in this area.	Support
Kāinga Ora – Homes and Communities / #834.108		Not Stated		

Commercial > Rules - Town Centre Zone > Town Centre Zone (North Halswell) Outline Development Plan area > Area-specific built form standards — Commercial Core Town Centre Zone (North Halswell) Outline Development Plan area > Intersection upgrades

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.89		Seek Amendment	Remove strikethrough title "Landscaping -Minimum width of landscaping strip" andshow the proposed title "Intersectionupgrades" as operative.	
Christchurch City Council/751.89	Anne Dingwall/ #FS2037.911	Seek Amendment	Remove strikethrough title "Landscaping -Minimum width of landscaping strip" andshow the proposed title "Intersectionupgrades" as operative. However, theproposed new title "Intersectionupgrades" is actually the operativetitle.	Support

Commercial > Rules – Local Centre Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
John Bennett/ #367.11		Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.	
John Bennett/367.11	Chapman Tripp/ #FS2063.44	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel. The approach taken by Government and the CCC is a sledge	Oppose

			hammer approach and there are little in the way of Design controls to help ensure a well designed City for the present and future residents of Christchurch is achieved.	
John Bennett/367.11	Chapman Tripp/ #FS2064.43	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel. The approach taken by Government and the CCC is a sledge hammer approach and there are little in the way of Design controls to help ensure a well designed City for the present and future residents of Christchurch is achieved.	Oppose
Sophie Burt/ #725.1		Seek Amendment	Addington should be included a Local Centre Zone	
Sophie Burt/725.1	Christchurch International Airport Limited/ #FS2052.153	Seek Amendment	Addington should be included a Local Centre Zone Addington should be included in the Precinct Plan as a Larger Local Centre. [C]onsidering its proximity to the city centre and Hagley Park, the existing mix of uses and infrastructure, including rail and road, the rapid increase in residential development and the existing land currently occupied by the existing Stadium and Racecourse, and at a smaller scale, the Court Theatre, it will see potentially very significant change and regeneration.	Oppose
Yves Denicourt/ #781.1		Seek Amendment	The Barrington Local Centre should be limited to where there is existing infrastructure with the capability to support intensification.	
Yves Denicourt/ #781.2		Seek Amendment	In Barrington, development of lateral street[s] (Therese, etc) should be limited to two storeys in height within all other qualifying matters as proposed (existing and proposed amended).	
Regulus Property Investments Limited/ #810.10		Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres	
Regulus Property Investments Limited/ #810.17		Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity	
James Barbour/ #812.6		Support	[Retainprovisions that] support the intensification of urban form to provide foradditional development capacity, particularly near the city and commercialcentres	
James Barbour/812.6	Kāinga Ora/ #FS2082.615	Support	[Retainprovisions that] support the intensification of urban form to provide foradditional development capacity, particularly near the city and commercialcentres	Support
James Barbour/ #812.15		Seek Amendment	[Remove any Qualifying Matters and provisionsthat do not support] the intensification of urban form to provide foradditional development capacity	

Commercial > Rules – Local Centre Zone > Activity status tables – Local Centre Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Cameron Matthews/ #121.12		Seek Amendment	Amend the Airport Noise Qualifying Matter to either: <ul style="list-style-type: none"> make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone’s rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan 	
Cameron Matthews/121.12	Christchurch International Airport Limited/ #FS2052.74	Seek Amendment	Amend the Airport Noise Qualifying Matter to either: <ul style="list-style-type: none"> make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, 	Oppose

			<ul style="list-style-type: none"> re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan <p>Aside from the option of limiting residential density in the affected area, inadequate assessment is given to any other means to "manage the specific characteristics" as required by NPS-UD [3.33], i.e., mitigate the sound exposure.</p> <p>In the current District Plan, the effects of aircraft noise are not managed via density restrictions affecting the baseline of the zone, but by ensuring dwellings at densities exceeding a zone's baseline are subject to indoor design sound level limits specified in Christchurch District Plan Appendix 14.16.4. Curiously, this existing mechanism does not protect residents from high sound exposure if their dwelling is compliant with the permitted activities within the operative Residential Suburban zone i.e., is low-density (2 dwellings per site, 8m / 2 storey building height limit), and could therefore be considered ineffective at present at protecting residents from high sound exposure. It does, however, limit the number of dwellings (to below MDRS standards), and therefore limits the number of residents in the affected area, likely reducing the 'reverse-sensitivity' effects on the airport.</p> <p>In either of the above cases, we could instead require "any bedroom to be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB" or some other suitable fixed-attenuation, similar to residential activities within commercial and mixed-use zones [Proposed Housing and Business Choice Plan Change (PC14) Chapter 15 Commercial, 15.4.1.1 Permitted activities P12, P21; 15.5.1.1 Permitted activities P12, P21; 15.10.1.1 Permitted activities P27].</p> <p>Not only would either of these protect residents and users of all new occupied buildings from exposure to high sound levels without excessively limiting the density in the area, in-so-doing they would also limit the reverse-sensitivity effects on the airport. They would maintain some consistency with the current district plan but extend the protection from high sound exposure to residents of low-density dwellings. Sites within the ANC could then be zoned such that they were consistent with MDRS and NPS-UD, enabling greater housing capacity in an area of Riccarton/Fendalton which the TPG report highlights as central to the locations of feasible medium density development (refer to Figure 8 and Figure 9).</p>	
Cameron Matthews/121.12	Christchurch International Airport Limited/ #FS2052.202	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan <p>Aside from the option of limiting residential density in the affected area, inadequate assessment is given to any other means to "manage the specific characteristics" as required by NPS-UD [3.33], i.e., mitigate the sound exposure.</p> <p>In the current District Plan, the effects of aircraft noise are not managed via density restrictions affecting the baseline of the zone, but by ensuring dwellings at densities exceeding a zone's baseline are subject to indoor design sound level limits specified in Christchurch District Plan Appendix 14.16.4. Curiously, this existing mechanism does not protect residents from high sound exposure if their dwelling is compliant with the permitted activities within the operative Residential Suburban zone i.e., is low-density (2 dwellings per site, 8m / 2 storey building height limit), and could therefore be considered ineffective at present at protecting residents from high sound exposure. It does, however, limit the number of dwellings (to below MDRS standards), and therefore limits the number of residents in the affected area, likely reducing the 'reverse-sensitivity' effects on the airport.</p> <p>In either of the above cases, we could instead require "any bedroom to be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB" or some other suitable fixed-attenuation, similar to residential activities within commercial and mixed-use zones [Proposed Housing and Business Choice Plan Change (PC14) Chapter 15 Commercial, 15.4.1.1 Permitted activities P12, P21; 15.5.1.1 Permitted activities P12, P21; 15.10.1.1 Permitted activities P27].</p> <p>Not only would either of these protect residents and users of all new occupied buildings from exposure to high sound levels without excessively limiting the density in the area, in-so-doing they would also limit the reverse-sensitivity effects on the airport. They would maintain some consistency with the current district plan but extend the protection from high sound exposure to residents of low-density dwellings. Sites within the ANC could then be zoned such that they</p>	Oppose

			were consistent with MDRS and NPS-UD, enabling greater housing capacity in an area of Riccarton/Fendalton which the TPG report highlights as central to the locations of feasible medium density development (refer to Figure 8 and Figure 9).	
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Commercial > Rules – Local Centre Zone > Activity status tables – Local Centre Zone > Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Retirement Villages Association of New Zealand Inc/ #811.100		Seek Amendment	insert new rule is in the Local Centre Zone that provides for retirement villages as permitted activities. LCZ-RX – Retirement village Activity status: PER Activity status when compliance not achieved: N/A	
Retirement Villages Association of New Zealand Inc/811.100	Summerset Group Holdings Limited/ #FS2097.94	Seek Amendment	insert new rule is in the Local Centre Zone that provides for retirement villages as permitted activities. LCZ-RX – Retirement village Activity status: PER Activity status when compliance not achieved: N/A Recognising that the Enabling Housing Act is not limited to residential zones, with Councils required to ensure district plans provide for intensification in urban non-residential zones, the RVA considers that the Local Centre Zone should provide for retirement village activities as a permitted activity (with the construction of the retirement village being a restricted discretionary activity). This would recognise that retirement villages provide substantial benefit by enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.	Support
Carter Group Limited/ #814.194		Oppose	Retain the status quo in respect of Rule 15.5.1.1 P21.	
Carter Group Limited/814.194	Kāinga Ora/ #FS2082.1024	Oppose	Retain the status quo in respect of Rule 15.5.1.1 P21. The proposed amendments introduce additional design standards (re: outdoor living space, glazing and outlook space requirements). Such changes are not necessary or appropriate for the purposes of promoting intensification and they impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Seek Amendment
Christchurch International Airport Limited (CIAL) / #852.18		Seek Amendment	<i>[Amend Rule 15.5.1.1 P21 as follows:</i> <i>Residential activity - Activity specific standard:</i> <i>g. The activity shall not be located within the 50dB Ldn Air Noise Contour or the Airport Noise Influence Area as shown on the planning maps.</i>	
Christchurch International Airport Limited (CIAL) /852.18	Sarah Harrow/ #FS2017.18	Seek Amendment		Oppose

			<p><i>[Amend Rule 15.5.1.1 P21 as follows:</i></p> <p><i>Residential activity - Activity specific standard:</i></p> <p><i>g. The activity shall not be located within the 50dB Ldn Air Noise Contour or the Airport Noise Influence Area as shown on the planning maps.</i></p> <p>The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2.</p> <p><i>[Amend Rule 15.5.1.1 P21 as follows:</i></p> <p><i>Residential activity - Activity specific standard:</i></p> <p><i>g. The activity shall not be located within the 50dB Ldn Air Noise Contour or the Airport Noise Influence Area as shown on the planning maps.</i></p> <p>The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2.</p>	
Christchurch International Airport Limited (CIAL) /852.18	Stantec/ #FS2032.65	Seek Amendment	<p><i>[Amend Rule 15.5.1.1 P21 as follows:</i></p> <p><i>Residential activity - Activity specific standard:</i></p> <p><i>g. The activity shall not be located within the 50dB Ldn Air Noise Contour or the Airport Noise Influence Area as shown on the planning maps.</i></p> <p>The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2.</p> <p><i>[Amend Rule 15.5.1.1 P21 as follows:</i></p> <p><i>Residential activity - Activity specific standard:</i></p> <p><i>g. The activity shall not be located within the 50dB Ldn Air Noise Contour or the Airport Noise Influence Area as shown on the planning maps.</i></p> <p>The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2.</p>	Oppose
Christchurch International Airport Limited (CIAL) /852.18	New Zealand Airports Association/ #FS2071.30	Seek Amendment	<p><i>[Amend Rule 15.5.1.1 P21 as follows:</i></p> <p><i>Residential activity - Activity specific standard:</i></p> <p><i>g. The activity shall not be located within the 50dB Ldn Air Noise Contour or the Airport Noise Influence Area as shown on the planning maps.</i></p> <p>The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2.</p> <p><i>[Amend Rule 15.5.1.1 P21 as follows:</i></p>	Support

			<p><i>Residential activity - Activity specific standard:</i></p> <p><i>g. The activity shall not be located within the 50dB Ldn Air Noise Contour or the Airport Noise Influence Area as shown on the planning maps.</i></p> <p>The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2.</p>	
Christchurch International Airport Limited (CIAL) /852.18	Kāinga Ora/ #FS2082.778	Seek Amendment	<p>[Amend Rule 15.5.1.1 P21 as follows:</p> <p><i>Residential activity - Activity specific standard:</i></p> <p><i>g. The activity shall not be located within the 50dB Ldn Air Noise Contour or the Airport Noise Influence Area as shown on the planning maps.</i></p> <p>The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2.</p> <p>[Amend Rule 15.5.1.1 P21 as follows:</p> <p><i>Residential activity - Activity specific standard:</i></p> <p><i>g. The activity shall not be located within the 50dB Ldn Air Noise Contour or the Airport Noise Influence Area as shown on the planning maps.</i></p> <p>The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2.</p>	Oppose

Commercial > Rules – Local Centre Zone > Activity status tables – Local Centre Zone > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kate Z/ #297.19		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Retirement Villages Association of New Zealand Inc/ #811.101		Not Stated	<p>insert new rule in the Local Centre Zone that provides for the construction of retirement villages as a restricted discretionary activity and to include a set of focused matters of discretion that are applicable to retirement villages:</p> <p>LCZ-RX Retirement Villages Construction or alteration of or addition to any building or other structure for a retirement village. Activity Status: Restricted Discretionary Matters for discretion The exercise of discretion in relation to LCZ-RX is restricted to the following matters: 1. The extent and effects arising from exceeding any of the</p>	

			<p>relevant built form standards (both individually and cumulatively).</p> <p>2. The effects of the retirement village on the safety of adjacent streets or public open spaces. 3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.</p> <p>4. The extent to which articulation, modulation and materiality addresses visual dominance effects associated with building length.</p> <p>5. The relevant objectives and policies in 15.2 (specifically 15.2.2.7) and the proposed new policies as inserted.</p> <p>6. The positive effects of the construction, development and use of the retirement village.</p> <p>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</p> <p>Notification: An application for resource consent associated with a retirement village made in respect of Rule LCZ-RX is precluded from being publicly notified. An application for resource consent associated with a retirement village made in respect of Rule LCZ-RX that complies with the relevant external amenity standards is precluded from being limited notified.</p>	
Retirement Villages Association of New Zealand Inc/811.101	Summerset Group Holdings Limited/ #FS2097.95	Not Stated	<p>insert new rule in the Local Centre Zone that provides for the construction of retirement villages as a restricted discretionary activity and to include a set of focused matters of discretion that are applicable to retirement villages:</p> <p>LCZ-RX Retirement Villages Construction or alteration of or addition to any building or other structure for a retirement village. Activity Status: Restricted Discretionary Matters for discretion The exercise of discretion in relation to LCZ-RX is restricted to the following matters: 1. The extent and effects arising from exceeding any of the relevant built form standards (both individually and</p>	Support

		<p>cumulatively).</p> <p>2. The effects of the retirement village on the safety of adjacent streets or public open spaces. 3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.</p> <p>4. The extent to which articulation, modulation and materiality addresses visual dominance effects associated with building length.</p> <p>5. The relevant objectives and policies in 15.2 (specifically 15.2.2.7) and the proposed new policies as inserted.</p> <p>6. The positive effects of the construction, development and use of the retirement village.</p> <p>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</p> <p>Notification:</p> <p>An application for resource consent associated with a retirement village made in respect of Rule LCZ-RX is precluded from being publicly notified.</p> <p>An application for resource consent associated with a retirement village made in respect of Rule LCZ-RX that complies with the relevant external amenity standards is precluded from being limited notified. The RVA supports Rule 15.5.1.1 (P1) and the permitting of the establishment of any new building, or addition to a building when complying with the relevant standards; and the triggering of more restrictive activity statuses based on non-compliance with relevant activity specific standards and built form standards.</p> <p>Noting that retirement villages will infringe the standard requiring residential activities to be located above ground level and likely infringe the gross leasable floor area standard, retirement villages will typically be a controlled or restricted discretionary activity.</p> <p>As such, the RVA considers that a rule should be provided that provides specifically for retirement villages as a restricted discretionary activity, and that the construction of retirement villages should have their own set of focused matters of discretion (so as to provide for and acknowledge the differences that retirement villages have from other residential activities). The RVA considers the matters of discretion</p>	
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			applicable to retirement villages need to appropriately provide for / support the efficient use of larger sites for retirement villages, and the functional and operational needs of the retirement village.	
Carter Group Limited/ #814.195		Oppose	Retain the status quo in respect of Rule 15.5.1.3RD1.	
Carter Group Limited/814.195	Kāinga Ora/ #FS2082.1025	Oppose	Retain the status quo in respect of Rule 15.5.1.3RD1. For the reasons set out above in respect of Rule P21, the amendments to rule RD1 (which specify a requirement for consent for a breach of the proposed additional rules in P21) are also opposed. As stated above, such changes are not necessary or appropriate for the purposes of promoting intensification and they impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.161		Oppose	Retain the status quo in respect of Rule 15.5.1.3 RD1.	
The Catholic Diocese of Christchurch /823.161	Anne Dingwall/ #FS2037.1393	Oppose	Retain the status quo in respect of Rule 15.5.1.3 RD1. For the reasons set out above in respect of Rule P21, the amendments to rule RD1 (which specify a requirement for consent for a breach of the proposed additional rules in P21) are also opposed. As stated above, such changes are not necessary or appropriate for the purposes of promoting intensification and they impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.161	Carter Group Limited/ #FS2045.334	Oppose	Retain the status quo in respect of Rule 15.5.1.3 RD1. For the reasons set out above in respect of Rule P21, the amendments to rule RD1 (which specify a requirement for consent for a breach of the proposed additional rules in P21) are also opposed. As stated above, such changes are not necessary or appropriate for the purposes of promoting intensification and they impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Support
The Catholic Diocese of Christchurch /823.161	Kāinga Ora/ #FS2082.1175	Oppose	Retain the status quo in respect of Rule 15.5.1.3 RD1. For the reasons set out above in respect of Rule P21, the amendments to rule RD1 (which specify a requirement for consent for a breach of the proposed additional rules in P21) are also opposed. As stated above, such changes are not necessary or appropriate for the purposes of promoting intensification and they impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.258		Oppose	RD 8 Delete all City Spine Transport Corridor activity rules from the suite of commercial zones.	
Kāinga Ora – Homes and Communities /834.258	Catholic Diocese of Christchurch/ #FS2044.107	Oppose	RD 8 Delete all City Spine Transport Corridor activity rules from the suite of commercial zones. Delete the provision in its entirety. The provision is not justified in terms of s32, is not the most appropriate mechanism to secure increased road widths, or proxy road reserve planting and landscaping at the expense of developable area. Provision and Qualifying matter is not supported by Policy 4/ clause 3.32 of the NPS-UD. Inconsistency with design outcomes specified in Rule 15.4.2.3, including clause (i) Key Pedestrian Frontages as associated with Riccarton, Church Corner, Merivale and Papanui Centres. If road widening is required to facilitate rapid transit infrastructure then Council should use its designating powers.	Support
Kāinga Ora – Homes and Communities /834.258	Carter Group Limited/ #FS2045.111	Oppose	RD 8 Delete all City Spine Transport Corridor activity rules from the suite of commercial zones. Delete the provision in its entirety. The provision is not justified in terms of s32, is not the most appropriate mechanism to secure increased road widths, or proxy road reserve planting and landscaping at the expense of developable area. Provision and Qualifying matter is not supported by Policy 4/ clause 3.32 of the NPS-UD. Inconsistency with design outcomes specified in Rule 15.4.2.3, including clause (i) Key Pedestrian Frontages as associated with Riccarton, Church Corner, Merivale and Papanui Centres. If road widening is required to facilitate rapid transit infrastructure then Council should use its designating powers.	Support

Commercial > Rules – Local Centre Zone > Activity status tables – Local Centre Zone > Non-complying activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch International Airport Limited (CIAL) / #852.20		Seek Amendment	Amend Rule 15.5.1.5 NC2 as follows: Sensitive activities within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as defined on the planning maps.	
Christchurch International Airport Limited (CIAL) /852.20	Sarah Harrow/ #FS2017.20	Seek Amendment		Oppose

			<p>Amend Rule 15.5.1.5 NC2 as follows:</p> <p>Sensitive activities within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as defined on the planning maps.</p> <p>The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2.</p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.]</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	
Christchurch International Airport Limited (CIAL) /852.20	Stantec/ #FS2032.67	Seek Amendment	<p>Amend Rule 15.5.1.5 NC2 as follows:</p> <p>Sensitive activities within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as defined on the planning maps.</p> <p>The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2.</p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.]</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Oppose
Christchurch International Airport Limited (CIAL) /852.20	New Zealand Airports Association/ #FS2071.32	Seek Amendment	<p>Amend Rule 15.5.1.5 NC2 as follows:</p> <p>Sensitive activities within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as defined on the planning maps.</p> <p>The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2.</p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.]</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Support
Christchurch International Airport Limited (CIAL) /852.20	Kāinga Ora/ #FS2082.780	Seek Amendment	<p>Amend Rule 15.5.1.5 NC2 as follows:</p> <p>Sensitive activities within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as defined on the planning maps.</p> <p>The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2.</p>	Oppose

			<p>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.]</p> <p>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</p>	
Orion New Zealand Limited (Orion)/ #854.17		Seek Amendment	<p>Local Centre Zone Rule 15.5.1.5 Non-complying activities</p> <p>Add an additional clause to NC3 a. and amend clause 'd' as follows:</p> <p>iii within 3m of the outside overhead conductor of any 11kV, 400V or 230V electricity distribution line.</p> <p>d. Conductive fences within 5 metres of a National Grid transmission line support structure foundation, 66kV or 33kV, 11kV, 400V or 230V electricity distribution line support structure foundation.</p>	

Commercial > Rules – Local Centre Zone > Built form standards - Local Centre Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Tony Pennell/ #308.4		Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.	
Tony Pennell/308.4	Kāinga Ora/ #FS2082.250	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible. I would suggest this as part of the future sustainability mission for our smart city development. Many of us wish to have solar power on the roof. A 12 mtr building with a terrace or green roof is ideal. A 12 mtr structure will probably preclude solar panels unless designed in.	Oppose
Plain and Simple Ltd/ #627.16		Seek Amendment	<p>[New standards for] accessibility and environmentally responsible design, [such as]:</p> <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping 	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.14		Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	
Canterbury / Westland Branch of Architectural Designers NZ/685.14	Anne Dingwall/ #FS2037.1118	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.14	Chapman Tripp/ #FS2063.68	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.14	Chapman Tripp/ #FS2064.65	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.14	Kāinga Ora/ #FS2082.358	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Oppose

Commercial > Rules – Local Centre Zone > Built form standards - Local Centre Zone > Maximum building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Rosemary Fraser/ #26.4		Seek Amendment	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls.	
Rosemary Fraser/26.4	Cambridge 137 Limited/ #FS2042.4	Seek Amendment	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls. Wind tunnels occur between taller buildings as happens on Colombo Street between the library and Te Pai. As Christchurch experiences strong winds and is flat, it could create dangerous situations if there are tall buildings on both side of street. Even with appropriate foundations they would still sway terrifying people on the higher floors. Also, the taller the building the more difficult it would be to escape if there was a fire. Also, with increased shading, there is likely to be for ice on paths for longer in winter.	Oppose
Rosemary Fraser/26.4	Kāinga Ora/ #FS2082.8	Seek Amendment	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls. Wind tunnels occur between taller buildings as happens on Colombo Street between the library and Te Pai. As Christchurch experiences strong winds and is flat, it could create dangerous situations if there are tall buildings on both side of street. Even with appropriate foundations they would still sway terrifying people on the higher floors. Also, the taller the building the more difficult it would be to escape if there was a fire. Also, with increased shading, there is likely to be for ice on paths for longer in winter.	Oppose
Paul McNoe/ #171.8		Seek Amendment	[Reduce permitted buiding height] That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible	
Logan Brunner/ #191.11		Support	[Retain increased building heights]	
Atlas Quarter Residents Group (22 owners) / #224.11		Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.	
Atlas Quarter Residents Group (22 owners) /224.11	Kāinga Ora/ #FS2082.175	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible. Who we are: This submission is made on behalf of the following persons, all of whom own units in the Atlas Quarter, 36 Welles Street, Christchurch Central: Richard Ball, Athena Ellis, Phil and Lynette Stenning, Max Lucas, Paul and Jeni Neilson, Jenny Jia and Zhongyang Yuan, Piers and Emma Bayley, Rachel and Tim Scanlan, Eileen and Vernon Payne, Bruce Fraser, Eléonore Dumaine, Peter and Faye Greenwood, Alan Steel, Gillian Smeith, Chelsea Kennedy, Deborah Bowker, Kate and Mike Peers, Peter Morris, Mathilde Vachon, Barbra Pullar, Martin Rumbold and Kirsty Stewart. Key points: We support well designed intensive residential and commercial development, integrated with sustainable transport options. We have already “put our money where our mouths are” by purchasing units in the Atlas Quarter, a large and successful inner-city development of 110 residential and three commercial units.	Oppose

We oppose the greatly increased height limits proposed by Plan Change 14. They are unnecessary and inappropriate for Christchurch.

We support the inclusion of qualifying matters to enhance design quality and urban amenity across the City.

Relief sought:

1. That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
2. Where Government legislation and regulations require increases to height limits, that these are kept to the minimum extent possible for compliance with the regulations.
3. The need for greater intensification is supported but this does not require or justify the proposed increases in height limits as permitted activities.
4. The inclusion of the qualifying criteria is supported, independent of height limits, as a means of promoting good design and ensuring new buildings do not adversely impact existing buildings designed and constructed within the current District Plan requirements.

Reasons:

Following the Christchurch earthquakes, a comprehensive design process was undertaken for the City, particularly for the central city. Deliberate and well-informed decisions were made create a liveable city, with intensified development in the central city and around suburban centres, but with lower central city height limits than previously existed. This has created a compact central city with increased densities compared to before the earthquakes, but without the height of some of the buildings that Christchurch had pre-earthquake . The consolidation has resulted in many vacant sites becoming available which are gradually being filled.

This model was developed by looking at best practice around the world, combined with local input from residents and experts, to create an attractive and vibrant City. It set ambitious goals for increasing densities for residential living, especially in the central city and around suburban centres. It was fully integrated with future transport options and climate resilience objectives.

It has widespread local support and was developed with considerable input and investment from Government (via CERA) and Christchurch City Council. It integrated land use and transport, seeking higher densities and more sustainable transport, as reflected in the Land Use Recovery Plan, Christchurch Central Recovery Plan and the Central City Transport Plan. It was embedded into the District Plan through an Independent Hearing Panel of experts hand-picked by the Government.

The greatly increased height limits proposed Plan Change 14 undermines the objectives and principles that underpin the vision of the 2015 Christchurch Central Recovery Plan:

“To become one of the best small cities in the world, Christchurch needs a city centre that is:

- *an inspiring place to live*
- *an attractive place to invest*
- *the best urban environment in New Zealand.”*

The decision to limit heights was a deliberate choice in achieving this vision. The proposed changes will undermine existing investments, entered into in good faith based on the Recovery Plans, while also reducing the central city’s design coherence and creating a less attractive City.

The many empty sites and carparks that still exist post-earthquake provide adequate future capacity for the foreseeable future, including the “competitive margin” required by Government regulations. The only apparent reason for increasing the height limits appears to be compliance with new Government regulations. If the height limits are to be increased, this change should be done to the minimum extent needed to comply with these ill-considered Government requirements. There is no other justification for the proposed rules.

The proposed rules allow new development to be concentrated in a small number of very tall buildings, with the negative impacts such as greater shading and wind tunnels, accompanied by a continuation of many empty and ugly lots in the central city. As the vacant sites are largely filled with cheap carparking, this further undermines the stated transport sustainability and climate resilience objectives.

The scale of the buildings permitted under PC14 is not consistent with the extensive post-earthquake developments that have already occurred. The post-quake developments have created a very attractive City which will be undermined by these proposals. Existing intensive residential developments, such as the Atlas Quarter, could be overshadowed by new buildings of nearly twice the height on the east and west, blocking sunlight. Others may be blocked to the north.

			<p>In short, the proposal for increased heights across the City are ill-considered solutions for problems that exist in Auckland, Wellington, and possibly other centres, but are not applicable to Christchurch. The geography and existing development of these other centres constrains new development. Post-earthquake Christchurch is quite different from these other centres: it is not constrained for growth opportunities, as demonstrated by the far slower growth in property prices over recent years. Even before the earthquakes, Christchurch had far more stable (less volatile) prices than Auckland and Wellington – a trend that has persisted since at least the 1970's. In Christchurch there is housing choice, particularly with substantial increases in the number of higher density residential apartments.</p> <p>Maximising the benefits of intensification needs to consider the dis-benefits. The proposed Plan identifies loss of tree cover as a disbenefit but does appear to put sufficient emphasis on other matters. Why does it propose financial contributions for loss of tree cover but not for loss of sunlight to others, wind tunnel effects or loss of amenity? In the Christchurch context, the widespread demolition of much of the central city, including most of the taller buildings, and consolidation of activities into more compact precincts, has created a much more attractive City with a visual appearance and aesthetic appropriate for the size of the City, reflected in the Central City Recovery Plan issued by CERA after extensive public and expert engagement. Both residents and visitors are commenting on the attractiveness of this new look. Re-introducing unnecessarily large buildings undermines this new and attractive look. Even with setbacks and other requirements, it has the potential to detract from the amenity and value of the very substantial public and private investment made for the City's re-build and recovery.</p>							
Steve Burns/ #276.22		Seek Amendment	Seek maximum height of 5 stories in Christchurch							
Kate Z/ #297.20		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.							
Anna Melling/ #337.7		Seek Amendment	That maximum heights be lowered to account for lower sun height further south.							
Kate Revell/ #338.7		Seek Amendment	Restrict building heights to a maximum of 22 metres.							
Chris Neame/ #339.7		Seek Amendment	Restrict maximum height for development to 22 metres							
Carter Group Limited/ #814.196		Support	Supports Rule 15.5.2.2. Retain as notified.							
Carter Group Limited/814.196	Kāinga Ora/ #FS2082.1026	Support	Supports Rule 15.5.2.2. Retain as notified. The proposed amendments to this rulesupport the purpose of PC14 in respect ofintensification and are supported.	Seek Amendment						
The Catholic Diocese of Christchurch / #823.162		Support	Retain the amendments as proposed.							
The Catholic Diocese of Christchurch /823.162	Anne Dingwall/ #FS2037.1394	Support	Retain the amendments as proposed. The proposed amendments to this rule support the purpose of PC14 in respect of intensification and are supported.	Oppose						
The Catholic Diocese of Christchurch /823.162	Carter Group Limited/ #FS2045.335	Support	Retain the amendments as proposed. The proposed amendments to this rule support the purpose of PC14 in respect of intensification and are supported.	Support						
Kāinga Ora – Homes and Communities / #834.280		Seek Amendment	<p>Replace the table in 15.5.2.2 as follows(with Merivale, Church Corner andSydenham elevated in Table 15.1 toTown Centre zoning):</p> <table border="1" data-bbox="931 1556 1679 1829"> <thead> <tr> <th></th> <th>Applicable to</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>ii</td> <td><u>Ferrymead and all sites in a Local Centre (medium)</u></td> <td><u>20 metres</u></td> </tr> </tbody> </table>		Applicable to	Standard	ii	<u>Ferrymead and all sites in a Local Centre (medium)</u>	<u>20 metres</u>	
	Applicable to	Standard								
ii	<u>Ferrymead and all sites in a Local Centre (medium)</u>	<u>20 metres</u>								

	<u>as identified in Table 15.1 of Policy 15.2.2.1, excluding New Brighton.</u>	
<u>ii.</u>	<u>New Brighton and all sites in a Local Centre (small) as identified in Table 15.1 of Policy 15.2.2.1</u>	<u>14metres</u>

Or in the alternative:

15.5.2.2 Maximum building height

a. The maximum height of any building shall be as follows:

	Applicable to	Standard
<u>i</u>	<u>Merivale, Church Corner and Sydenham North (Colombo Street between Brougham Street and Moorhouse Avenue)</u>	<u>22 metres</u>

ii	<u>Ferrymead</u> and all sites in a Local Centre (medium) as identified in Table 15.1 of Policy 15.2.2.1, excluding New Brighton.	20 metres
ii.	New Brighton and all sites in a Local Centre (small) as identified in Table 15.1 of Policy 15.2.2.1	14 metres
i.	All sites in a District Centre	20 metres
ii.	Any building in a District Centre within 30 metres of an internal boundary with a residential zone	12 metres
iii. i.	<u>All sites in a Neighbourhood Local Centre (small) as identified in Table 15.1 of Policy 15.2.2.1.</u>	<u>12 metres</u>

			<table border="1"> <tr> <td data-bbox="926 100 1012 218">iv.</td> <td data-bbox="1012 100 1442 218">Other locations</td> <td data-bbox="1442 100 1665 218"><u>17 metres</u></td> </tr> <tr> <td data-bbox="926 218 1012 590">ii.</td> <td data-bbox="1012 218 1442 590"><u>All sites in a Neighbourhood Local Centre (medium) as identified in Table 15.1 of Policy 15.2.2.1.</u></td> <td data-bbox="1442 218 1665 590"><u>14 metres</u></td> </tr> <tr> <td data-bbox="926 590 1012 911">iii.</td> <td data-bbox="1012 590 1442 911"><u>All sites in a Neighbourhood Local Centre (large) as identified in Table 15.1 of Policy 15.2.2.1.</u></td> <td data-bbox="1442 590 1665 911"><u>20 metres</u></td> </tr> </table>	iv.	Other locations	<u>17 metres</u>	ii.	<u>All sites in a Neighbourhood Local Centre (medium) as identified in Table 15.1 of Policy 15.2.2.1.</u>	<u>14 metres</u>	iii.	<u>All sites in a Neighbourhood Local Centre (large) as identified in Table 15.1 of Policy 15.2.2.1.</u>	<u>20 metres</u>		
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ii.	<u>All sites in a Neighbourhood Local Centre (medium) as identified in Table 15.1 of Policy 15.2.2.1.</u>	<u>14 metres</u>												
iii.	<u>All sites in a Neighbourhood Local Centre (large) as identified in Table 15.1 of Policy 15.2.2.1.</u>	<u>20 metres</u>												
Kāinga Ora – Homes and Communities /834.280	Chapman Tripp/ #FS2063.153	Seek Amendment	<p>Replace the table in 15.5.2.2 as follows(with Merivale, Church Corner andSydenham elevated in Table 15.1 toTown Centre zoning):</p> <table border="1"> <thead> <tr> <th data-bbox="926 1163 1003 1255"></th> <th data-bbox="1003 1163 1433 1255">Applicable to</th> <th data-bbox="1433 1163 1665 1255">Standard</th> </tr> </thead> <tbody> <tr> <td data-bbox="926 1255 1003 1430">ii</td> <td data-bbox="1003 1255 1433 1430"><u>Ferrymead and all sites in a Local Centre (medium)</u></td> <td data-bbox="1433 1255 1665 1430"><u>20 metres</u></td> </tr> </tbody> </table>		Applicable to	Standard	ii	<u>Ferrymead and all sites in a Local Centre (medium)</u>	<u>20 metres</u>		Support			
	Applicable to	Standard												
ii	<u>Ferrymead and all sites in a Local Centre (medium)</u>	<u>20 metres</u>												

as identified in Table 15.1 of Policy 15.2.2.1, excluding New Brighton.

<u>ii.</u>	<u>New Brighton and all sites in a Local Centre (small) as identified in Table 15.1 of Policy 15.2.2.1</u>	<u>14metres</u>
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Or in the alternative:

15.5.2.2 Maximum building height

a. The maximum height of any building shall be as follows:

	Applicable to	Standard
<u>i</u>	<u>Merivale, Church Corner and Sydenham North (Colombo Street between Brougham Street and Moorhouse Avenue)</u>	<u>22 metres</u>

ii	<u>Ferrymead</u> and all sites in a Local Centre (medium) as identified in Table 15.1 of Policy 15.2.2.1, excluding New Brighton.	20 metres
ii.	New Brighton and all sites in a Local Centre (small) as identified in Table 15.1 of Policy 15.2.2.1	14 metres
i.	All sites in a District Centre	20 metres
ii.	Any building in a District Centre within 30 metres of an internal boundary with a residential zone	12 metres
iii. i.	<u>All sites in a Neighbourhood Local Centre (small) as identified in Table 15.1 of Policy 15.2.2.1.</u>	<u>12 metres</u>

iv.	Other locations	17 metres
ii.	<u>All sites in a Neighbourhood Local Centre (medium) as identified in Table 15.1 of Policy 15.2.2.1.</u>	<u>14 metres</u>
iii.	<u>All sites in a Neighbourhood Local Centre (large) as identified in Table 15.1 of Policy 15.2.2.1.</u>	<u>20 metres</u>

Support in part

As identified in the submission point on Town Centre heights –Merivale, Church Corner and Sydenham are sought to be elevated to a ‘Town Centre’ zone and provided with a 22m height limit. In the alternative, they are sought to be afforded a 22m height limit as Local Centre (Large). As sought above the remaining medium centres and Ferrymead are sought to become ‘large’ Local Centres, with the ‘small’ Local Centres simply being ‘local centres’. In terms of heights, the new large centres are sought to have a consistent 22m height limit to provide for additional capacity and conformity with the proposed HRZ height limits adjoining these centres within this submission. The exception is New Brighton, given qualifying matters associated with appropriate natural hazards reduce intensification opportunities. All remaining Neighbourhood Centres are sought to have a standard height limit of 14m to provide a scale commensurate with the surrounding MRZ areas and to differentiate from the 12m height limit applying to Neighbourhood Centres.

Kāinga Ora – Homes and Communities /834.280

Chapman Tripp/
#FS2064.147

Seek
Amendment

Replace the table in 15.5.2.2 as follows (with Merivale, Church Corner and Sydenham elevated in Table 15.1 to Town Centre zoning):

	Applicable to	Standard
ii.	<u>Ferrymead and all sites in a Local Centre (medium)</u>	<u>20 metres</u>

Support

	<u>as identified in Table 15.1 of Policy 15.2.2.1, excluding New Brighton.</u>	
<u>ii.</u>	<u>New Brighton and all sites in a Local Centre (small) as identified in Table 15.1 of Policy 15.2.2.1</u>	<u>14metres</u>

Or in the alternative:

15.5.2.2 Maximum building height

a. The maximum height of any building shall be as follows:

	Applicable to	Standard
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ii	<u>Ferrymead</u> and all sites in a Local Centre (medium) as identified in Table 15.1 of Policy 15.2.2.1, excluding New Brighton.	20 metres
ii.	New Brighton and all sites in a Local Centre (small) as identified in Table 15.1 of Policy 15.2.2.1	14 metres
i.	All sites in a District Centre	20 metres
ii.	Any building in a District Centre within 30 metres of an internal boundary with a residential zone	12 metres
iii. i.	<u>All sites in a Neighbourhood Local Centre (small) as identified in Table 15.1 of Policy 15.2.2.1.</u>	<u>12 metres</u>

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		Support in part	<p>As identified in the submission point on Town Centre heights –Merivale, Church Corner and Sydenham are sought to be elevated to a ‘Town Centre’ zone and provided with a 22m height limit. In the alternative, they are sought to be afforded a 22m height limit as Local Centre (Large). As sought above the remaining medium centres and Ferrymead are sought to become ‘large’ Local Centres, with the ‘small’ Local Centres simply being ‘local centres’. In terms of heights, the new large centres are sought to have a consistent 22m height limit to provide for additional capacity and conformity with the proposed HRZ height limits adjoining these centres within this submission. The exception is New Brighton, given qualifying matters associated with appropriate natural hazards reduce intensification opportunities. All remaining Neighbourhood Centres are sought to have a standard height limit of 14m to provide a scale commensurate with the surrounding MRZ areas and to differentiate from the 12m height limit applying to Neighbourhood Centres.</p>										
Fire and Emergency/ #842.52		Seek Amendment	<p>Amend 15.5.2.2-Maximum building height as follows:</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. See the permitted height exceptions contained within the definition of height 2. Emergency service facilities, emergency service towers and communication poles are exempt from this rule. 										
Susanne Antill/ #870.6		Oppose	Oppose increased height limits of buildings.										
Susanne and Janice Antill/ #893.6		Oppose	Oppose increased height limits of buildings.										
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.17		Seek Amendment	[That the permitted] building height [is reduced to no more than] 12 metres.										
Waipuna Halswell-Hornby-Riccarton Community Board/902.17	Chapman Tripp/ #FS2063.185	Seek Amendment	<p>[That the permitted] building height [is reduced to no more than] 12 metres.</p> <p>The Board is opposed to a residential building height increase beyond 12 metres in areas other than the City Centre. It considers development up to 20 metres to be to be totally inappropriate for Town Centres including North Halswell and Large local Centres such as Church Corner and will be totally at odds with the character of these areas.</p>	Oppose									

			Commercial buildings proposal for an increase of building heights to 20 or 22 metres (six storeys, depending on building design) in line with High Density Residential Zone in Riccarton and Hornby. .While the Board understand the importance of intensification the Plan change as it stands seems likely to achieve this at the cost of the character and livability of these areas for both existing and new residents.	
Waipuna Halswell-Hornby-Riccarton Community Board/902.17	Chapman Tripp/ #FS2064.179	Seek Amendment	<p>[Thatthe permitted] building height [is reduced to no more than] 12metres.</p> <p>The Board is opposed to a residential building height increase beyond 12 metres in areas other than the City Centre. It considers development up to 20 metres to be to be totally inappropriate for Town Centres including North Halswell and Large local Centres such as Church Corner and will be totally at odds with the character of these areas.</p> <p>Commercial buildings proposal for an increase of building heights to 20 or 22 metres (six storeys, depending on building design) in line with High Density Residential Zone in Riccarton and Hornby. .While the Board understand the importance of intensification the Plan change as it stands seems likely to achieve this at the cost of the character and livability of these areas for both existing and new residents.</p>	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/902.17	Kāinga Ora/ #FS2082.1279	Seek Amendment	<p>[Thatthe permitted] building height [is reduced to no more than] 12metres.</p> <p>The Board is opposed to a residential building height increase beyond 12 metres in areas other than the City Centre. It considers development up to 20 metres to be to be totally inappropriate for Town Centres including North Halswell and Large local Centres such as Church Corner and will be totally at odds with the character of these areas.</p> <p>Commercial buildings proposal for an increase of building heights to 20 or 22 metres (six storeys, depending on building design) in line with High Density Residential Zone in Riccarton and Hornby. .While the Board understand the importance of intensification the Plan change as it stands seems likely to achieve this at the cost of the character and livability of these areas for both existing and new residents.</p>	Oppose

Commercial > Rules – Local Centre Zone > Built form standards - Local Centre Zone > Minimum building setback from the internal boundary with a residential zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kate Askew/ #697.1		Seek Amendment	[S]eek[s] changes to Rule 15.5.2.4 relating to building setback from a Residential zone. [S]eek amendments to this rule so that is a new clause b is added requiring a 5m setback from the internal boundary with a Residential Heritage Area.	

Commercial > Rules – Local Centre Zone > Built form standards - Local Centre Zone > Sunlight and outlook at boundary with a residential zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Steve Burns/ #276.12		Support	[Retain sunlight access provisions]	
Anna Melling/ #337.8		Seek Amendment	That maximum heights be lowered to account for lower sun height further south.	
Carter Group Limited/ #814.197		Support	Supports Rule 15.5.2.5. Retain as notified.	
Carter Group Limited/814.197	Kāinga Ora/ #FS2082.1027	Support	Supports Rule 15.5.2.5. Retain as notified. The proposed amendments to this rulesupport the purpose of PC14 in respect ofintensification and are supported.	Seek Amendment
The Catholic Diocese of Christchurch / #823.163		Support	Retain the amendments as proposed.	

The Catholic Diocese of Christchurch /823.163	Anne Dingwall/ #FS2037.1395	Support	Retain the amendments as proposed. The proposed amendments to this rule support the purpose of PC14 in respect of intensification and are supported.	Oppose
The Catholic Diocese of Christchurch /823.163	Carter Group Limited/ #FS2045.336	Support	Retain the amendments as proposed. The proposed amendments to this rule support the purpose of PC14 in respect of intensification and are supported.	Support
Kāinga Ora – Homes and Communities / #834.266		Seek Amendment	Consequential amendments associated with Appendix 14.16.2. Adopt Metropolitan Centre Zone Rules proposed in the Kāinga Ora submission Appendix 2 and amend these rules as appropriate.	

Commercial > Rules – Local Centre Zone > Built form standards - Local Centre Zone > Landscaping and trees

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kate Askew/ #697.2		Seek Amendment	The second change... request[ed] is to [Rule] 15.5.2.7, where... consider a new clause needs to be added stating: A landscape strip with a minimum width of 3m shall be planted along all boundaries with a residential heritage area and shall include trees that will grow to a minimum height of 6 to 8 metres.	
Christchurch City Council/ #751.90		Seek Amendment	Insert "maturity" shown as bold strikethrough before the proposed new defined term shown in bold green and underlined.	
Christchurch City Council/751.90	Anne Dingwall/ #FS2037.912	Seek Amendment	Insert "maturity" shown as bold strikethrough before the proposed new defined term shown in bold green and underlined. The term "maturity" is a new defined term under this plan change. Need to amend by showing the term in bold strikethrough before the proposed new defined term shown in bold green and underlined.	Support

Commercial > Rules – Local Centre Zone > Built form standards - Local Centre Zone > Water supply for fire fighting

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Fire and Emergency/ #842.53		Support	Retain 15.5.2.8-Water supply for fire fighting as notified.	

Commercial > Rules – Local Centre Zone > Built form standards - Local Centre Zone > Minimum building setback from railway corridor

Submission Number	Further Submission No	Position	Decision Requested	FS Position		
Kiwi Rail/ #829.16		Seek Amendment	Amend Rule 15.5.2.9 as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <p style="text-align: center;">15.45.2 – Built form standards – Commercial Core <u>Local Centre Zone</u></p> </td> <td style="width: 50%; padding: 5px;"> <p style="text-align: center;">15.45.2.9 Minimum building setback from railway corridor</p> <p>a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 5 metres.</p> </td> </tr> </table>	<p style="text-align: center;">15.45.2 – Built form standards – Commercial Core <u>Local Centre Zone</u></p>	<p style="text-align: center;">15.45.2.9 Minimum building setback from railway corridor</p> <p>a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 5 metres.</p>	
<p style="text-align: center;">15.45.2 – Built form standards – Commercial Core <u>Local Centre Zone</u></p>	<p style="text-align: center;">15.45.2.9 Minimum building setback from railway corridor</p> <p>a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 5 metres.</p>					
Kiwi Rail/829.16	Kāinga Ora/ #FS2082.750	Seek Amendment		Oppose		

			Amend Rule 15.5.2.9 as follows:			
			<table border="1"> <tr> <td>15.45.2 – Built form standards – Commercial Core <u>Local Centre Zone</u></td> <td> 15.45.2.9 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 5 metres. </td> </tr> </table>	15.45.2 – Built form standards – Commercial Core <u>Local Centre Zone</u>	15.45.2.9 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 5 metres.	
15.45.2 – Built form standards – Commercial Core <u>Local Centre Zone</u>	15.45.2.9 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 5 metres.					
			Seeks amendment to rail corridor boundary setback from 4m to 5m.			

Commercial > Rules – Local Centre Zone > Built form standards - Local Centre Zone > Minimum boundary setback - Qualifying Matter City Spine Transport Corridor

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Waka Kotahi (NZ Transport Agency) / #805.11		Oppose	Delete the City Spine Transport Corridor Qualifying Matter.	
Kāinga Ora – Homes and Communities / #834.99		Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.	
Kāinga Ora – Homes and Communities /834.99	Catholic Diocese of Christchurch/ #FS2044.68	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions. Kāinga Ora oppose the ‘CitySpine’ being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. The associated rules require buildings and outdoor living spaces to be set back from spine road corridors in both residential and commercial zones. In commercial zones there is a direct conflict in urban design outcomes (and rules) where the Key Pedestrian Frontage rules require buildings to be built up to the road boundary in order to deliver good urban design outcomes and facilitates a continuous street edge (often with veranda cover for pedestrians). It is understood that the intention of the rule is to enable road widening in the future to accommodate public rapid transit. If Council’s intention is to acquire land in the future to facilitate public works then it should use the designation powers available to it. Given the highly developed nature of these existing corridors with lengthy sections of commercial property built to the road boundary, it is unclear how any corridor-long road widening will occur without major land acquisition and demolition.	Support
Kāinga Ora – Homes and Communities /834.99	Carter Group Limited/ #FS2045.72	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions. Kāinga Ora oppose the ‘CitySpine’ being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. The associated rules require buildings and outdoor living spaces to be set back from spine road corridors in both residential and commercial zones. In commercial zones there is a direct conflict in urban design outcomes (and rules) where the Key Pedestrian Frontage rules require buildings to be built up to the road boundary in order to deliver good urban design outcomes and facilitates a continuous street edge (often with veranda cover for pedestrians). It is understood that the intention of the rule is to enable road widening in the future to accommodate public rapid transit. If Council’s intention is to acquire land in the future to facilitate public works then it should use the designation powers available to it. Given the highly developed nature of these existing corridors with lengthy sections of commercial property built to the road boundary, it is unclear how any corridor-long road widening will occur without major land acquisition and demolition.	Support
Kāinga Ora – Homes and Communities / #834.274		Oppose	Delete all City Spine Transport Corridor built form rules from the suite of commercial zones.	

Commercial > Rules - Neighbourhood Centre Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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John Bennett/ #367.12		Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.	
John Bennett/367.12	Chapman Tripp/ #FS2063.45	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel. The approach taken by Government and the CCC is a sledge hammer approach and there are little in the way of Design controls to help ensure a well designed City for the present and future residents of Christchurch is achieved.	Oppose
John Bennett/367.12	Chapman Tripp/ #FS2064.44	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel. The approach taken by Government and the CCC is a sledge hammer approach and there are little in the way of Design controls to help ensure a well designed City for the present and future residents of Christchurch is achieved.	Oppose
Regulus Property Investments Limited/ #810.11		Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres	
Regulus Property Investments Limited/ #810.18		Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity	
James Barbour/ #812.7		Support	[Retainprovisions that] support the intensification of urban form to provide foradditional development capacity, particularly near the city and commercialcentres	
James Barbour/812.7	Kāinga Ora/ #FS2082.616	Support	[Retainprovisions that] support the intensification of urban form to provide foradditional development capacity, particularly near the city and commercialcentres	Support
James Barbour/ #812.16		Seek Amendment	[Remove any Qualifying Matters and provisionsthat do not support] the intensification of urban form to provide foradditional development capacity	
Red Spur Ltd / #881.26		Seek Amendment	Supports Redmund Spur Neighbourhood Centre subject to retention of Rule 5.6.1.1. P21 and for clarity change reference in a. from 'local centres' to 'neighbourhood centres'	

Commercial > Rules - Neighbourhood Centre Zone > Activity status tables - Neighbourhood Centre Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Cameron Matthews/ #121.13		Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan 	
Cameron Matthews/121.13	Christchurch International Airport Limited/ #FS2052.75	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan <p>Aside from the option of limiting residential density in the affected area, inadequate assessment is given to any other means to "manage the specific characteristics" as required by NPS-UD [3.33], i.e., mitigate the sound exposure.</p> <p>In the current District Plan, the effects of aircraft noise are not managed via density restrictions affecting the baseline of the zone, but by ensuring dwellings at densities exceeding a zone's baseline are subject to indoor design sound level limits specified in Christchurch District Plan Appendix 14.16.4. Curiously, this existing mechanism does not protect residents from high sound exposure if their dwelling is compliant with the permitted activities within the operative Residential Suburban zone i.e., is low-density (2 dwellings per site, 8m / 2 storey building height limit), and could therefore be considered ineffective at present</p>	Oppose

			<p>at protecting residents from high sound exposure. It does, however, limit the number of dwellings (to below MDRS standards), and therefore limits the number of residents in the affected area, likely reducing the 'reverse-sensitivity' effects on the airport.</p> <p>In either of the above cases, we could instead require "any bedroom to be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB" or some other suitable fixed-attenuation, similar to residential activities within commercial and mixed-use zones [Proposed Housing and Business Choice Plan Change (PC14) Chapter 15 Commercial, 15.4.1.1 Permitted activities P12, P21; 15.5.1.1 Permitted activities P12, P21; 15.10.1.1 Permitted activities P27].</p> <p>Not only would either of these protect residents and users of all new occupied buildings from exposure to high sound levels without excessively limiting the density in the area, in-so-doing they would also limit the reverse-sensitivity effects on the airport. They would maintain some consistency with the current district plan but extend the protection from high sound exposure to residents of low-density dwellings. Sites within the ANC could then be zoned such that they were consistent with MDRS and NPS-UD, enabling greater housing capacity in an area of Riccarton/Fendalton which the TPG report highlights as central to the locations of feasible medium density development (refer to Figure 8 and Figure 9).</p>	
Cameron Matthews/121.13	Christchurch International Airport Limited/ #FS2052.203	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> • make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, • re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan <p>Aside from the option of limiting residential density in the affected area, inadequate assessment is given to any other means to "manage the specific characteristics" as required by NPS-UD [3.33], i.e., mitigate the sound exposure.</p> <p>In the current District Plan, the effects of aircraft noise are not managed via density restrictions affecting the baseline of the zone, but by ensuring dwellings at densities exceeding a zone's baseline are subject to indoor design sound level limits specified in Christchurch District Plan Appendix 14.16.4. Curiously, this existing mechanism does not protect residents from high sound exposure if their dwelling is compliant with the permitted activities within the operative Residential Suburban zone i.e., is low-density (2 dwellings per site, 8m / 2 storey building height limit), and could therefore be considered ineffective at present at protecting residents from high sound exposure. It does, however, limit the number of dwellings (to below MDRS standards), and therefore limits the number of residents in the affected area, likely reducing the 'reverse-sensitivity' effects on the airport.</p> <p>In either of the above cases, we could instead require "any bedroom to be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB" or some other suitable fixed-attenuation, similar to residential activities within commercial and mixed-use zones [Proposed Housing and Business Choice Plan Change (PC14) Chapter 15 Commercial, 15.4.1.1 Permitted activities P12, P21; 15.5.1.1 Permitted activities P12, P21; 15.10.1.1 Permitted activities P27].</p> <p>Not only would either of these protect residents and users of all new occupied buildings from exposure to high sound levels without excessively limiting the density in the area, in-so-doing they would also limit the reverse-sensitivity effects on the airport. They would maintain some consistency with the current district plan but extend the protection from high sound exposure to residents of low-density dwellings. Sites within the ANC could then be zoned such that they were consistent with MDRS and NPS-UD, enabling greater housing capacity in an area of Riccarton/Fendalton which the TPG report highlights as central to the locations of feasible medium density development (refer to Figure 8 and Figure 9).</p>	Oppose

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Geordie Shaw/ #235.4		Seek Amendment	[That P21.h. the minimum glazing standard allows more flexibility in achieving the intent of the policies]	
Geordie Shaw/ #235.5		Seek Amendment	[That P19.b.viii the minimum glazing standard allows more flexibility in achieving the intent of the policies]	
Retirement Villages Association of New Zealand Inc/ #811.102		Seek Amendment	insert new rule in the Neighbourhood Centre Zone that provides for retirement villages as permitted activities. NCZ-RX – Retirement village Activity status: PER Activity status when compliance not achieved: N/A	
Retirement Villages Association of New Zealand Inc/811.102	Summerset Group Holdings Limited/ #FS2097.96	Seek Amendment	insert new rule in the Neighbourhood Centre Zone that provides for retirement villages as permitted activities. NCZ-RX – Retirement village Activity status: PER Activity status when compliance not achieved: N/A Recognising that the Enabling Housing Act is not limited to residential zones, with Councils required to ensure district plans provide for intensification in urban non-residential zones, the RVA considers that the Neighbourhood Centre Zone should provide for retirement village activities as a permitted activity (with the construction of the retirement village being a restricted discretionary activity). This would recognise that retirement villages provide substantial benefit by enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.	Support

Commercial > Rules - Neighbourhood Centre Zone > Activity status tables - Neighbourhood Centre Zone > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kate Z/ #297.21		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Vickie Hearnshaw/ #305.11		Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	
Retirement Villages Association of New Zealand Inc/ #811.103		Not Stated	insert new rule in the Neighbourhood Centre Zone that provides for the construction of retirement villages as a restricted discretionary activity and to include a set	

			<p>of focused matters of discretion that are applicable to retirement villages: NCZ-RX Retirement Villages Construction or alteration of or addition to any building or other structure for a retirement village. Activity Status: Restricted Discretionary Matters for discretion The exercise of discretion in relation to LCZ-RX is restricted to the following matters: 1. The extent and effects arising from exceeding any of the relevant built form standards (both individually and cumulatively). 2. The effects of the retirement village on the safety of adjacent streets or public open spaces. 3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces. 4. The extent to which articulation, modulation and materiality addresses visual dominance effects associated with building length. 5. The relevant objectives and policies in 15.2 (specifically 15.2.11.3) and the proposed new policies as inserted. 6. The positive effects of the construction, development and use of the retirement village. For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village. Notification: An application for resource consent associated with a retirement village made in respect of NCZ-RX is precluded from being publicly notified. An application for resource consent associated with a retirement village made in respect of NCZ-RX that complies with the relevant external amenity standards is precluded from being limited notified.</p>	
Retirement Villages Association of New Zealand Inc/811.103	Summerset Group Holdings Limited/ #FS2097.97	Not Stated	<p>insert new rule in the Neighbourhood Centre Zone that provides for the construction of retirement villages as a restricted discretionary activity and to include a set of focused matters of discretion that are applicable to retirement villages: NCZ-RX Retirement Villages Construction or alteration of or addition</p>	Support

		<p>to any building or other structure for a retirement village.</p> <p>Activity Status: Restricted Discretionary Matters for discretion The exercise of discretion in relation to LCZ-RX is restricted to the following matters:</p> <ol style="list-style-type: none">1. The extent and effects arising from exceeding any of the relevant built form standards (both individually and cumulatively).2. The effects of the retirement village on the safety of adjacent streets or public open spaces.3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.4. The extent to which articulation, modulation and materiality addresses visual dominance effects associated with building length.5. The relevant objectives and policies in 15.2 (specifically 15.2.11.3) and the proposed new policies as inserted.6. The positive effects of the construction, development and use of the retirement village. <p>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</p> <p>Notification: An application for resource consent associated with a retirement village made in respect of NCZ-RX is precluded from being publicly notified. An application for resource consent associated with a retirement village made in respect of NCZ-RX that complies with the relevant external amenity standards is precluded from being limited notified. The RVA supports Rule 15.6.1.1 (P1) and the permitting of the establishment of any new building, or addition to a building when complying with the relevant standards; and the triggering of more restrictive activity statuses based on non-compliance with relevant activity specific standards and built form standards.</p> <p>Noting that retirement villages will infringe the standard requiring residential activities to be located above ground level and likely infringe the setback from road frontage</p>	
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			standard for residential activities in the central city, retirement villages will typically be a restricted discretionary activity. As such, the RVA considers that a rule should be provided that provides specifically for retirement villages as a restricted discretionary activity, and that the construction of retirement villages should have their own set of focused matters of discretion (so as to provide for and acknowledge the differences that retirement villages have from other residential activities). The RVA considers the matters of discretion applicable to retirement villages need to appropriately provide for / support the efficient use of larger sites for retirement villages, and the functional and operational needs of the retirement village.	
Kāinga Ora – Homes and Communities / #834.259		Oppose	RD7 Delete all City Spine Transport Corridor activity rules from the suite of commercial zones.	
Kāinga Ora – Homes and Communities /834.259	Catholic Diocese of Christchurch/ #FS2044.108	Oppose	RD7 Delete all City Spine Transport Corridor activity rules from the suite of commercial zones. Delete the provision in its entirety. The provision is not justified in terms of s32, is not the most appropriate mechanism to secure increased road widths, or proxy road reserve planting and landscaping at the expense of developable area. Provision and Qualifying matter is not supported by Policy 4/ clause 3.32 of the NPS-UD. Inconsistency with design outcomes specified in Rule 15.4.2.3, including clause (i) Key Pedestrian Frontages associated with Riccarton, Church Corner, Merivale and Papanui Centres. If road widening is required to facilitate rapid transit infrastructure then Council should use its designating powers.	Support
Kāinga Ora – Homes and Communities /834.259	Carter Group Limited/ #FS2045.112	Oppose	RD7 Delete all City Spine Transport Corridor activity rules from the suite of commercial zones. Delete the provision in its entirety. The provision is not justified in terms of s32, is not the most appropriate mechanism to secure increased road widths, or proxy road reserve planting and landscaping at the expense of developable area. Provision and Qualifying matter is not supported by Policy 4/ clause 3.32 of the NPS-UD. Inconsistency with design outcomes specified in Rule 15.4.2.3, including clause (i) Key Pedestrian Frontages associated with Riccarton, Church Corner, Merivale and Papanui Centres. If road widening is required to facilitate rapid transit infrastructure then Council should use its designating powers.	Support

Commercial > Rules - Neighbourhood Centre Zone > Activity status tables - Neighbourhood Centre Zone > Non-complying activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Orion New Zealand Limited (Orion)/ #854.18		Seek Amendment	Neighbourhood Centre Zone Rule 15.6.1.5 Non - Complying activities. Add an additional clause to NC3 a. and amend clause 'd' as follows: iii within 3m of the outside overhead conductor of any 11kV, 400V or 230V electricity distribution line. d. Conductive fences within 5 metres of a National Grid transmission line support structure foundation, 66kV or, 33kV, 11kV, 400V or 230V electricity distribution line support structure foundation	

Commercial > Rules - Neighbourhood Centre Zone > Built form standards - Neighbourhood Centre Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Tony Pennell/ #308.5		Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.	

Tony Pennell/308.5	Kāinga Ora/ #FS2082.251	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible. I would suggest this as part of the future sustainability mission for our smartcity development. Many of us wish to have solar power on the roof. A 12mtr building with a terrace or green roof is ideal. A 12 mtr structure will probably preclude solar panels unless designed in.	Oppose
Plain and Simple Ltd/ #627.17		Seek Amendment	[Newstandards for] accessibility and environmentally responsible design, [suchas]: <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping 	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.15		Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum.	
Canterbury / Westland Branch of Architectural Designers NZ/685.15	Anne Dingwall/ #FS2037.1119	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum. Buildingscontribute 20% of New Zealand’s greenhouse gas emissions. [The Councilshould] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.15	Chapman Tripp/ #FS2063.69	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum. Buildingscontribute 20% of New Zealand’s greenhouse gas emissions. [The Councilshould] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.15	Chapman Tripp/ #FS2064.66	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum. Buildingscontribute 20% of New Zealand’s greenhouse gas emissions. [The Councilshould] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.15	Kāinga Ora/ #FS2082.359	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum. Buildingscontribute 20% of New Zealand’s greenhouse gas emissions. [The Councilshould] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]	Oppose

Commercial > Rules - Neighbourhood Centre Zone > Built form standards - Neighbourhood Centre Zone > Maximum building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Rosemary Fraser/ #26.5		Seek Amendment	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls.	
Rosemary Fraser/26.5	Cambridge 137 Limited/ #FS2042.5	Seek Amendment	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls. Wind tunnels occur between taller buildings as happens on Colombo Street between the library and Te Pai. As Christchurch experiences strong winds and is flat, it could create dangerous situations if there are tall buildings on both side of street. Even with appropriate foundations they would still sway terrifying people on the higher floors. Also, the taller the building the more difficult it would be to escape if there was a fire. Also, with increased shading, there is likely to be for ice on paths for longer in winter.	Oppose

Rosemary Fraser/26.5	Kāinga Ora/ #FS2082.9	Seek Amendment	<p>Opposes change to height limits and having buildings 90m tall.</p> <p>Make sure that wind and winter conditions are taken into consideration when considering building height controls.</p> <p>Wind tunnels occur between taller buildings as happens on Colombo Street between the library and Te Pai. As Christchurch experiences strong winds and is flat, it could create dangerous situations if there are tall buildings on both side of street.</p> <p>Even with appropriate foundations they would still sway terrifying people on the higher floors. Also, the taller the building the more difficult it would be to escape if there was a fire. Also, with increased shading, there is likely to be for ice on paths for longer in winter.</p>	Oppose
Paul McNoe/ #171.9		Seek Amendment	[Reduce permitted building height] That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible	
Logan Brunner/ #191.12		Support	[Retain increased building heights]	
Atlas Quarter Residents Group (22 owners) / #224.12		Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible	
Atlas Quarter Residents Group (22 owners) /224.12	Kāinga Ora/ #FS2082.176	Oppose	<p>That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible</p> <p>Who we are:</p> <p>This submission is made on behalf of the following persons, all of whom own units in the Atlas Quarter, 36 Welles Street, Christchurch Central:</p> <p>Richard Ball, Athena Ellis, Phil and Lynette Stenning, Max Lucas, Paul and Jeni Neilson, Jenny Jia and Zhongyang Yuan, Piers and Emma Bayley, Rachel and Tim Scanlan, Eileen and Vernon Payne, Bruce Fraser, Eléonore Dumaine, Peter and Faye Greenwood, Alan Steel, Gillian Smeith, Chelsea Kennedy, Deborah Bowker, Kate and Mike Peers, Peter Morris, Mathilde Vachon, Barbra Pullar, Martin Rumbold and Kirsty Stewart.</p> <p>Key points:</p> <p>We support well designed intensive residential and commercial development, integrated with sustainable transport options. We have already “put our money where our mouths are” by purchasing units in the Atlas Quarter, a large and successful inner-city development of 110 residential and three commercial units.</p> <p>We oppose the greatly increased height limits proposed by Plan Change 14. They are unnecessary and inappropriate for Christchurch.</p> <p>We support the inclusion of qualifying matters to enhance design quality and urban amenity across the City.</p> <p>Relief sought:</p> <ol style="list-style-type: none"> 1. That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible. 2. Where Government legislation and regulations require increases to height limits, that these are kept to the minimum extent possible for compliance with the regulations. 3. The need for greater intensification is supported but this does not require or justify the proposed increases in height limits as permitted activities. 4. The inclusion of the qualifying criteria is supported, independent of height limits, as a means of promoting good design and ensuring new buildings do not adversely impact existing buildings designed and constructed within the current District Plan requirements. <p>Reasons:</p> <p>Following the Christchurch earthquakes, a comprehensive design process was undertaken for the City, particularly for the central city. Deliberate and well-informed decisions were made create a liveable city, with intensified development in the central city and around suburban centres, but with lower central city height limits than previously existed. This has created a compact central city with increased densities compared to before the earthquakes, but without the height of some of the buildings that Christchurch had pre-earthquake . The consolidation has resulted in many vacant sites becoming available which are gradually being filled.</p>	Oppose

			<p>This model was developed by looking at best practice around the world, combined with local input from residents and experts, to create an attractive and vibrant City. It set ambitious goals for increasing densities for residential living, especially in the central city and around suburban centres. It was fully integrated with future transport options and climate resilience objectives.</p> <p>It has widespread local support and was developed with considerable input and investment from Government (via CERA) and Christchurch City Council. It integrated land use and transport, seeking higher densities and more sustainable transport, as reflected in the Land Use Recovery Plan, Christchurch Central Recovery Plan and the Central City Transport Plan. It was embedded into the District Plan through an Independent Hearing Panel of experts hand-picked by the Government.</p> <p>The greatly increased height limits proposed Plan Change 14 undermines the objectives and principles that underpin the vision of the 2015 Christchurch Central Recovery Plan:</p> <p><i>“To become one of the best small cities in the world, Christchurch needs a city centre that is:</i></p> <ul style="list-style-type: none"> • <i>an inspiring place to live</i> • <i>an attractive place to invest</i> • <i>the best urban environment in New Zealand.”</i> <p>The decision to limit heights was a deliberate choice in achieving this vision. The proposed changes will undermine existing investments, entered into in good faith based on the Recovery Plans, while also reducing the central city’s design coherence and creating a less attractive City.</p> <p>The many empty sites and carparks that still exist post-earthquake provide adequate future capacity for the foreseeable future, including the “competitive margin” required by Government regulations. The only apparent reason for increasing the height limits appears to be compliance with new Government regulations. If the height limits are to be increased, this change should be done to the minimum extent needed to comply with these ill-considered Government requirements. There is no other justification for the proposed rules.</p> <p>The proposed rules allow new development to be concentrated in a small number of very tall buildings, with the negative impacts such as greater shading and wind tunnels, accompanied by a continuation of many empty and ugly lots in the central city. As the vacant sites are largely filled with cheap carparking, this further undermines the stated transport sustainability and climate resilience objectives.</p> <p>The scale of the buildings permitted under PC14 is not consistent with the extensive post-earthquake developments that have already occurred. The post-quake developments have created a very attractive City which will be undermined by these proposals. Existing intensive residential developments, such as the Atlas Quarter, could be overshadowed by new buildings of nearly twice the height on the east and west, blocking sunlight. Others may be blocked to the north.</p> <p>In short, the proposal for increased heights across the City are ill-considered solutions for problems that exist in Auckland, Wellington, and possibly other centres, but are not applicable to Christchurch. The geography and existing development of these other centres constrains new development. Post-earthquake Christchurch is quite different from these other centres: it is not constrained for growth opportunities, as demonstrated by the far slower growth in property prices over recent years. Even before the earthquakes, Christchurch had far more stable (less volatile) prices than Auckland and Wellington – a trend that has persisted since at least the 1970’s. In Christchurch there is housing choice, particularly with substantial increases in the number of higher density residential apartments.</p> <p>Maximising the benefits of intensification needs to consider the dis-benefits. The proposed Plan identifies loss of tree cover as a disbenefit but does appear to put sufficient emphasis on other matters. Why does it propose financial contributions for loss of tree cover but not for loss of sunlight to others, wind tunnel effects or loss of amenity? In the Christchurch context, the widespread demolition of much of the central city, including most of the taller buildings, and consolidation of activities into more compact precincts, has created a much more attractive City with a visual appearance and aesthetic appropriate for the size of the City, reflected in the Central City Recovery Plan issued by CERA after extensive public and expert engagement. Both residents and visitors are commenting on the attractiveness of this new look. Re-introducing unnecessarily large buildings undermines this new and attractive look. Even with setbacks and other requirements, it has the potential to detract from the amenity and value of the very substantial public and private investment made for the City’s re-build and recovery.</p>	
Steve Burns/ #276.23		Seek Amendment	Seek maximum height of 5 stories in Christchurch	
Kate Z/ #297.22		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Anna Melling/ #337.9		Seek Amendment	That maximum heights be lowered to account for lower sun height further south.	
Kate Revell/ #338.8		Seek Amendment	Restrict building heights to a maximum of 22 metres.	

Chris Neame/ #339.8		Seek Amendment	Restrict maximum height for development to 22 metres												
Luke Baker-Garters/ #344.12		Oppose	Removal of all central city maximum building height overlays.												
Kāinga Ora – Homes and Communities / #834.281		Seek Amendment	<p>Amend rule 15.6.2.1 as follows:</p> <p>15.6.2.1 Maximum Building Height</p> <p>. The maximum height of anybuilding shall be as follows:</p> <table border="1" data-bbox="878 436 1626 772"> <thead> <tr> <th data-bbox="893 447 1344 531"></th> <th data-bbox="1344 447 1611 531">Applicable to</th> <th data-bbox="1344 447 1611 531">Standard</th> </tr> </thead> <tbody> <tr> <td data-bbox="893 531 1344 657">i.</td> <td data-bbox="1344 531 1611 657">All sites unless specified below</td> <td data-bbox="1344 531 1611 657">8 <u>12</u> metres</td> </tr> <tr> <td data-bbox="893 657 1344 762">ii.</td> <td data-bbox="1344 657 1611 762"><u>For sites within the Central City</u></td> <td data-bbox="1344 657 1611 762"></td> </tr> </tbody> </table> <table border="1" data-bbox="878 814 1626 1312"> <tbody> <tr> <td data-bbox="893 825 1344 1302"> <p><u>located:</u></p> <p><u>a. To the east of Barbadoes Street</u></p> <p><u>b. To the west of Barbadoes Street</u></p> </td> <td data-bbox="1344 825 1611 1302"> <p><u>20m</u></p> <p><u>32m</u></p> </td> </tr> </tbody> </table>		Applicable to	Standard	i.	All sites unless specified below	8 <u>12</u> metres	ii.	<u>For sites within the Central City</u>		<p><u>located:</u></p> <p><u>a. To the east of Barbadoes Street</u></p> <p><u>b. To the west of Barbadoes Street</u></p>	<p><u>20m</u></p> <p><u>32m</u></p>	
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Kāinga Ora – Homes and Communities /834.281	Chapman Tripp/ #FS2063.154	Seek Amendment	<p>Amend rule 15.6.2.1 as follows:</p> <p>15.6.2.1 Maximum Building Height</p> <p>. The maximum height of anybuilding shall be as follows:</p>	Support											

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Kāinga Ora – Homes and Communities /834.281	Chapman Tripp/ #FS2064.148	Seek Amendment	<p data-bbox="872 1266 1228 1289">Amend rule 15.6.2.1 as follows:</p> <p data-bbox="872 1335 1264 1358">15.6.2.1 Maximum Building Height</p> <p data-bbox="872 1404 1504 1428">. The maximum height of any building shall be as follows:</p> <table border="1"> <thead> <tr> <th data-bbox="931 1470 1344 1564">Applicable to</th> <th data-bbox="1344 1470 1617 1564">Standard</th> </tr> </thead> <tbody> <tr> <td data-bbox="931 1564 1344 1684">i. All sites unless specified below</td> <td data-bbox="1344 1564 1617 1684">8 <u>12</u> metres</td> </tr> <tr> <td data-bbox="931 1684 1344 1803">ii. <u>For sites within the Central City</u></td> <td data-bbox="1344 1684 1617 1803"></td> </tr> </tbody> </table>	Applicable to	Standard	i. All sites unless specified below	8 <u>12</u> metres	ii. <u>For sites within the Central City</u>			Support		
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			<p>located:</p> <p>a. <u>To the east of Barbadoes Street</u> 20m</p> <p>b. <u>To the west of Barbadoes Street</u> 32m</p>	
			The increase in height of buildings from 8m to 12m is supported. Within the Central City, an increased height to 32m is more appropriate, given these areas are surrounded by HRZ.	
Fire and Emergency/ #842.54		Support	Amend 15.6.2.1-Maximum building height as follows: Advice note: 1. See the permitted height exceptions contained within the definition of height 2. Emergency service facilities, emergency service towers and communication poles are exempt from this rule.	
Susanne Antill/ #870.17		Oppose	Oppose increased height limits of buildings	
Susanne and Janice Antill/ #893.7		Oppose	Oppose increased height limits of buildings.	

Commercial > Rules - Neighbourhood Centre Zone > Built form standards - Neighbourhood Centre Zone > Sunlight and outlook at boundary with a residential zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Steve Burns/ #276.13		Support	[Retain sunlight access provisions]	
Anna Melling/ #337.10		Seek Amendment	That maximum heights be lowered to account for lower sun height further south.	
Kāinga Ora – Homes and Communities / #834.267		Seek Amendment	Consequential amendments associated with Appendix 14.16.2. Adopt Metropolitan Centre Zone Rules proposed in the Kāinga Ora submission Appendix 2 and amend these rules as appropriate.	

Commercial > Rules - Neighbourhood Centre Zone > Built form standards - Neighbourhood Centre Zone > Water supply for fire fighting

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Fire and Emergency/ #842.55		Support	Retain 15.6.2.7-Water supply for fire fighting as notified.	

Commercial > Rules - Neighbourhood Centre Zone > Built form standards - Neighbourhood Centre Zone > Minimum building setback from railway corridor outside the Central City

Submission Number	Further Submission No	Position	Decision Requested	FS Position		
Kiwi Rail/ #829.13		Seek Amendment	Amend Rule 15.6.2.8 as follows: <table border="1"> <tr> <td>15.56.2 Built form standards – Commercial Local Neighbourhood Centre Zone</td> <td>15.56.2.8 Minimum building setback from railway corridor outside the Central City a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.</td> </tr> </table>	15.56.2 Built form standards – Commercial Local Neighbourhood Centre Zone	15.56.2.8 Minimum building setback from railway corridor outside the Central City a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.	
15.56.2 Built form standards – Commercial Local Neighbourhood Centre Zone	15.56.2.8 Minimum building setback from railway corridor outside the Central City a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.					
Kiwi Rail/829.13	Kāinga Ora/ #FS2082.748	Seek Amendment	Amend Rule 15.6.2.8 as follows: <table border="1"> <tr> <td>15.56.2 Built form standards – Commercial Local Neighbourhood Centre Zone</td> <td>15.56.2.8 Minimum building setback from railway corridor outside the Central City a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.</td> </tr> </table> Amend provision to provide for a setback increase from 4m to 5m.	15.56.2 Built form standards – Commercial Local Neighbourhood Centre Zone	15.56.2.8 Minimum building setback from railway corridor outside the Central City a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.	Oppose
15.56.2 Built form standards – Commercial Local Neighbourhood Centre Zone	15.56.2.8 Minimum building setback from railway corridor outside the Central City a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.					

Commercial > Rules - Neighbourhood Centre Zone > Built form standards - Neighbourhood Centre Zone > Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Waka Kotahi (NZ Transport Agency) / #805.12		Oppose	Delete the City Spine Transport Corridor Qualifying Matter.	
Kāinga Ora – Homes and Communities / #834.100		Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.	
Kāinga Ora – Homes and Communities /834.100	Catholic Diocese of Christchurch/ #FS2044.69	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions. Kāinga Ora oppose the ‘CitySpine’ being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. The associated rules require buildings and outdoor living spaces to be set back from spine road corridors in both residential and commercial zones. In commercial zones there is a direct conflict in urban design outcomes (and rules) where the Key Pedestrian Frontage rules require buildings to be built up to the road boundary in order to deliver good urban design outcomes and facilitates a continuous street edge (often with veranda cover for pedestrians). It is understood that the intention of the rule is to enable road widening in the future to accommodate public rapid transit. If Council’s intention is to acquire land in the future to facilitate public works then it should use the designation powers available to it. Given the highly developed nature of these existing corridors with lengthy sections of commercial property built to the road boundary, it is unclear how any corridor-long road widening will occur without major land acquisition and demolition.	Support
Kāinga Ora – Homes and Communities /834.100	Carter Group Limited/ #FS2045.73	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions. Kāinga Ora oppose the ‘CitySpine’ being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. The associated rules require buildings and outdoor living spaces to be set back from spine road corridors in both residential and commercial zones. In commercial zones there is a direct conflict in urban design outcomes (and rules) where the Key Pedestrian Frontage rules require buildings to be built up to the road boundary in order to deliver good urban design outcomes and facilitates a continuous street	Support

			edge (often with verandacover for pedestrians). It is understood that the intention of the rule is to enable road widening in the future to accommodate public rapid transit. If Council's intention is to acquire land in the future to facilitate public works then it should use the designation powers available to it. Given the highly developed nature of these existing corridors with lengthy sections of commercial property built to the road boundary, it is unclear how any corridor-long road widening will occur without major land acquisition and demolition.	
Kāinga Ora – Homes and Communities / #834.275		Oppose	Delete all City Spine Transport Corridor built form rules from the suite of commercial zones.	

Commercial > Rules - Commercial Banks Peninsula Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
John Bennett/ #367.13		Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.	
John Bennett/367.13	Chapman Tripp/ #FS2063.46	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel. The approach taken by Government and the CCC is a sledge hammer approach and there are little in the way of Design controls to help ensure a well designed City for the present and future residents of Christchurch is achieved.	Oppose
John Bennett/367.13	Chapman Tripp/ #FS2064.45	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel. The approach taken by Government and the CCC is a sledge hammer approach and there are little in the way of Design controls to help ensure a well designed City for the present and future residents of Christchurch is achieved.	Oppose

Commercial > Rules - Commercial Banks Peninsula Zone > Activity status tables - Commercial Banks Peninsula Zone > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kate Z/ #297.23		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	

Commercial > Rules - Commercial Banks Peninsula Zone > Built form standards - Commercial Banks Peninsula Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Canterbury / Westland Branch of Architectural Designers NZ/ #685.16		Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	
Canterbury / Westland Branch of Architectural Designers NZ/685.16	Anne Dingwall/ #FS2037.1120	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.16	Kāinga Ora/ #FS2082.360	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Oppose

Commercial > Rules - Commercial Banks Peninsula Zone > Built form standards - Commercial Banks Peninsula Zone > Maximum building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Atlas Quarter Residents Group (22 owners) / #224.13		Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.	
Atlas Quarter Residents Group (22 owners) /224.13	Kāinga Ora/ #FS2082.177	Oppose	<p>That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.</p> <p>Who we are:</p> <p>This submission is made on behalf of the following persons, all of whom own units in the Atlas Quarter, 36 Welles Street, Christchurch Central:</p> <p>Richard Ball, Athena Ellis, Phil and Lynette Stenning, Max Lucas, Paul and Jeni Neilson, Jenny Jia and Zhongyang Yuan, Piers and Emma Bayley, Rachel and Tim Scanlan, Eileen and Vernon Payne, Bruce Fraser, Eléonore Dumaine, Peter and Faye Greenwood, Alan Steel, Gillian Smeith, Chelsea Kennedy, Deborah Bowker, Kate and Mike Peers, Peter Morris, Mathilde Vachon, Barbra Pullar, Martin Rumbold and Kirsty Stewart.</p> <p>Key points:</p> <p>We support well designed intensive residential and commercial development, integrated with sustainable transport options. We have already “put our money where our mouths are” by purchasing units in the Atlas Quarter, a large and successful inner-city development of 110 residential and three commercial units.</p> <p>We oppose the greatly increased height limits proposed by Plan Change 14. They are unnecessary and inappropriate for Christchurch.</p> <p>We support the inclusion of qualifying matters to enhance design quality and urban amenity across the City.</p> <p>Relief sought:</p> <ol style="list-style-type: none"> 1. That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible. 2. Where Government legislation and regulations require increases to height limits, that these are kept to the minimum extent possible for compliance with the regulations. 3. The need for greater intensification is supported but this does not require or justify the proposed increases in height limits as permitted activities. 4. The inclusion of the qualifying criteria is supported, independent of height limits, as a means of promoting good design and ensuring new buildings do not adversely impact existing buildings designed and constructed within the current District Plan requirements. <p>Reasons:</p> <p>Following the Christchurch earthquakes, a comprehensive design process was undertaken for the City, particularly for the central city. Deliberate and well-informed decisions were made create a liveable city, with intensified development in the central city and around suburban centres, but with lower central city height limits than previously existed. This has created a compact central city with increased densities compared to before the earthquakes, but without the height of some of the buildings that Christchurch had pre-earthquake . The consolidation has resulted in many vacant sites becoming available which are gradually being filled.</p> <p>This model was developed by looking at best practice around the world, combined with local input from residents and experts, to create an attractive and vibrant City. It set ambitious goals for increasing densities for residential living, especially in the central city and around suburban centres. It was fully integrated with future transport options and climate resilience objectives.</p> <p>It has widespread local support and was developed with considerable input and investment from Government (via CERA) and Christchurch City Council. It integrated land use and transport, seeking higher densities and more sustainable transport, as reflected in the Land Use Recovery Plan, Christchurch Central Recovery Plan and the Central City Transport Plan. It was embedded into the District Plan through an Independent Hearing Panel of experts hand-picked by the Government.</p> <p>The greatly increased height limits proposed Plan Change 14 undermines the objectives and principles that underpin the vision of the 2015 Christchurch Central Recovery Plan:</p>	Oppose

			<p><i>“To become one of the best small cities in the world, Christchurch needs a city centre that is:</i></p> <ul style="list-style-type: none"> <i>• an inspiring place to live</i> <i>• an attractive place to invest</i> <i>• the best urban environment in New Zealand.”</i> <p>The decision to limit heights was a deliberate choice in achieving this vision. The proposed changes will undermine existing investments, entered into in good faith based on the Recovery Plans, while also reducing the central city’s design coherence and creating a less attractive City.</p> <p>The many empty sites and carparks that still exist post-earthquake provide adequate future capacity for the foreseeable future, including the “competitive margin” required by Government regulations. The only apparent reason for increasing the height limits appears to be compliance with new Government regulations. If the height limits are to be increased, this change should be done to the minimum extent needed to comply with these ill-considered Government requirements. There is no other justification for the proposed rules.</p> <p>The proposed rules allow new development to be concentrated in a small number of very tall buildings, with the negative impacts such as greater shading and wind tunnels, accompanied by a continuation of many empty and ugly lots in the central city. As the vacant sites are largely filled with cheap carparking, this further undermines the stated transport sustainability and climate resilience objectives.</p> <p>The scale of the buildings permitted under PC14 is not consistent with the extensive post-earthquake developments that have already occurred. The post-quake developments have created a very attractive City which will be undermined by these proposals. Existing intensive residential developments, such as the Atlas Quarter, could be overshadowed by new buildings of nearly twice the height on the east and west, blocking sunlight. Others may be blocked to the north.</p> <p>In short, the proposal for increased heights across the City are ill-considered solutions for problems that exist in Auckland, Wellington, and possibly other centres, but are not applicable to Christchurch. The geography and existing development of these other centres constrains new development. Post-earthquake Christchurch is quite different from these other centres: it is not constrained for growth opportunities, as demonstrated by the far slower growth in property prices over recent years. Even before the earthquakes, Christchurch had far more stable (less volatile) prices than Auckland and Wellington – a trend that has persisted since at least the 1970’s. In Christchurch there is housing choice, particularly with substantial increases in the number of higher density residential apartments.</p> <p>Maximising the benefits of intensification needs to consider the dis-benefits. The proposed Plan identifies loss of tree cover as a disbenefit but does appear to put sufficient emphasis on other matters. Why does it propose financial contributions for loss of tree cover but not for loss of sunlight to others, wind tunnel effects or loss of amenity? In the Christchurch context, the widespread demolition of much of the central city, including most of the taller buildings, and consolidation of activities into more compact precincts, has created a much more attractive City with a visual appearance and aesthetic appropriate for the size of the City, reflected in the Central City Recovery Plan issued by CERA after extensive public and expert engagement. Both residents and visitors are commenting on the attractiveness of this new look. Re-introducing unnecessarily large buildings undermines this new and attractive look. Even with setbacks and other requirements, it has the potential to detract from the amenity and value of the very substantial public and private investment made for the City’s re-build and recovery.</p>	
Kate Z/ #297.24		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Anna Melling/ #337.11		Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.	

Commercial > Rules - Commercial Banks Peninsula Zone > Built form standards - Commercial Banks Peninsula Zone > Minimum building setback from the boundary with a Residential Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Fire and Emergency/ #842.56		Support	Retain 15.7.2.4-Minimum building setback from the boundary with a Residential Zone as notified.	

Commercial > Rules - Commercial Banks Peninsula Zone > Built form standards - Commercial Banks Peninsula Zone > Sunlight and outlook at boundary with a residential zone or any public space

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Steve Burns/ #276.14		Support	[Retain sunlight access provisions]	
Anna Melling/ #337.12		Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.	

Commercial > Rules - Commercial Banks Peninsula Zone > Built form standards - Commercial Banks Peninsula Zone > Water supply for fire fighting

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Fire and Emergency/ #842.57		Support	Retain 15.7.2.7-Water supply for fire fighting as notified.	

Commercial > Rules - Commercial Banks Peninsula Zone > Built form standards - Commercial Banks Peninsula Zone > Minimum building setback from railway corridor

Submission Number	Further Submission No	Position	Decision Requested	FS Position		
Kiwi Rail/ #829.17		Seek Amendment	Amend Rule 15.7.2.8 as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">15.67.2 Built form standards – Commercial Banks Peninsula Zone</td> <td style="width: 50%; padding: 5px;">15.67.2.8 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.</td> </tr> </table>	15.67.2 Built form standards – Commercial Banks Peninsula Zone	15.67.2.8 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.	
15.67.2 Built form standards – Commercial Banks Peninsula Zone	15.67.2.8 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.					
Kiwi Rail/829.17	Kāinga Ora/ #FS2082.751	Seek Amendment	Amend Rule 15.7.2.8 as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">15.67.2 Built form standards – Commercial Banks Peninsula Zone</td> <td style="width: 50%; padding: 5px;">15.67.2.8 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.</td> </tr> </table> <p>Seeks amendment to Rule 15.6.2.8 to increase the setback from the rail corridor from 4m to 5m.</p>	15.67.2 Built form standards – Commercial Banks Peninsula Zone	15.67.2.8 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.	Oppose
15.67.2 Built form standards – Commercial Banks Peninsula Zone	15.67.2.8 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.					

Commercial > Rules - Large Format Retail Zone > Activity status tables - Large Format Retail Zone > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kate Z/ #297.25		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Kāinga Ora – Homes and Communities / #834.260		Oppose	15.8.1.3 RD3 Delete all City Spine Transport Corridor activity rules from the suite of commercial zones.	

Kāinga Ora – Homes and Communities /834.260	Catholic Diocese of Christchurch/ #FS2044.109	Oppose	15.8.1.3 RD3 Delete all City Spine Transport Corridor activity rules from the suite of commercial zones. Delete the provision in its entirety. The provision is not justified in terms of s32, is not the most appropriate mechanism to secure increased road widths, or proxy road reserve planting and landscaping at the expense of developable area. Provision and Qualifying matter is not supported by Policy 4/ clause 3.32 of the NPS-UD. Inconsistency with design outcomes specified in Rule 15.4.2.3, including clause (i) Key Pedestrian Frontages associated with Riccarton, Church Corner, Merivale and Papanui Centres. If road widening is required to facilitate rapid transit infrastructure then Council should use its designating powers.	Support
Kāinga Ora – Homes and Communities /834.260	Carter Group Limited/ #FS2045.113	Oppose	15.8.1.3 RD3 Delete all City Spine Transport Corridor activity rules from the suite of commercial zones. Delete the provision in its entirety. The provision is not justified in terms of s32, is not the most appropriate mechanism to secure increased road widths, or proxy road reserve planting and landscaping at the expense of developable area. Provision and Qualifying matter is not supported by Policy 4/ clause 3.32 of the NPS-UD. Inconsistency with design outcomes specified in Rule 15.4.2.3, including clause (i) Key Pedestrian Frontages associated with Riccarton, Church Corner, Merivale and Papanui Centres. If road widening is required to facilitate rapid transit infrastructure then Council should use its designating powers.	Support
Fire and Emergency/ #842.58		Support	[15.8.1.3 Restricted discretionary activities RD1] Retain as notified.	

Commercial > Rules - Large Format Retail Zone > Built form standards - Large Format Retail Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Tony Pennell/ #308.6		Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.	
Tony Pennell/308.6	Kāinga Ora/ #FS2082.252	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible. I would suggest this as part of the future sustainability mission for our smart city development. Many of us wish to have solar power on the roof. A 12mtr building with a terrace or green roof is ideal. A 12mtr structure will probably preclude solar panels unless designed in.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.17		Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	
Canterbury / Westland Branch of Architectural Designers NZ/685.17	Anne Dingwall/ #FS2037.1121	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.17	Kāinga Ora/ #FS2082.361	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Oppose

Commercial > Rules - Large Format Retail Zone > Built form standards - Large Format Retail Zone > Maximum building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Atlas Quarter Residents Group (22 owners) / #224.14		Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.	
Atlas Quarter Residents Group (22 owners) /224.14	Kāinga Ora/ #FS2082.178	Oppose	<p>That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.</p> <p>Who we are:</p> <p>This submission is made on behalf of the following persons, all of whom own units in the Atlas Quarter, 36 Welles Street, Christchurch Central:</p> <p>Richard Ball, Athena Ellis, Phil and Lynette Stenning, Max Lucas, Paul and Jeni Neilson, Jenny Jia and Zhongyang Yuan, Piers and Emma Bayley, Rachel and Tim Scanlan, Eileen and Vernon Payne, Bruce Fraser, Eléonore Dumaine, Peter and Faye Greenwood, Alan Steel, Gillian Smeith, Chelsea Kennedy, Deborah Bowker, Kate and Mike Peers, Peter Morris, Mathilde Vachon, Barbra Pullar, Martin Rumbold and Kirsty Stewart.</p> <p>Key points:</p> <p>We support well designed intensive residential and commercial development, integrated with sustainable transport options. We have already “put our money where our mouths are” by purchasing units in the Atlas Quarter, a large and successful inner-city development of 110 residential and three commercial units.</p> <p>We oppose the greatly increased height limits proposed by Plan Change 14. They are unnecessary and inappropriate for Christchurch.</p> <p>We support the inclusion of qualifying matters to enhance design quality and urban amenity across the City.</p> <p>Relief sought:</p> <ol style="list-style-type: none"> 1. That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible. 2. Where Government legislation and regulations require increases to height limits, that these are kept to the minimum extent possible for compliance with the regulations. 3. The need for greater intensification is supported but this does not require or justify the proposed increases in height limits as permitted activities. 4. The inclusion of the qualifying criteria is supported, independent of height limits, as a means of promoting good design and ensuring new buildings do not adversely impact existing buildings designed and constructed within the current District Plan requirements. <p>Reasons:</p> <p>Following the Christchurch earthquakes, a comprehensive design process was undertaken for the City, particularly for the central city. Deliberate and well-informed decisions were made create a liveable city, with intensified development in the central city and around suburban centres, but with lower central city height limits than previously existed. This has created a compact central city with increased densities compared to before the earthquakes, but without the height of some of the buildings that Christchurch had pre-earthquake . The consolidation has resulted in many vacant sites becoming available which are gradually being filled.</p> <p>This model was developed by looking at best practice around the world, combined with local input from residents and experts, to create an attractive and vibrant City. It set ambitious goals for increasing densities for residential living, especially in the central city and around suburban centres. It was fully integrated with future transport options and climate resilience objectives.</p> <p>It has widespread local support and was developed with considerable input and investment from Government (via CERA) and Christchurch City Council. It integrated land use and transport, seeking higher densities and more sustainable transport, as reflected in the Land Use Recovery Plan, Christchurch Central Recovery Plan and the Central City Transport Plan. It was embedded into the District Plan through an Independent Hearing Panel of experts hand-picked by the Government.</p> <p>The greatly increased height limits proposed Plan Change 14 undermines the objectives and principles that underpin the vision of the 2015 Christchurch Central Recovery Plan:</p> <p><i>“To become one of the best small cities in the world, Christchurch needs a city centre that is:</i></p> <ul style="list-style-type: none"> • <i>an inspiring place to live</i> • <i>an attractive place to invest</i> • <i>the best urban environment in New Zealand.”</i> 	Oppose

			<p>The decision to limit heights was a deliberate choice in achieving this vision. The proposed changes will undermine existing investments, entered into in good faith based on the Recovery Plans, while also reducing the central city's design coherence and creating a less attractive City.</p> <p>The many empty sites and carparks that still exist post-earthquake provide adequate future capacity for the foreseeable future, including the "competitive margin" required by Government regulations. The only apparent reason for increasing the height limits appears to be compliance with new Government regulations. If the height limits are to be increased, this change should be done to the minimum extent needed to comply with these ill-considered Government requirements. There is no other justification for the proposed rules.</p> <p>The proposed rules allow new development to be concentrated in a small number of very tall buildings, with the negative impacts such as greater shading and wind tunnels, accompanied by a continuation of many empty and ugly lots in the central city. As the vacant sites are largely filled with cheap carparking, this further undermines the stated transport sustainability and climate resilience objectives.</p> <p>The scale of the buildings permitted under PC14 is not consistent with the extensive post-earthquake developments that have already occurred. The post-quake developments have created a very attractive City which will be undermined by these proposals. Existing intensive residential developments, such as the Atlas Quarter, could be overshadowed by new buildings of nearly twice the height on the east and west, blocking sunlight. Others may be blocked to the north.</p> <p>In short, the proposal for increased heights across the City are ill-considered solutions for problems that exist in Auckland, Wellington, and possibly other centres, but are not applicable to Christchurch. The geography and existing development of these other centres constrains new development. Post-earthquake Christchurch is quite different from these other centres: it is not constrained for growth opportunities, as demonstrated by the far slower growth in property prices over recent years. Even before the earthquakes, Christchurch had far more stable (less volatile) prices than Auckland and Wellington – a trend that has persisted since at least the 1970's. In Christchurch there is housing choice, particularly with substantial increases in the number of higher density residential apartments.</p> <p>Maximising the benefits of intensification needs to consider the dis-benefits. The proposed Plan identifies loss of tree cover as a disbenefit but does appear to put sufficient emphasis on other matters. Why does it propose financial contributions for loss of tree cover but not for loss of sunlight to others, wind tunnel effects or loss of amenity? In the Christchurch context, the widespread demolition of much of the central city, including most of the taller buildings, and consolidation of activities into more compact precincts, has created a much more attractive City with a visual appearance and aesthetic appropriate for the size of the City, reflected in the Central City Recovery Plan issued by CERA after extensive public and expert engagement. Both residents and visitors are commenting on the attractiveness of this new look. Re-introducing unnecessarily large buildings undermines this new and attractive look. Even with setbacks and other requirements, it has the potential to detract from the amenity and value of the very substantial public and private investment made for the City's re-build and recovery.</p>	
Steve Burns/ #276.24		Seek Amendment	Seek maximum height of 5 stories in Christchurch	
Kate Z/ #297.26		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Anna Melling/ #337.13		Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.	
Kate Revell/ #338.9		Seek Amendment	Restrict building heights to a maximum of 22 metres.	
Chris Neame/ #339.9		Seek Amendment	Restrict maximum height for development to 22 metres	

Commercial > Rules - Large Format Retail Zone > Built form standards - Large Format Retail Zone > Sunlight and outlook at boundary with a residential zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Steve Burns/ #276.15		Support	[Retain sunlight access provisions]	
Anna Melling/ #337.14		Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.	
Kāinga Ora – Homes and Communities / #834.268		Seek Amendment	Consequential amendments associated with Appendix 14.16.2. Adopt Metropolitan Centre Zone Rules proposed in the Kāinga Ora submission Appendix 2 and amend these rules as appropriate.	

Commercial > Rules - Large Format Retail Zone > Built form standards - Large Format Retail Zone > Water supply for fire fighting

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Fire and Emergency/ #842.59		Seek Amendment	Amend 15.8.2.7-Water supply for fire fighting as follows: c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission Fire and Emergency New Zealand (absent its written approval).	

Commercial > Rules - Large Format Retail Zone > Built form standards - Large Format Retail Zone > Minimum building setback from railway corridor

Submission Number	Further Submission No	Position	Decision Requested	FS Position		
Kiwi Rail/ #829.18		Seek Amendment	Amend Rule 15.8.2.8 as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> 15.78.2. Built form standards – Commercial Retail Park Large Format Retail Zone </td> <td style="width: 50%; padding: 5px;"> 15.78.2.8 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres. </td> </tr> </table>	15.78.2. Built form standards – Commercial Retail Park Large Format Retail Zone	15.78.2.8 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.	
15.78.2. Built form standards – Commercial Retail Park Large Format Retail Zone	15.78.2.8 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.					
Kiwi Rail/829.18	Kāinga Ora/ #FS2082.752	Seek Amendment	Amend Rule 15.8.2.8 as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> 15.78.2. Built form standards – Commercial Retail Park Large Format Retail Zone </td> <td style="width: 50%; padding: 5px;"> 15.78.2.8 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres. </td> </tr> </table> <p>Seeks amendment to Rule 15.6.2.8 to increase the setback from the rail corridor from 4m to 5m.</p>	15.78.2. Built form standards – Commercial Retail Park Large Format Retail Zone	15.78.2.8 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.	Oppose
15.78.2. Built form standards – Commercial Retail Park Large Format Retail Zone	15.78.2.8 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.					

Commercial > Rules - Large Format Retail Zone > Built form standards - Large Format Retail Zone > Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Waka Kotahi (NZ Transport Agency) / #805.13		Oppose	Delete the City Spine Transport Corridor Qualifying Matter.	
Kāinga Ora – Homes and Communities / #834.101		Oppose	Delete the Key Transport Corridors – City Spine Qualifying Matter and all associated provisions.	

Kāinga Ora – Homes and Communities /834.101	Catholic Diocese of Christchurch/ #FS2044.70	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions. Kāinga Ora oppose the ‘CitySpine’ being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. The associated rules require buildings and outdoor living spaces to be set back from spine road corridors in both residential and commercial zones. In commercial zones there is a direct conflict in urban design outcomes (and rules) where the Key Pedestrian Frontage rules require buildings to be built up to the road boundary in order to deliver good urban design outcomes and facilitates a continuous street edge (often with veranda cover for pedestrians). It is understood that the intention of the rule is to enable road widening in the future to accommodate public rapid transit. If Council’s intention is to acquire land in the future to facilitate public works then it should use the designation powers available to it. Given the highly developed nature of these existing corridors with lengthy sections of commercial property built to the road boundary, it is unclear how any corridor-long road widening will occur without major land acquisition and demolition.	Support
Kāinga Ora – Homes and Communities /834.101	Carter Group Limited/ #FS2045.74	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions. Kāinga Ora oppose the ‘CitySpine’ being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. The associated rules require buildings and outdoor living spaces to be set back from spine road corridors in both residential and commercial zones. In commercial zones there is a direct conflict in urban design outcomes (and rules) where the Key Pedestrian Frontage rules require buildings to be built up to the road boundary in order to deliver good urban design outcomes and facilitates a continuous street edge (often with veranda cover for pedestrians). It is understood that the intention of the rule is to enable road widening in the future to accommodate public rapid transit. If Council’s intention is to acquire land in the future to facilitate public works then it should use the designation powers available to it. Given the highly developed nature of these existing corridors with lengthy sections of commercial property built to the road boundary, it is unclear how any corridor-long road widening will occur without major land acquisition and demolition.	Support
Kāinga Ora – Homes and Communities / #834.276		Oppose	Delete all City Spine Transport Corridor built form rules from the suite of commercial zones.	

Commercial > Rules - Commercial Office Zone > Activity status tables - Commercial Office Zone > Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch International Airport Limited (CIAL) / #852.21		Seek Amendment	Amend Rule 15.9.1.1 P10 as follows: a. outside the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area	
Christchurch International Airport Limited (CIAL) /852.21	Sarah Harrow/ #FS2017.21	Seek Amendment	Amend Rule 15.9.1.1 P10 as follows: a. outside the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2 <i>[text below]</i> . <i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i> <i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i>	Oppose
Christchurch International Airport Limited (CIAL) /852.21	Stantec/ #FS2032.68	Seek Amendment	Amend Rule 15.9.1.1 P10 as follows: a. outside the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area	Oppose

			<p>The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2 <i>[text below]</i>.</p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	
Christchurch International Airport Limited (CIAL) /852.21	New Zealand Airports Association/ #FS2071.33	Seek Amendment	<p>Amend Rule 15.9.1.1 P10 as follows:</p> <p>a. outside the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area</p> <p>The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2 <i>[text below]</i>.</p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Support
Christchurch International Airport Limited (CIAL) /852.21	Kāinga Ora/ #FS2082.781	Seek Amendment	<p>Amend Rule 15.9.1.1 P10 as follows:</p> <p>a. outside the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area</p> <p>The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework and for the reasons outlined above in submission 2 <i>[text below]</i>.</p> <p><i>[The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Oppose

Commercial > Rules - Commercial Office Zone > Activity status tables - Commercial Office Zone > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kate Z/ #297.27		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Fire and Emergency/ #842.60		Support	<i>[15.9.1.3 Restricted discretionary activities RD1]</i> Retain as notified.	

Commercial > Rules - Commercial Office Zone > 15.8.2 Built form standards - Commercial Office Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Tony Pennell/ #308.7		Support	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.	
Tony Pennell/308.7	Kāinga Ora/ #FS2082.253	Support	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible. I would suggest this as part of the future sustainability mission for our smart city development. Many of us wish to have solar power on the roof. A 12 mtr building with a terrace or green roof is ideal. A 12 mtr structure will probably preclude solar panels unless designed in.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.18		Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	
Canterbury / Westland Branch of Architectural Designers NZ/685.18	Anne Dingwall/ #FS2037.1122	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.18	Kāinga Ora/ #FS2082.362	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Oppose

Commercial > Rules - Commercial Office Zone > 15.8.2 Built form standards - Commercial Office Zone > Maximum building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Atlas Quarter Residents Group (22 owners) / #224.15		Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.	
Atlas Quarter Residents Group (22 owners) /224.15	Kāinga Ora/ #FS2082.179	Oppose	<p>That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.</p> <p>Who we are:</p> <p>This submission is made on behalf of the following persons, all of whom own units in the Atlas Quarter, 36 Welles Street, Christchurch Central:</p> <p>Richard Ball, Athena Ellis, Phil and Lynette Stenning, Max Lucas, Paul and Jeni Neilson, Jenny Jia and Zhongyang Yuan, Piers and Emma Bayley, Rachel and Tim Scanlan, Eileen and Vernon Payne, Bruce Fraser, Eléonore Dumaine, Peter and Faye Greenwood, Alan Steel, Gillian Smeith, Chelsea Kennedy, Deborah Bowker, Kate and Mike Peers, Peter Morris, Mathilde Vachon, Barbra Pullar, Martin Rumbold and Kirsty Stewart.</p> <p>Key points:</p> <p>We support well designed intensive residential and commercial development, integrated with sustainable transport options. We have already “put our money where our mouths are” by purchasing units in the Atlas Quarter, a large and successful inner-city development of 110 residential and three commercial units.</p> <p>We oppose the greatly increased height limits proposed by Plan Change 14. They are unnecessary and inappropriate for Christchurch.</p> <p>We support the inclusion of qualifying matters to enhance design quality and urban amenity across the City.</p> <p>Relief sought:</p> <ol style="list-style-type: none"> 1. That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible. 	Oppose

2. Where Government legislation and regulations require increases to height limits, that these are kept to the minimum extent possible for compliance with the regulations.
3. The need for greater intensification is supported but this does not require or justify the proposed increases in height limits as permitted activities.
4. The inclusion of the qualifying criteria is supported, independent of height limits, as a means of promoting good design and ensuring new buildings do not adversely impact existing buildings designed and constructed within the current District Plan requirements.

Reasons:

Following the Christchurch earthquakes, a comprehensive design process was undertaken for the City, particularly for the central city. Deliberate and well-informed decisions were made create a liveable city, with intensified development in the central city and around suburban centres, but with lower central city height limits than previously existed. This has created a compact central city with increased densities compared to before the earthquakes, but without the height of some of the buildings that Christchurch had pre-earthquake . The consolidation has resulted in many vacant sites becoming available which are gradually being filled.

This model was developed by looking at best practice around the world, combined with local input from residents and experts, to create an attractive and vibrant City. It set ambitious goals for increasing densities for residential living, especially in the central city and around suburban centres. It was fully integrated with future transport options and climate resilience objectives.

It has widespread local support and was developed with considerable input and investment from Government (via CERA) and Christchurch City Council. It integrated land use and transport, seeking higher densities and more sustainable transport, as reflected in the Land Use Recovery Plan, Christchurch Central Recovery Plan and the Central City Transport Plan. It was embedded into the District Plan through an Independent Hearing Panel of experts hand-picked by the Government.

The greatly increased height limits proposed Plan Change 14 undermines the objectives and principles that underpin the vision of the 2015 Christchurch Central Recovery Plan:

“To become one of the best small cities in the world, Christchurch needs a city centre that is:

- *an inspiring place to live*
- *an attractive place to invest*
- *the best urban environment in New Zealand.”*

The decision to limit heights was a deliberate choice in achieving this vision. The proposed changes will undermine existing investments, entered into in good faith based on the Recovery Plans, while also reducing the central city’s design coherence and creating a less attractive City.

The many empty sites and carparks that still exist post-earthquake provide adequate future capacity for the foreseeable future, including the “competitive margin” required by Government regulations. The only apparent reason for increasing the height limits appears to be compliance with new Government regulations. If the height limits are to be increased, this change should be done to the minimum extent needed to comply with these ill-considered Government requirements. There is no other justification for the proposed rules.

The proposed rules allow new development to be concentrated in a small number of very tall buildings, with the negative impacts such as greater shading and wind tunnels, accompanied by a continuation of many empty and ugly lots in the central city. As the vacant sites are largely filled with cheap carparking, this further undermines the stated transport sustainability and climate resilience objectives.

The scale of the buildings permitted under PC14 is not consistent with the extensive post-earthquake developments that have already occurred. The post-quake developments have created a very attractive City which will be undermined by these proposals. Existing intensive residential developments, such as the Atlas Quarter, could be overshadowed by new buildings of nearly twice the height on the east and west, blocking sunlight. Others may be blocked to the north.

In short, the proposal for increased heights across the City are ill-considered solutions for problems that exist in Auckland, Wellington, and possibly other centres, but are not applicable to Christchurch. The geography and existing development of these other centres constrains new development. Post-earthquake Christchurch is quite different from these other centres: it is not constrained for growth opportunities, as demonstrated by the far slower growth in property prices over recent years. Even before the earthquakes, Christchurch had far more stable (less volatile) prices than Auckland and Wellington – a trend that has persisted since at least the 1970’s. In Christchurch there is housing choice, particularly with substantial increases in the number of higher density residential apartments.

Maximising the benefits of intensification needs to consider the dis-benefits. The proposed Plan identifies loss of tree cover as a disbenefit but does appear to put sufficient emphasis on other matters. Why does it propose financial contributions for loss of tree cover but not for loss of sunlight to others, wind tunnel effects or loss of amenity? In the Christchurch context, the widespread demolition of much of the central city, including most of the taller buildings, and consolidation of activities into more compact precincts, has created a much more attractive City with a visual appearance and aesthetic appropriate for the size of the City, reflected in

			the Central City Recovery Plan issued by CERA after extensive public and expert engagement. Both residents and visitors are commenting on the attractiveness of this new look. Re-introducing unnecessarily large buildings undermines this new and attractive look. Even with setbacks and other requirements, it has the potential to detract from the amenity and value of the very substantial public and private investment made for the City's re-build and recovery.	
Steve Burns/ #276.25		Seek Amendment	Seek maximum height of 5 stories in Christchurch	
Kate Z/ #297.28		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Anna Melling/ #337.15		Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.	

Commercial > Rules - Commercial Office Zone > 15.8.2 Built form standards - Commercial Office Zone > Sunlight and outlook at boundary with a residential zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Steve Burns/ #276.16		Support	[Retain sunlight access provisions]	
Anna Melling/ #337.16		Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.	
Kāinga Ora – Homes and Communities / #834.269		Seek Amendment	Consequential amendments associated with Appendix 14.16.2. Adopt Metropolitan Centre Zone Rules proposed in the Kāinga Ora submission Appendix 2 and amend these rules as appropriate.	

Commercial > Rules - Commercial Office Zone > 15.8.2 Built form standards - Commercial Office Zone > Minimum building setback from railway corridor

Submission Number	Further Submission No	Position	Decision Requested	FS Position		
Kiwi Rail/ #829.19		Seek Amendment	Amend Rule 15.9.2.9 as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> 15.89.2 Built form standards – Commercial Office Zone </td> <td style="width: 50%; padding: 5px;"> 15.89.2.9 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres. </td> </tr> </table>	15.89.2 Built form standards – Commercial Office Zone	15.89.2.9 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.	
15.89.2 Built form standards – Commercial Office Zone	15.89.2.9 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.					
Kiwi Rail/829.19	Kāinga Ora/ #FS2082.753	Seek Amendment	Amend Rule 15.9.2.9 as follows:	Oppose		

			<p>15.89.2 Built form standards – Commercial Office Zone</p>	<p>15.89.2.9 Minimum building setback from railway corridor</p> <p>a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.</p>	
			Seeks amendment to Rule 15.6.2.8 to increase the setback from the rail corridor from 4m to 5m.		

Commercial > Rules - Mixed Use Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Property Council New Zealand/ #242.11		Support	Support the proposed adjustments to the requirements for new housing in some of the surrounding Central City Mixed-Use Zone and the Commercial Mixed-Use Zone.	
Annex Developments / #248.4		Support	Support rezoning the Tannery site at Garlands Road from Industrial General to Mixed Use Zone'	
John Bennett/ #367.14		Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.	
John Bennett/367.14	Chapman Tripp/ #FS2063.47	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel. The approach taken by Government and the CCC is a sledge hammer approach and there are little in the way of Design controls to help ensure a well designed City for the present and future residents of Christchurch is achieved.	Oppose
John Bennett/367.14	Chapman Tripp/ #FS2064.46	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel. The approach taken by Government and the CCC is a sledge hammer approach and there are little in the way of Design controls to help ensure a well designed City for the present and future residents of Christchurch is achieved.	Oppose
Tasha Tan/ #493.1		Seek Amendment	Provision: Natural Hazards, Subdivision, Development and Earthworks, Designations and Heritage Orders, Chapter 14 - Residential, Open Space, Planning Maps Decision Sought: More public green spaces allocated within areas zoned for mixed use development.	
Logan Clarke/ #678.3		Oppose	[Opposes] the existence of a commercial zone. This should be combined with the residential zone and lower the city to grow and change as time goes on. Would like to see this [Mixed Use Zone] spread and be more common across the city.	
Simon Kingham/ #688.1		Support	The Sydenham Comprehensive Housing Precinct is retained	
Sophie Burt/ #725.2		Seek Amendment	Addington should be a Mixed-Use Zone	
Sophie Burt/725.2	Christchurch International Airport Limited/ #FS2052.154	Seek Amendment	Addington should be a Mixed-Use Zone Addington should be a Mixed-Use Zone – Comprehensive Housing Precinct Development Plans as Sydenham and Lancaster Park are.	Oppose
Benjamin Love/ #799.6		Support	[Retain provisions that enable mixed uses]	
Benjamin Love/799.6	Kāinga Ora/ #FS2082.597	Support	[Retain provisions that enable mixed uses] People like the proximity of stores, services, schools, parks, public transport, and other facilities/amenities within walking distance when mixed-use zoning is allowed. Allowing for mixed-use zoning, combined with intensification will increase walkability and decrease car dependency, time spent driving, as well as personal transportation costs.	Support

			New commercial (especially supermarkets, cafes, restaurants, convenience stores/dairies, and other stores selling essential items), as well as schools, other community facilities should be allowed in residential areas, especially those which are being densified. Commercial buildings can be amongst residential, and apartment buildings can the first few floors designated for commercial.	
Regulus Property Investments Limited/ #810.12		Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres	
Regulus Property Investments Limited/ #810.19		Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity	
James Barbour/ #812.8		Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres	
James Barbour/812.8	Kāinga Ora/ #FS2082.617	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres	Support
James Barbour/ #812.17		Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity	

Commercial > Rules - Mixed Use Zone > Activity status tables - Mixed Use Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Cameron Matthews/ #121.14		Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan 	
Cameron Matthews/121.14	Miles Premises Ltd/ #FS2050.27	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan <p>Aside from the option of limiting residential density in the affected area, inadequate assessment is given to any other means to "manage the specific characteristics" as required by NPS-UD [3.33], i.e., mitigate the sound exposure.</p> <p>In the current District Plan, the effects of aircraft noise are not managed via density restrictions affecting the baseline of the zone, but by ensuring dwellings at densities exceeding a zone's baseline are subject to indoor design sound level limits specified in Christchurch District Plan Appendix 14.16.4. Curiously, this existing mechanism does not protect residents from high sound exposure if their dwelling is compliant with the permitted activities within the operative Residential Suburban zone i.e., is low-density (2 dwellings per site, 8m / 2 storey building height limit), and could therefore be considered ineffective at present at protecting residents from high sound exposure. It does, however, limit the number of dwellings (to below MDRS standards), and therefore limits the number of residents in the affected area, likely reducing the 'reverse-sensitivity' effects on the airport.</p> <p>In either of the above cases, we could instead require "any bedroom to be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB" or some other suitable fixed-attenuation, similar to residential activities within commercial and mixed-use zones [Proposed Housing</p>	Seek Amendment

			<p>and Business Choice Plan Change (PC14) Chapter 15 Commercial, 15.4.1.1 Permitted activities P12, P21; 15.5.1.1 Permitted activities P12, P21; 15.10.1.1 Permitted activities P27].</p> <p>Not only would either of these protect residents and users of all new occupied buildings from exposure to high sound levels without excessively limiting the density in the area, in-so-doing they would also limit the reverse-sensitivity effects on the airport. They would maintain some consistency with the current district plan but extend the protection from high sound exposure to residents of low-density dwellings. Sites within the ANC could then be zoned such that they were consistent with MDRS and NPS-UD, enabling greater housing capacity in an area of Riccarton/Fendalton which the TPG report highlights as central to the locations of feasible medium density development (refer to Figure 8 and Figure 9).</p>	
Cameron Matthews/121.14	Christchurch International Airport Limited/ #FS2052.76	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> • make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, • re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone’s rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan <p>Aside from the option of limiting residential density in the affected area, inadequate assessment is given to any other means to “manage the specific characteristics” as required by NPS-UD [3.33], i.e., mitigate the sound exposure.</p> <p>In the current District Plan, the effects of aircraft noise are not managed via density restrictions affecting the baseline of the zone, but by ensuring dwellings at densities exceeding a zone’s baseline are subject to indoor design sound level limits specified in Christchurch District Plan Appendix 14.16.4. Curiously, this existing mechanism does not protect residents from high sound exposure if their dwelling is compliant with the permitted activities within the operative Residential Suburban zone i.e., is low-density (2 dwellings per site, 8m / 2 storey building height limit), and could therefore be considered ineffective at present at protecting residents from high sound exposure. It does, however, limit the number of dwellings (to below MDRS standards), and therefore limits the number of residents in the affected area, likely reducing the ‘reverse-sensitivity’ effects on the airport.</p> <p>In either of the above cases, we could instead require “any bedroom to be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB” or some other suitable fixed-attenuation, similar to residential activities within commercial and mixed-use zones [Proposed Housing and Business Choice Plan Change (PC14) Chapter 15 Commercial, 15.4.1.1 Permitted activities P12, P21; 15.5.1.1 Permitted activities P12, P21; 15.10.1.1 Permitted activities P27].</p> <p>Not only would either of these protect residents and users of all new occupied buildings from exposure to high sound levels without excessively limiting the density in the area, in-so-doing they would also limit the reverse-sensitivity effects on the airport. They would maintain some consistency with the current district plan but extend the protection from high sound exposure to residents of low-density dwellings. Sites within the ANC could then be zoned such that they were consistent with MDRS and NPS-UD, enabling greater housing capacity in an area of Riccarton/Fendalton which the TPG report highlights as central to the locations of feasible medium density development (refer to Figure 8 and Figure 9).</p>	Oppose
Cameron Matthews/121.14	Christchurch International Airport Limited/ #FS2052.204	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> • make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, • re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone’s rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan 	Oppose

		<p>Aside from the option of limiting residential density in the affected area, inadequate assessment is given to any other means to “manage the specific characteristics” as required by NPS-UD [3.33], i.e., mitigate the sound exposure.</p> <p>In the current District Plan, the effects of aircraft noise are not managed via density restrictions affecting the baseline of the zone, but by ensuring dwellings at densities exceeding a zone’s baseline are subject to indoor design sound level limits specified in Christchurch District Plan Appendix 14.16.4. Curiously, this existing mechanism does not protect residents from high sound exposure if their dwelling is compliant with the permitted activities within the operative Residential Suburban zone i.e., is low-density (2 dwellings per site, 8m / 2 storey building height limit), and could therefore be considered ineffective at present at protecting residents from high sound exposure. It does, however, limit the number of dwellings (to below MDRS standards), and therefore limits the number of residents in the affected area, likely reducing the ‘reverse-sensitivity’ effects on the airport.</p> <p>In either of the above cases, we could instead require “any bedroom to be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB” or some other suitable fixed-attenuation, similar to residential activities within commercial and mixed-use zones [Proposed Housing and Business Choice Plan Change (PC14) Chapter 15 Commercial, 15.4.1.1 Permitted activities P12, P21; 15.5.1.1 Permitted activities P12, P21; 15.10.1.1 Permitted activities P27].</p> <p>Not only would either of these protect residents and users of all new occupied buildings from exposure to high sound levels without excessively limiting the density in the area, in-so-doing they would also limit the reverse-sensitivity effects on the airport. They would maintain some consistency with the current district plan but extend the protection from high sound exposure to residents of low-density dwellings. Sites within the ANC could then be zoned such that they were consistent with MDRS and NPS-UD, enabling greater housing capacity in an area of Riccarton/Fendalton which the TPG report highlights as central to the locations of feasible medium density development (refer to Figure 8 and Figure 9).</p>	
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Commercial > Rules - Mixed Use Zone > Activity status tables - Mixed Use Zone > Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Geordie Shaw/ #235.6		Seek Amendment	[That P27.h. the minimum glazing standard allows more flexibility in achieving the intent of the policies]	
ChristchurchNZ/ #760.14		Seek Amendment	Amend P4, P5, P6, and P7 to insert a new activity-specific standard: (a) Car parking shall be limited to 1space per150sqm.	
ChristchurchNZ/760.14	Kāinga Ora/ #FS2082.532	Seek Amendment	Amend P4, P5, P6, and P7 to insert a new activity-specific standard: (a) Car parking shall be limited to 1space per150sqm. These activities have the potential to be high trip generating, therefore inconsistent with the objective of transitioning the Sydenham and Waltham mixed use zones into high-density, high-quality walkable neighbourhoods...that support a reduction in greenhouse gas emissions. The proposed amendment better reflects that objective, allowing these activities to establish whilst ensuring that the urban environment is well functioning for the intended mix of uses. It therefore better achieves both the NPSUD and the objectives and policies for the mixed use zone.	Oppose
ChristchurchNZ/ #760.15		Seek Amendment	Amend P8 to insert a new activity specific standard: a. Any service station in the Sydenham and Waltham Mixed Use Zones shall be located on a minor or major arterial road.	
ChristchurchNZ/760.15	Kāinga Ora/ #FS2082.533	Seek Amendment	Amend P8 to insert a new activity specific standard: a. Any service station in the Sydenham and Waltham Mixed Use Zones shall be located on a minor or major arterial road. Service stations are high trip generating activities, inconsistent with the objective of transitioning the Sydenham and Waltham mixed use zones into high density walkable neighbourhoods that ...support a reduction greenhouse gas emissions (Objective 15.2.3) and walkable neighbourhoods (Policy 15.2.3.2). Limiting their establishment to locations that have a high intensity traffic function more appropriately gives effect to Objective 15.2.3 and Policy 15.2.3.2 whilst still providing for service stations in the locations that they typically prefer to locate in (i.e. highly visible and trafficked).	Oppose
ChristchurchNZ/ #760.16		Support	Retain P12 as notified	
ChristchurchNZ/ #760.34		Seek Amendment	Amend P27 g. to read: “The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit, on the same floor ”	
ChristchurchNZ/760.34	Kāinga Ora/ #FS2082.542	Seek Amendment	Amend P27 g. to read: “The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit, on the same floor ” Without this amendment there could be the unintended consequence for apartment blocks because the units will typically overlook the units below Amend P27 g. to read: “The outlook space shall not extend over an outlook space or outdoor living space required by	Oppose

			another residential unit, on the same floor ” Without this amendment there could be the unintended consequence for apartment blocks because the units will typically overlook the units below	
ChristchurchNZ/ #760.35		Seek Amendment	Amend P27 i. to read: “Any outdoor living space or outdoor servicespace shall not be used for car parking, cycleparking or access”.	
ChristchurchNZ/760.35	Kāinga Ora/ #FS2082.543	Seek Amendment	Amend P27 i. to read: “Any outdoor living space or outdoor servicespace shall not be used for car parking, cycleparking or access”. Without this amendment the function of outdoor living space or outdoor service spaces could be compromised. Amend P27 i. to read: “Any outdoor living space or outdoor servicespace shall not be used for car parking, cycleparking or access”. Without this amendment the function of outdoor living space or outdoor service spaces could be compromised.	Oppose
Retirement Villages Association of New Zealand Inc/ #811.104		Seek Amendment	insert new rule in the Mixed Use Zone that provides for retirement villages as permitted activities. MUZ-RX – Retirement village Activity status: PER Activity status when compliance not achieved: N/A	
Retirement Villages Association of New Zealand Inc/811.104	Adele Radburnd/ #FS2094.2	Seek Amendment	insert new rule in the Mixed Use Zone that provides for retirement villages as permitted activities. MUZ-RX – Retirement village Activity status: PER Activity status when compliance not achieved: N/A Recognising that the Enabling Housing Act is not limited to residential zones, with Councils required to ensure district plans provide for intensification in urban non-residential zones, the RVA considers that the Mixed Use Zone should provide for retirement village activities as a permitted activity (with the construction of the retirement village being a restricted discretionary activity). This would recognise that retirement villages provide substantial benefit by enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.	Oppose
Retirement Villages Association of New Zealand Inc/811.104	Summerset Group Holdings Limited/ #FS2097.98	Seek Amendment	insert new rule in the Mixed Use Zone that provides for retirement villages as permitted activities. MUZ-RX – Retirement village Activity status: PER Activity status when compliance not achieved: N/A Recognising that the Enabling Housing Act is not limited to residential zones, with Councils required to ensure district plans provide for intensification in urban non-residential zones, the RVA considers that the Mixed Use Zone should provide for retirement village activities as a permitted activity (with the construction of the retirement village being a restricted discretionary activity). This would recognise	Support

			that retirement villages provide substantial benefit by enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.	
Kāinga Ora – Homes and Communities / #834.282		Seek Amendment	1. Amend P27 to delete clause (b) relating to the Comprehensive Housing Precinct. 2. Add additional activity rules enabling a suite of community activities i.e. rules 14.5.1.1 P5-P13, P20.	
Kāinga Ora – Homes and Communities / #834.282	ChristchurchNZ/ #FS2048.10	Seek Amendment	1. Amend P27 to delete clause (b) relating to the Comprehensive Housing Precinct. 2. Add additional activity rules enabling a suite of community activities i.e. rules 14.5.1.1 P5-P13, P20. Support the enablement of residential in P27, subject to deletion of the 'Comprehensive Housing Precinct'. The rule framework does not enable the suite of community activities that are inherent in good quality mixed use neighbourhoods. The rule framework must enable activities such as preschools, education, spiritual, health, community facilities, and convenience retail to support the emergence of a genuinely mixed use neighbourhood. The activity standards for these activities in the MRZ are equally appropriate and set appropriate limits on activity size to ensure effects of larger facilities are able to be assessed. Such activities do not generally give rise to retail distribution effects, and will not give rise to reverse sensitivity effects given the clear change in outcome sought for these areas and the enablement of residential activity throughout the mixed use zone.	Oppose
Kāinga Ora – Homes and Communities / #834.282	ChristchurchNZ/ #FS2048.23	Seek Amendment	1. Amend P27 to delete clause (b) relating to the Comprehensive Housing Precinct. 2. Add additional activity rules enabling a suite of community activities i.e. rules 14.5.1.1 P5-P13, P20. Support the enablement of residential in P27, subject to deletion of the 'Comprehensive Housing Precinct'. The rule framework does not enable the suite of community activities that are inherent in good quality mixed use neighbourhoods. The rule framework must enable activities such as preschools, education, spiritual, health, community facilities, and convenience retail to support the emergence of a genuinely mixed use neighbourhood. The activity standards for these activities in the MRZ are equally appropriate and set appropriate limits on activity size to ensure effects of larger facilities are able to be assessed. Such activities do not generally give rise to retail distribution effects, and will not give rise to reverse sensitivity effects given the clear change in outcome sought for these areas and the enablement of residential activity throughout the mixed use zone.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.284		Oppose	P27 Delete all existing provisions and provide a suite of workable and clear rules that encourage and enable large scale redevelopment. Remove statutory impediments in Appendix 15.15.12 – Sydenham and Appendix 15.15.13 requiring 'Greenways' and 'Shared Pedestrian / Cycleways' and seek to facilitate through more appropriate means – such as negotiated purchase.	
Kāinga Ora – Homes and Communities / #834.284	Anne Dingwall/ #FS2037.34	Oppose	P27 Delete all existing provisions and provide a suite of workable and clear rules that encourage and enable large scale redevelopment. Remove statutory impediments in Appendix 15.15.12 – Sydenham and Appendix 15.15.13 requiring 'Greenways' and 'Shared Pedestrian / Cycleways' and seek to facilitate through more appropriate means – such as negotiated purchase. These provisions are overtly complicated, unworkable and provide inappropriate mechanisms to manage development and acquire public laneways (Appendix 15.15.12 – Sydenham and Appendix 15.15.13). Clarity needs to be improved in (P27) that those provisions apply to all MUZ except: (i) Blenheim Road / Main South Road 15.10.1.4 (D1); and (ii) Comprehensive Housing Precinct (15.10.1.3 (RD3) and (RD4). Reference in 15.10.1.3 (RD3) to 15.14.3.40 (a) (iv) and (v) is incorrect, as these provisions do not exist. The respective matters identified in relation to 15.10.1.3 (RD4) are overly excessive and broad. 15.10.1.5 (NC3) has the statutory function of deeming all Comprehensive Residential Development	Oppose

			<p>within the precinct identified for such (at Appendix 15.15.12 and 15.15.13) noncomplying. This inconsistency and error needs to be corrected. The matters expressed in 15.14.3.40 are overly excessive and broad (effectively not restricting the matters to be assessed), lack certainty of achievement, and are absent a resource management purpose. Collectively these matters are the antithesis of the achievement of Objective 3.3.1 and Objective 3.3.2 and will disenable investment and redevelopment. Reference is sought to be made to a good quality living environment that positively contributes to local amenity as a high quality environment is contextually unobtainable in a transitioning Mixed Use Environment. The requirements in Appendix 15.15.12 – Sydenham and Appendix 15.15.13. Appendix 15.15.14 are not the most appropriate in terms of s32 of the Act, and will act to disenable redevelopment and the purpose of the Zone.</p>	
Kāinga Ora – Homes and Communities /834.284	ChristchurchNZ/ #FS2048.11	Oppose	<p>P27 Delete all existing provisions and provide a suite of workable and clear rules that encourage and enable large scale redevelopment. Remove statutory impediments in Appendix 15.15.12 – Sydenham and Appendix 15.15.13 requiring ‘Greenways’ and ‘Shared Pedestrian / Cycleways’ and seek to facilitate through more appropriate means – such as negotiated purchase.</p> <p>These provisions are overtly complicated, unworkable and provide inappropriate mechanisms to manage development and acquire public laneways (Appendix 15.15.12 – Sydenham and Appendix 15.15.13).</p> <p>Clarity needs to be improved in (P27) that those provisions apply to all MUZ except:</p> <p>(i) Blenheim Road / Main South Road 15.10.1.4 (D1); and</p> <p>(ii) Comprehensive Housing Precinct (15.10.1.3 (RD3) and (RD4).</p> <p>Reference in 15.10.1.3 (RD3) to 15.14.3.40 (iv) and (v) is incorrect, as these provisions do not exist. The respective matters identified in relation to 15.10.1.3 (RD4) are overly excessive and broad. 15.10.1.5 (NC3) has the statutory function of deeming all Comprehensive Residential Development within the precinct identified for such (at Appendix 15.15.12 and 15.15.13) noncomplying. This inconsistency and error needs to be corrected. The matters expressed in 15.14.3.40 are overly excessive and broad (effectively not restricting the matters to be assessed), lack certainty of achievement, and are absent a resource management purpose. Collectively these matters are the antithesis of the achievement of Objective 3.3.1 and Objective 3.3.2 and will disenable investment and redevelopment. Reference is sought to be made to a good quality living environment that positively contributes to local amenity as a high quality environment is contextually unobtainable in a transitioning Mixed Use Environment. The requirements in Appendix 15.15.12 – Sydenham and Appendix 15.15.13. Appendix 15.15.14 are not the most appropriate in terms of s32 of the Act, and will act to disenable redevelopment and the purpose of the Zone.</p>	Oppose
Christchurch International Airport Limited (CIAL) / #852.22		Seek Amendment	<p>Amend Rule 15.10.1.1 P27 by inserting a new activity standard as follows:</p> <p>f. The activity shall not be located within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as shown on the planning maps.</p> <p>Consequential renumbering of existing activity standards that follow and rule reference renumbering as required.</p>	
Christchurch International Airport Limited (CIAL) /852.22	Sarah Harrow/ #FS2017.22	Seek Amendment	<p>Amend Rule 15.10.1.1 P27 by inserting a new activity standard as follows:</p> <p>f. The activity shall not be located within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as shown on the planning maps.</p> <p>Consequential renumbering of existing activity standards that follow and rule reference renumbering as required.</p> <p>A small portion of the MUZ sites beneath the QM on the north side of Riccarton Road adjacent to the NZ Rail line. Amendments to the rules are required for the reasons outlined in submission points 2 and 16 below.</p> <p><i>[Submission 2: The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Oppose

			<i>[Submission 16: The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework]</i>	
Christchurch International Airport Limited (CIAL) /852.22	Stantec/ #FS2032.69	Seek Amendment	<p>Amend Rule 15.10.1.1 P27 by inserting a new activity standard as follows:</p> <p>f. The activity shall not be located within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as shown on the planning maps.</p> <p>Consequential renumbering of existing activity standards that follow and rule reference renumbering as required.</p> <p>A small portion of the MUZ sites beneath the QM on the north side of Riccarton Road adjacent to the NZ Rail line. Amendments to the rules are required for the reasons outlined in submission points 2 and 16 below.</p> <p><i>[Submission 2: The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p> <p><i>[Submission 16: The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework]</i></p>	Oppose
Christchurch International Airport Limited (CIAL) /852.22	New Zealand Airports Association/ #FS2071.34	Seek Amendment	<p>Amend Rule 15.10.1.1 P27 by inserting a new activity standard as follows:</p> <p>f. The activity shall not be located within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as shown on the planning maps.</p> <p>Consequential renumbering of existing activity standards that follow and rule reference renumbering as required.</p> <p>A small portion of the MUZ sites beneath the QM on the north side of Riccarton Road adjacent to the NZ Rail line. Amendments to the rules are required for the reasons outlined in submission points 2 and 16 below.</p> <p><i>[Submission 2: The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p> <p><i>[Submission 16: The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework]</i></p>	Support
Christchurch International Airport Limited (CIAL) /852.22	Kāinga Ora/ #FS2082.782	Seek Amendment	<p>Amend Rule 15.10.1.1 P27 by inserting a new activity standard as follows:</p> <p>f. The activity shall not be located within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as shown on the planning maps.</p> <p>Consequential renumbering of existing activity standards that follow and rule reference renumbering as required.</p>	Oppose

			<p>A small portion of the MUZ sites beneath the QM on the north side of Riccarton Road adjacent to the NZ Rail line. Amendments to the rules are required for the reasons outlined in submission points 2 and 16 below.</p> <p><i>[Submission 2: The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p> <p><i>[Submission 16: The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework]</i></p>	
ChristchurchNZ/760.17	Kāinga Ora/ #FS2082.534	Seek Amendment	<p>Mixed Use Zone – permitted activities – P27(g)</p> <hr/> <p>Amend rule to read:</p> <p><u>"The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit, on the same floor".</u></p> <p><u>Without this amendment there could be the unintended consequence for apartment blocks</u></p> <hr/> <p>because the units will typically overlook the units below.</p> <p>[Please refer to attachment for full submission]</p>	Oppose

Commercial > Rules - Mixed Use Zone > Activity status tables - Mixed Use Zone > Controlled activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Edward Jolly/ #669.6		Seek Amendment	Seek amendment to Urban Design Certification Pathway and Mana Whenua engagement method to remove requirement from this rule and include "a new section of the plan... that... provide[s] this mechanism... [developed as a separate process by] CCC under its Te Tiriti o Waitangi obligations [with] Mana Whenua to a level negotiated between these parties whom jointly develop associated mechanisms within the plan."	
Retirement Villages Association of New Zealand Inc/ #811.105		Seek Amendment	<p>insert new rule in the Mixed Use Zone that provides for the construction of retirement villages as a restricted discretionary activity and to include a set of focused matters of discretion that are applicable to retirement villages:</p> <p>MUZ-RX Retirement Villages</p>	

			<p>Construction or alteration of or addition to any building or other structure for a retirement village.</p> <p>Activity Status: Restricted Discretionary Matters for discretion</p> <p>The exercise of discretion in relation to MUZ-RX is restricted to the following matters:</p> <ol style="list-style-type: none"> 1. The extent and effects arising from exceeding any of the relevant built form standards (both individually and cumulatively). 2. The effects of the retirement village on the safety of adjacent streets or public open spaces. 3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces. 4. The extent to which articulation, modulation and materiality addresses visual dominance effects associated with building length. 5. The relevant objectives and policies in 15.2 (specifically 15.2.3.2) and the proposed new policies as inserted. 6. The positive effects of the construction, development and use of the retirement village. <p>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</p> <p>Notification: An application for resource consent associated with a retirement village made in respect of MUZ-RX is precluded from being publicly notified. An application for resource consent associated with a retirement village made in respect of MUZ-RX that complies with the relevant external amenity standards is precluded from being limited notified.</p>	
Retirement Villages Association of New Zealand Inc/811.105	Adele Radburnd/ #FS2094.3	Seek Amendment	<p>insert new rule in the Mixed Use Zone that provides for the construction of retirement villages as a restricted discretionary activity and to include a set of focused matters of discretion that are applicable to retirement villages:</p> <p>MUZ-RX Retirement Villages Construction or alteration of or addition to any building or other structure for a</p>	Seek Amendment

		<p>retirement village. Activity Status: Restricted Discretionary Matters for discretion The exercise of discretion in relation to MUZ-RX is restricted to the following matters:</p> <ol style="list-style-type: none">1. The extent and effects arising from exceeding any of the relevant built form standards (both individually and cumulatively).2. The effects of the retirement village on the safety of adjacent streets or public open spaces.3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.4. The extent to which articulation, modulation and materiality addresses visual dominance effects associated with building length.5. The relevant objectives and policies in 15.2 (specifically 15.2.3.2) and the proposed new policies as inserted.6. The positive effects of the construction, development and use of the retirement village. <p>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</p> <p>Notification: An application for resource consent associated with a retirement village made in respect of MUZ-RX is precluded from being publicly notified. An application for resource consent associated with a retirement village made in respect of MUZ-RX that complies with the relevant external amenity standards is precluded from being limited notified. The RVA supports Rule 15.10.1.1 (P1) and the permitting of the establishment of any new building, or addition to a building when complying with the relevant standards; and the triggering of more restrictive activity statuses based on non-compliance with relevant activity specific standards and built form standards. Noting that retirement villages will likely infringe the standard requiring residential activities to be located above ground level, retirement villages will typically be a restricted discretionary activity. As such, the RVA considers that a rule should</p>	
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			<p>be provided that provides specifically for retirement villages as a restricted discretionary activity, and that the construction of retirement villages should have their own set of focused matters of discretion (so as to provide for and acknowledge the differences that retirement villages have from other residential activities). The RVA considers the matters of discretion applicable to retirement villages need to appropriately provide for / support the efficient use of larger sites for retirement villages, and the functional and operational needs of the retirement village.</p>	
Retirement Villages Association of New Zealand Inc/811.105	Summerset Group Holdings Limited/ #FS2097.99	Seek Amendment	<p>insert new rule in the Mixed Use Zone that provides for the construction of retirement villages as a restricted discretionary activity and to include a set of focused matters of discretion that are applicable to retirement villages:</p> <p>MUZ-RX Retirement Villages Construction or alteration of or addition to any building or other structure for a retirement village. Activity Status: Restricted Discretionary Matters for discretion The exercise of discretion in relation to MUZ-RX is restricted to the following matters:</p> <ol style="list-style-type: none"> 1. The extent and effects arising from exceeding any of the relevant built form standards (both individually and cumulatively). 2. The effects of the retirement village on the safety of adjacent streets or public open spaces. 3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces. 4. The extent to which articulation, modulation and materiality addresses visual dominance effects associated with building length. 5. The relevant objectives and policies in 15.2 (specifically 15.2.3.2) and the proposed new policies as inserted. 6. The positive effects of the construction, development and use of the retirement village. <p>For clarity, no other rules or matters of discretion relating to the effects of</p>	Support

		<p>density apply to buildings for a retirement village.</p> <p>Notification: An application for resource consent associated with a retirement village made in respect of MUZ-RX is precluded from being publicly notified.</p> <p>An application for resource consent associated with a retirement village made in respect of MUZ-RX that complies with the relevant external amenity standards is precluded from being limited notified. The RVA supports Rule 15.10.1.1 (P1) and the permitting of the establishment of any new building, or addition to a building when complying with the relevant standards; and the triggering of more restrictive activity statuses based on non-compliance with relevant activity specific standards and built form standards.</p> <p>Noting that retirement villages will likely infringe the standard requiring residential activities to be located above ground level, retirement villages will typically be a restricted discretionary activity.</p> <p>As such, the RVA considers that a rule should be provided that provides specifically for retirement villages as a restricted discretionary activity, and that the construction of retirement villages should have their own set of focused matters of discretion (so as to provide for and acknowledge the differences that retirement villages have from other residential activities).</p> <p>The RVA considers the matters of discretion applicable to retirement villages need to appropriately provide for / support the efficient use of larger sites for retirement villages, and the functional and operational needs of the retirement village.</p>	
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Commercial > Rules - Mixed Use Zone > Activity status tables - Mixed Use Zone > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kate Z/ #297.29		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Vickie Hearnshaw/ #305.12		Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	
ChristchurchNZ/ #760.17		Seek Amendment	Amend RD3 to read: "The Council's discretion shall be limited to the following matters: a. Residential design principles – 15.14.1b. Comprehensive residential activity in the Mixed Use Zone – 15.14.3.40 (a) (iv) (ii) and (v) (iii)	
Kāinga Ora – Homes and Communities / #834.277		Oppose	Delete all City Spine Transport Corridor built form rules from the suite of commercial zones.	

Kāinga Ora – Homes and Communities / #834.285		Oppose	RD 3/ RD 4 Delete all existing provisions and provide a suite of workable and clear rules that encourage and enable large scale redevelopment. Remove statutory impediments in Appendix 15.15.12 – Sydenham and Appendix 15.15.13 requiring ‘Greenways’ and ‘Shared Pedestrian / Cycleways’ and seek to facilitate through more appropriate means – such as negotiated purchase.	
Fire and Emergency / #842.61		Support	[15.10.1.3 Restricted discretionary activities RD1] Retain as notified.	

Commercial > Rules - Mixed Use Zone > Activity status tables - Mixed Use Zone > Non-complying activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
ChristchurchNZ/ #760.18		Seek Amendment	Amend NC3 to read: “Any Comprehensive Residential Activity within the Comprehensive Housing Precinct for sites identified in Appendix 15.15.12 and 15.15.13 as allocation for required pedestrian/cycle, road or greenway connections, unless the desired street to street connection/s have been provided”	
ChristchurchNZ/760.18	Kāinga Ora/ #FS2082.557	Seek Amendment	Amend NC3 to read: “Any Comprehensive Residential Activity within the Comprehensive Housing Precinct for sites identified in Appendix 15.15.12 and 15.15.13 as allocation for required pedestrian/cycle, road or greenway connections, unless the desired street to street connection/s have been provided” Whilst we understand and accept the basis of this rule being to preclude development in blocks so large that they do not support walkability and to ensure that redevelopment of sites in these locations does not stymie the potential for important mid-block connections in these locations, as worded NC3 simply limits all development in these locations, regardless of whether or not the desired links have been provided or committed to. The proposed amendment more appropriately provides for a future scenario when the connections have been secured.	Oppose
Kāinga Ora – Homes and Communities / #834.288		Oppose	NC3 Delete all existing provisions and provide a suite of workable and clear rules that encourage and enable large scale redevelopment. Remove statutory impediments in Appendix 15.15.12 – Sydenham and Appendix 15.15.13 requiring ‘Greenways’ and ‘Shared Pedestrian / Cycleways’ and seek to facilitate through more appropriate means – such as negotiated purchase.	
Kāinga Ora – Homes and Communities /834.288	ChristchurchNZ/ #FS2048.12	Oppose	NC3 Delete all existing provisions and provide a suite of workable and clear rules that encourage and enable large scale redevelopment. Remove statutory impediments in Appendix 15.15.12 – Sydenham and Appendix 15.15.13 requiring ‘Greenways’ and ‘Shared Pedestrian / Cycleways’ and seek to facilitate through more appropriate means – such as negotiated purchase. These provisions are overly complicated, unworkable and provide inappropriate mechanisms to manage development and acquire public laneways (Appendix 15.15.12 – Sydenham and Appendix 15.15.13). Clarity needs to be improved in (P27) that those provisions apply to all MUZ except: (i) Blenheim Road / Main South Road 15.10.1.4(D1); and (ii) Comprehensive Housing Precinct (15.10.1.3 (RD3) and (RD4). Reference in 15.10.1.3(RD3) to 15.14.3.40(a)(iv) and (v) is incorrect, as these provisions do not exist. The respective matters identified in relation to 15.10.1.3(RD4) are overly excessive and broad. 15.10.1.5(NC3) has the statutory function of deeming all Comprehensive Residential Development within the precinct identified for such (at Appendix 15.15.12 and 15.15.13) noncomplying. This inconsistency and error needs to be corrected. The matters expressed in 15.14.3.40 are overly excessive and broad (effectively not restricting the matters to be assessed), lack certainty of achievement, and are absent a resource management purpose. Collectively these matters are the antithesis of the achievement of Objective 3.3.1 and Objective 3.3.2 and will disenable investment and redevelopment. Reference is sought to be made to a good quality living environment that positively contributes to local amenity as a high quality environment is contextually unobtainable in a transitioning Mixed Use Environment. The requirements in Appendix 15.15.12 – Sydenham and Appendix 15.15.13. Appendix 15.15.14 are not the most appropriate in terms of s32 of the Act, and will act to disenable redevelopment and the purpose of the Zone.	Oppose
Christchurch International Airport Limited (CIAL) / #852.23		Seek Amendment	Amend Rule 15.10.1.5 NC1 as follows: NC1 Any residential activity not meeting Rule 15.10.1.1 P27 (e) or (f)	
Christchurch International Airport Limited (CIAL) /852.23	Sarah Harrow/ #FS2017.23	Seek Amendment		Oppose

			<p>Amend Rule 15.10.1.5 NC1 as follows:</p> <p>NC1 Any residential activity not meeting Rule 15.10.1.1 P27 (e) or (f)</p> <p>A small portion of the MUZ sites beneath the QM on the north side of Riccarton Road adjacent to the NZ Rail line. Amendments to the rules are required for the reasons outlined in submission points 2 and 16.</p> <p><i>[Submission 2: The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.]</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p> <p><i>[Submission 16: The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework]</i></p>	
Christchurch International Airport Limited (CIAL) /852.23	Stantec/ #FS2032.70	Seek Amendment	<p>Amend Rule 15.10.1.5 NC1 as follows:</p> <p>NC1 Any residential activity not meeting Rule 15.10.1.1 P27 (e) or (f)</p> <p>A small portion of the MUZ sites beneath the QM on the north side of Riccarton Road adjacent to the NZ Rail line. Amendments to the rules are required for the reasons outlined in submission points 2 and 16.</p> <p><i>[Submission 2: The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.]</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p> <p><i>[Submission 16: The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework]</i></p>	Oppose
Christchurch International Airport Limited (CIAL) /852.23	New Zealand Airports Association/ #FS2071.35	Seek Amendment	<p>Amend Rule 15.10.1.5 NC1 as follows:</p> <p>NC1 Any residential activity not meeting Rule 15.10.1.1 P27 (e) or (f)</p> <p>A small portion of the MUZ sites beneath the QM on the north side of Riccarton Road adjacent to the NZ Rail line. Amendments to the rules are required for the reasons outlined in submission points 2 and 16.</p> <p><i>[Submission 2: The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.]</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p>	Support

			<i>[Submission 16: The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework]</i>	
Christchurch International Airport Limited (CIAL) /852.23	Kāinga Ora/ #FS2082.783	Seek Amendment	<p>Amend Rule 15.10.1.5 NC1 as follows:</p> <p>NC1 Any residential activity not meeting Rule 15.10.1.1 P27 (e) or (f)</p> <p>A small portion of the MUZ sites beneath the QM on the north side of Riccarton Road adjacent to the NZ Rail line. Amendments to the rules are required for the reasons outlined in submission points 2 and 16.</p> <p><i>[Submission 2: The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</i></p> <p><i>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.]</i></p> <p><i>[Submission 16: The permitted and non-complying activity rules refer to the "50dB Ldn Air Noise Contour". An additional reference to the Airport Noise Influence Area Qualifying Matter is also required to give effect to the policy framework]</i></p>	Oppose
Orion New Zealand Limited (Orion)/ #854.19		Seek Amendment	<p>Mixed Use Zone Rule 15.10.1.5 Non-complying activities.</p> <p>Add an additional clause to NC2 and amend clause 'c' as follows:</p> <p>X Sensitive activities within 3m of the outside overhead conductor of any 11kV, 400V or 230V electricity distribution line.</p> <p>d. Conductive Fences within 5 metres of a 66kV or, 33kV, 11kV, 400V or 230V electricity distribution line support structure foundation.</p>	

Commercial > Rules - Mixed Use Zone > Built form standards - Mixed Use Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Tony Pennell/ #308.8		Support	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.	
Tony Pennell/308.8	Kāinga Ora/ #FS2082.254	Support	<p>[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.</p> <p>I would suggest this as part of the future sustainability mission for our smart city development. Many of us wish to have solar power on the roof. A 12 mtr building with a terrace or green roof is ideal. A 12 mtr structure will probably preclude solar panels unless designed in.</p>	Oppose
Plain and Simple Ltd/ #627.18		Seek Amendment	<p>[New standards for] accessibility and environmentally responsible design, [such as]:</p> <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping 	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.19		Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	
Canterbury / Westland Branch of Architectural Designers NZ/685.19	Anne Dingwall/ #FS2037.1123	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid	Support

			maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]	
Canterbury / Westland Branch of Architectural Designers NZ/685.19	Chapman Tripp/ #FS2063.70	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.19	Chapman Tripp/ #FS2064.67	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.19	Kāinga Ora/ #FS2082.363	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]	Oppose

Commercial > Rules - Mixed Use Zone > Built form standards - Mixed Use Zone > Maximum building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Rosemary Fraser/ #26.6		Seek Amendment	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls.	
Rosemary Fraser/26.6	Cambridge 137 Limited/ #FS2042.6	Seek Amendment	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls. Wind tunnels occur between taller buildings as happens on Colombo Street between the library and Te Pai. As Christchurch experiences strong winds and is flat, it could create dangerous situations if there are tall buildings on both side of street. Even with appropriate foundations they would still sway terrifying people on the higher floors. Also, the taller the building the more difficult it would be to escape if there was a fire. Also, with increased shading, there is likely to be for ice on paths for longer in winter.	Oppose
Rosemary Fraser/26.6	Kāinga Ora/ #FS2082.10	Seek Amendment	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls. Wind tunnels occur between taller buildings as happens on Colombo Street between the library and Te Pai. As Christchurch experiences strong winds and is flat, it could create dangerous situations if there are tall buildings on both side of street. Even with appropriate foundations they would still sway terrifying people on the higher floors. Also, the taller the building the more difficult it would be to escape if there was a fire. Also, with increased shading, there is likely to be for ice on paths for longer in winter.	Oppose
Paul McNoe/ #171.3		Seek Amendment	[Reduce permitted building height] That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible	

Atlas Quarter Residents Group (22 owners) / #224.16		Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.	
Atlas Quarter Residents Group (22 owners) /224.16	Kāinga Ora/ #FS2082.180	Oppose	<p>That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.</p> <p>Who we are:</p> <p>This submission is made on behalf of the following persons, all of whom own units in the Atlas Quarter, 36 Welles Street, Christchurch Central:</p> <p>Richard Ball, Athena Ellis, Phil and Lynette Stenning, Max Lucas, Paul and Jeni Neilson, Jenny Jia and Zhongyang Yuan, Piers and Emma Bayley, Rachel and Tim Scanlan, Eileen and Vernon Payne, Bruce Fraser, Eléonore Dumaine, Peter and Faye Greenwood, Alan Steel, Gillian Smeith, Chelsea Kennedy, Deborah Bowker, Kate and Mike Peers, Peter Morris, Mathilde Vachon, Barbra Pullar, Martin Rumbold and Kirsty Stewart.</p> <p>Key points:</p> <p>We support well designed intensive residential and commercial development, integrated with sustainable transport options. We have already “put our money where our mouths are” by purchasing units in the Atlas Quarter, a large and successful inner-city development of 110 residential and three commercial units.</p> <p>We oppose the greatly increased height limits proposed by Plan Change 14. They are unnecessary and inappropriate for Christchurch.</p> <p>We support the inclusion of qualifying matters to enhance design quality and urban amenity across the City.</p> <p>Relief sought:</p> <ol style="list-style-type: none"> 1. That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible. 2. Where Government legislation and regulations require increases to height limits, that these are kept to the minimum extent possible for compliance with the regulations. 3. The need for greater intensification is supported but this does not require or justify the proposed increases in height limits as permitted activities. 4. The inclusion of the qualifying criteria is supported, independent of height limits, as a means of promoting good design and ensuring new buildings do not adversely impact existing buildings designed and constructed within the current District Plan requirements. <p>Reasons:</p> <p>Following the Christchurch earthquakes, a comprehensive design process was undertaken for the City, particularly for the central city. Deliberate and well-informed decisions were made create a liveable city, with intensified development in the central city and around suburban centres, but with lower central city height limits than previously existed. This has created a compact central city with increased densities compared to before the earthquakes, but without the height of some of the buildings that Christchurch had pre-earthquake . The consolidation has resulted in many vacant sites becoming available which are gradually being filled.</p> <p>This model was developed by looking at best practice around the world, combined with local input from residents and experts, to create an attractive and vibrant City. It set ambitious goals for increasing densities for residential living, especially in the central city and around suburban centres. It was fully integrated with future transport options and climate resilience objectives.</p> <p>It has widespread local support and was developed with considerable input and investment from Government (via CERA) and Christchurch City Council. It integrated land use and transport, seeking higher densities and more sustainable transport, as reflected in the Land Use Recovery Plan, Christchurch Central Recovery Plan and the Central City Transport Plan. It was embedded into the District Plan through an Independent Hearing Panel of experts hand-picked by the Government.</p> <p>The greatly increased height limits proposed Plan Change 14 undermines the objectives and principles that underpin the vision of the 2015 Christchurch Central Recovery Plan:</p> <p><i>“To become one of the best small cities in the world, Christchurch needs a city centre that is:</i></p> <ul style="list-style-type: none"> • <i>an inspiring place to live</i> 	Oppose

			<ul style="list-style-type: none"> • <i>an attractive place to invest</i> • <i>the best urban environment in New Zealand.</i> <p>The decision to limit heights was a deliberate choice in achieving this vision. The proposed changes will undermine existing investments, entered into in good faith based on the Recovery Plans, while also reducing the central city's design coherence and creating a less attractive City.</p> <p>The many empty sites and carparks that still exist post-earthquake provide adequate future capacity for the foreseeable future, including the "competitive margin" required by Government regulations. The only apparent reason for increasing the height limits appears to be compliance with new Government regulations. If the height limits are to be increased, this change should be done to the minimum extent needed to comply with these ill-considered Government requirements. There is no other justification for the proposed rules.</p> <p>The proposed rules allow new development to be concentrated in a small number of very tall buildings, with the negative impacts such as greater shading and wind tunnels, accompanied by a continuation of many empty and ugly lots in the central city. As the vacant sites are largely filled with cheap carparking, this further undermines the stated transport sustainability and climate resilience objectives.</p> <p>The scale of the buildings permitted under PC14 is not consistent with the extensive post-earthquake developments that have already occurred. The post-quake developments have created a very attractive City which will be undermined by these proposals. Existing intensive residential developments, such as the Atlas Quarter, could be overshadowed by new buildings of nearly twice the height on the east and west, blocking sunlight. Others may be blocked to the north.</p> <p>In short, the proposal for increased heights across the City are ill-considered solutions for problems that exist in Auckland, Wellington, and possibly other centres, but are not applicable to Christchurch. The geography and existing development of these other centres constrains new development. Post-earthquake Christchurch is quite different from these other centres: it is not constrained for growth opportunities, as demonstrated by the far slower growth in property prices over recent years. Even before the earthquakes, Christchurch had far more stable (less volatile) prices than Auckland and Wellington – a trend that has persisted since at least the 1970's. In Christchurch there is housing choice, particularly with substantial increases in the number of higher density residential apartments.</p> <p>Maximising the benefits of intensification needs to consider the dis-benefits. The proposed Plan identifies loss of tree cover as a disbenefit but does appear to put sufficient emphasis on other matters. Why does it propose financial contributions for loss of tree cover but not for loss of sunlight to others, wind tunnel effects or loss of amenity? In the Christchurch context, the widespread demolition of much of the central city, including most of the taller buildings, and consolidation of activities into more compact precincts, has created a much more attractive City with a visual appearance and aesthetic appropriate for the size of the City, reflected in the Central City Recovery Plan issued by CERA after extensive public and expert engagement. Both residents and visitors are commenting on the attractiveness of this new look. Re-introducing unnecessarily large buildings undermines this new and attractive look. Even with setbacks and other requirements, it has the potential to detract from the amenity and value of the very substantial public and private investment made for the City's re-build and recovery.</p>	
Property Council New Zealand/ #242.5		Seek Amendment	Support an increased height limit of 32 metres to areas immediately surrounding the central city. However, we recommend that this wording be changed back to how it was written in last year's consultation document i.e., "an increased height limit of 32 metres within a walkable catchment of 800m or 10 minutes" rather than "an increased height limit of 32 metres to areas immediately surrounding the central city".	
Property Council New Zealand/242.5	Cambridge 137 Limited/ #FS2042.33	Seek Amendment	Support an increased height limit of 32 metres to areas immediately surrounding the central city. However, we recommend that this wording be changed back to how it was written in last year's consultation document i.e., "an increased height limit of 32 metres within a walkable catchment of 800m or 10 minutes" rather than "an increased height limit of 32 metres to areas immediately surrounding the central city". This change in wording will lead to different interpretations and create uncertainty for the development community.	Support
Steve Burns/ #276.26		Seek Amendment	Seek maximum height of 5 stories in Christchurch	
Kate Z/ #297.30		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Anna Melling/ #337.17		Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.	
Kate Revell/ #338.10		Seek Amendment	Restrict building heights to a maximum of 22 metres.	
Chris Neame/ #339.10		Seek Amendment	Restrict maximum height for development to 22 metres	

Diane Gray/ #504.4		Seek Amendment	Seek amendment to the proposed increased height of residential buildings in suburbs close to the city ie 3 story high	
Kāinga Ora – Homes and Communities / #834.283		Seek Amendment	Amend rule 15.10.2.1 as follows: Maximum building heighta. The maximum height of anybuilding shall be 15 metres,unless specified below.b. The maximum height of anyComprehensive ResidentialDevelopment located withinthe Comprehensive HousingPrecinct (shown on the planning maps) shall be 21 22metres, for buildingslocated adjacent to thestreet, or 12 metres forbuildings located at the rearof the site.	
Kāinga Ora – Homes and Communities /834.283	ChristchurchNZ/ #FS2048.24	Seek Amendment	Amend rule 15.10.2.1 as follows: Maximum building heighta. The maximum height of anybuilding shall be 15 metres,unless specified below.b. The maximum height of anyComprehensive ResidentialDevelopment located withinthe Comprehensive HousingPrecinct (shown on the planning maps) shall be 21 22metres, for buildingslocated adjacent to thestreet, or 12 metres forbuildings located at the rearof the site. The insertion of (b) providing forhigher intensity of residentialdevelopment is supported.However a height limit of 22m isconsidered the moreappropriate for consistency withthe height limits proposedwithin this submission, andappropriate levels ofenablement, along with theunnecessary need todifferentiate between theheights of buildings dependingon where they are located onthe site.	Seek Amendment
Fire and Emergency/ #842.62		Support	Retain 15.10.2.1-Maximum building height as notified.	
Susanne Antill/ #870.7		Oppose	Opposeincreased height limits of buildings.	
Susanne and Janice Antill/ #893.8		Oppose	Oppose increased height limits of buildings.	
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.18		Seek Amendment	[Thatthe permitted] building height [is reduced to no more than] 12 metres [outside the city centre].	
Waipuna Halswell-Hornby-Riccarton Community Board/902.18	Chapman Tripp/ #FS2063.186	Seek Amendment	[Thatthe permitted] building height [is reduced to no more than] 12 metres [outside the city centre]. The Board is opposed to a residential building height increase beyond 12 metres in areas other than the City Centre. It considers development up to 20 metres to be to be totally inappropriate for Town Centres including North Halswell and Large local Centres such as Church Corner and will be totally at odds with the character of these areas. Commercial buildings proposal for an increase of building heights to 20 or 22 metres (six storeys, depending on building design) in line with High Density Residential Zone in Riccarton and Hornby. .While the Board understand the importance of intensification the Plan change as it stands seems likely to achieve this at the cost of the character and livability of these areas for both existing and new residents.	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/902.18	Chapman Tripp/ #FS2064.180	Seek Amendment	[Thatthe permitted] building height [is reduced to no more than] 12 metres [outside the city centre]. The Board is opposed to a residential building height increase beyond 12 metres in areas other than the City Centre. It considers development up to 20 metres to be to be totally inappropriate for Town Centres including North Halswell and Large local Centres such as Church Corner and will be totally at odds with the character of these areas. Commercial buildings proposal for an increase of building heights to 20 or 22 metres (six storeys, depending on building design) in line with High Density Residential Zone in Riccarton and Hornby. .While the Board understand the importance of intensification the Plan change as it stands seems likely to achieve this at the cost of the character and livability of these areas for both existing and new residents.	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/902.18	Kāinga Ora/ #FS2082.1280	Seek Amendment	[Thatthe permitted] building height [is reduced to no more than] 12 metres [outside the city centre]. The Board is opposed to a residential building height increase beyond 12 metres in areas other than the City Centre. It considers development up to 20 metres to be to be totally inappropriate for Town Centres including North Halswell and Large local Centres such as Church Corner and will be totally at odds with the character of these areas.	Oppose

			Commercial buildings proposal for an increase of building heights to 20 or 22 metres (six storeys, depending on building design) in line with High Density Residential Zone in Riccarton and Hornby. .While the Board understand the importance of intensification the Plan change as it stands seems likely to achieve this at the cost of the character and livability of these areas for both existing and new residents.	
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Commercial > Rules - Mixed Use Zone > Built form standards - Mixed Use Zone > Minimum building setback from residential zones

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Fire and Emergency/ #842.63		Support	Retain 15.10.2.3-Minimum building setback from residential zones as notified.	

Commercial > Rules - Mixed Use Zone > Built form standards - Mixed Use Zone > Sunlight and outlook at boundary with a residential zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Steve Burns/ #276.17		Support	[Retain sunlight access provisions]	
Anna Melling/ #337.18		Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.	
Joseph Corbett-Davies/ #444.2		Seek Amendment	Provide exemptions from Height in relation to boundary rules for mult-unit residential buildings on the front portion of the site in the Mixed Use Zone, as in the High Density Residential Zone and Local Centre Intensification precincts	
Joseph Corbett-Davies/444.2	ChristchurchNZ/ #FS2048.13	Seek Amendment	Provide exemptions from Height in relation to boundary rules for mult-unit residential buildings on the front portion of the site in the Mixed Use Zone, as in the High Density Residential Zone and Local Centre Intensification precincts This exemption allows better urban design by avoiding long narrow buildings and encouraging more engaging street frontage.	Oppose
Kāinga Ora – Homes and Communities / #834.270		Seek Amendment	Consequential amendments associatedwith Appendix 14.16.2.Adopt Metropolitan Centre Zone Rulesproposed in the Kāinga Ora submissionAppendix 2 and amend these rules asappropriate.	

Commercial > Rules - Mixed Use Zone > Built form standards - Mixed Use Zone > Landscaping and trees

Submission Number	Further Submission No	Position	Decision Requested	FS Position
James Harwood/ #571.23		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Analija Thomas/ #615.18		Support	Seek that the council retains the tree canopy requirement and contributions plan.	

Commercial > Rules - Mixed Use Zone > Built form standards - Mixed Use Zone > Water supply for fire fighting

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Fire and Emergency/ #842.64		Support	Retain 15.10.2.7-Water supply for fire fighting as notified.	

Commercial > Rules - Mixed Use Zone > Built form standards - Mixed Use Zone > Minimum building setback from railway corridor

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Kiwi Rail/ #829.20		Seek Amendment	Amend Rule 15.10.2.8 as follows: <table border="1"> <tr> <td>15.910.2 Built form standards – Commercial Mixed Use Zone</td> <td>15.910.2.8 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.</td> </tr> </table>	15.910.2 Built form standards – Commercial Mixed Use Zone	15.910.2.8 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.	
15.910.2 Built form standards – Commercial Mixed Use Zone	15.910.2.8 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.					
Kiwi Rail/829.20	Kāinga Ora/ #FS2082.754	Seek Amendment	Amend Rule 15.10.2.8 as follows: <table border="1"> <tr> <td>15.910.2 Built form standards – Commercial Mixed Use Zone</td> <td>15.910.2.8 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.</td> </tr> </table> Seeks amendment to Rule 15.6.2.8 to increase the setback from the rail corridor from 4m to 5m.	15.910.2 Built form standards – Commercial Mixed Use Zone	15.910.2.8 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.	Oppose
15.910.2 Built form standards – Commercial Mixed Use Zone	15.910.2.8 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.					

Commercial > Rules - Mixed Use Zone > Built form standards - Mixed Use Zone > Minimum standards for Comprehensive Residential Development

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Geordie Shaw/ #235.7		Seek Amendment	[That e. the minimum glazing standard allows more flexibility in achieving the intent of the policies]	
ChristchurchNZ/ #760.19		Seek Amendment	Amend the following: <ul style="list-style-type: none"> • Advice note: “The following built form standards also apply to comprehensive residential development: refer to Appendix 15.15.13 for the bulk and location diagram representing these standards. Note: refer to Appendix 15.15.14 for the bulk and location diagram representing some of these standards. • d: All shared pedestrian access ways within and through a site shall have a minimum width of 3 metres including planting. The width for pedestrian access shall be clear of any fencing, storage or servicing, except security gates, where necessary. • g: “Buildings front a street, greenway or other publicly accessible space and public open space shall include at least 20% glazing on each floor of the building” • h: “Apartments adjacent to the street or greenway shall be provided including: i. to a minimum of 4 storeys in height; or ii. to a minimum of 3 storeys for sites located on the south side of the street. • j: (i) Enclosed and lockable cycle storage for residents shall be provided at a minimum rate of 1 space per bedroom, located at grade within a fully enclosed and lockable storage facility integrated within the building and is accessed via a shared pedestrian access from the street or a shared path within a greenway; located adjacent to the communal open space ii) For every 5 residential units, 1 cycle park with a charging point shall be provided within the cycle storage facility that can accommodate a cargo bike; and (iii) 1 cycle park per 10 residential units shall be provided for visitors to the site, accessed from a shared pedestrian access and located adjacent to the communal open space. Visitor cycle parking shall also comply with rules 7.5.2(a)(ii) to (viii) and (x). 	

			<ul style="list-style-type: none"> l: "The maximum onsite car parking to residential unit ratio shall be 0.1 across the Comprehensive Residential Development. Car parking onsite shall only be provided for in the following circumstances: (i) A maximum of two car parking spaces for a residential car share scheme across the Comprehensive Residential Development; (ii) A maximum of one space per accessible residential unit 	
ChristchurchNZ/760.19	Anne Dingwall/ #FS2037.814	Seek Amendment	<p>Amend the following:</p> <ul style="list-style-type: none"> Advice note: "The following built form standards also apply to comprehensive residential development: refer to Appendix 15.15.13 for the bulk and location diagram representing these standards". Note: refer to Appendix 15.15.14 for the bulk and location diagram representing some of these standards. d: All shared pedestrian access ways within and through a site shall have a minimum width of 3 metres including planting. The width for pedestrian access shall be clear of any fencing, storage or servicing, except security gates, where necessary. g: "Buildings front a street, greenway or other publicly accessible space and public open space shall include at least 20% glazing on each floor of the building" h: "Apartments adjacent to the street or greenway shall be provided including: i. to a minimum of 4 storeys in height; or ii. to a minimum of 3 storeys for sites located on the south side of the street. j: (i) Enclosed and lockable cycle storage for residents shall be provided at a minimum rate of 1 space per bedroom, located at grade within a fully enclosed and lockable storage facility integrated within the building and is accessed via a shared pedestrian access from the street or a shared path within a greenway; located adjacent to the communal open space ii) For every 5 residential units, 1 cycle park with a charging point shall be provided within the cycle storage facility that can accommodate a cargo bike; and (iii) 1 cycle park per 10 residential units shall be provided for visitors to the site, accessed from a shared pedestrian access and located adjacent to the communal open space. Visitor cycle parking shall also comply with rules 7.5.2(a)(ii) to (viii) and (x). l: "The maximum onsite car parking to residential unit ratio shall be 0.1 across the Comprehensive Residential Development. Car parking onsite shall only be provided for in the following circumstances: (i) A maximum of two car parking spaces for a residential car share scheme across the Comprehensive Residential Development; (ii) A maximum of one space per accessible residential unit To correct reference and to refer to the Appendix in a note beneath the standards. Also, slight amendment of wording to reflect that the diagram referred to doesn't represent all of the standards in 15.10.2.9. Pedestrian access is defined such that the word 'way' is unnecessary. The comma after 'gates' changes the intent of the provision, opening the opportunity to allow storage and fencing etc with the exception only applying to security gates. This would be an inappropriate outcome. The intention of the Comprehensive Housing Precinct is to promote a perimeter block form that ensures the safety of public space users and amenity of the public space environment as part of key part of creating a walkable neighbourhood. As such, all public spaces that people are likely to access and move through should be afforded the same treatment. The proposed changes adopt existing district plan defined terms to achieve this outcome. Without this amendment there would be a risk of inappropriate development fronting onto a greenway (i.e. it could be the non-active sides of a streetfronting development). Whilst we understand the basis for the 3 storey minimum on south sides of streets expressed in the s32 report, question the benefits of this (access to a little more light to internal common areas at the equinox) vs the costs associated with promoting a lower rise urban form for what are very extensive south side streets. The proposed amendment would be more appropriate to enforce the urban form and development type intended for the area, including mid-to-high density residential development and a consistent urban street wall. As would be expected in a higher density environment, some compromise in terms of sunlight access is expected, and as such the reduction to a minimum of 3 storeys, which will impact urban form (and potentially yield), is not supported. We support requirement for a higher provision of cycle parking given the greater role that active modes will need to play in the zone to achieve the objective of a low carbon, walkable neighbourhood. Facilities including versatile and secure storage facilities for bikes and micro-mobility options support this intent. The location and form of cycle storage can have a substantive impact on the amenity and functionality of a comprehensive site. Cycle storage integrated within the building, but providing for personal access i.e. to a secure storage cage or compartment, allows for flexibility in how the storage may be utilized. In addition, there has recently been significant uptake in the use of e-bikes and cargo bikes which can be expected to continue into the future and which require additional secure space to ensure that they are a viable transport choice in high density living environments Limiting car share spaces to 2 on very large development sites may be insufficient to meet demand and the 0.1 ratio should be sufficient to manage the effects of excessive car parking. Accessible residential unit is shown in green to denote a defined term however no definition is provided in the notified proposal for chapter 2. We support this term being defined to aid user clarity (see proposed relief that addresses this matter). 	Support

New Zealand Institute of Architects Canterbury Branch/ #762.32		Seek Amendment	[T]hat the minimum site size is to be reduced to 1500m ² or at most 1800m ² .	
New Zealand Institute of Architects Canterbury Branch/762.32	Anne Dingwall/ #FS2037.797	Seek Amendment	[T]hat the minimum site size is to be reduced to 1500m ² or at most 1800m ² . Within this zone there are several lots that are close to meeting the proposed minimum site requirements when combined with adjacent sites however fall just short. There are also several sections that are close to meeting the standard alone but fall short. To enable ease of development in this area to occur over a reasonable timeframe we propose that the minimum site size is to be reduced to 1500m ² or at most 1800m ² . Note: any policy that would enable a reduced setback to occur will also aid in promoting development within this area, effectively gaining 72m ² of developable land.	Support
New Zealand Institute of Architects Canterbury Branch/762.32	ChristchurchNZ/ #FS2048.14	Seek Amendment	[T]hat the minimum site size is to be reduced to 1500m ² or at most 1800m ² . Within this zone there are several lots that are close to meeting the proposed minimum site requirements when combined with adjacent sites however fall just short. There are also several sections that are close to meeting the standard alone but fall short. To enable ease of development in this area to occur over a reasonable timeframe we propose that the minimum site size is to be reduced to 1500m ² or at most 1800m ² . Note: any policy that would enable a reduced setback to occur will also aid in promoting development within this area, effectively gaining 72m ² of developable land.	Support
New Zealand Institute of Architects Canterbury Branch/762.32	Kāinga Ora/ #FS2082.562	Seek Amendment	[T]hat the minimum site size is to be reduced to 1500m ² or at most 1800m ² . Within this zone there are several lots that are close to meeting the proposed minimum site requirements when combined with adjacent sites however fall just short. There are also several sections that are close to meeting the standard alone but fall short. To enable ease of development in this area to occur over a reasonable timeframe we propose that the minimum site size is to be reduced to 1500m ² or at most 1800m ² . Note: any policy that would enable a reduced setback to occur will also aid in promoting development within this area, effectively gaining 72m ² of developable land.	Oppose
Kāinga Ora – Homes and Communities / #834.286		Oppose	Delete all existing provisions and provide a suite of workable and clear rules that encourage and enable large scale redevelopment. Remove statutory impediments in Appendix 15.15.12 – Sydenham and Appendix 15.15.13 requiring ‘Greenways’ and ‘Shared Pedestrian / Cycleways’ and seek to facilitate through more appropriate means – such as negotiated purchase.	
Kāinga Ora – Homes and Communities /834.286	ChristchurchNZ/ #FS2048.15	Oppose	<p>Delete all existing provisions and provide a suite of workable and clear rules that encourage and enable large scale redevelopment. Remove statutory impediments in Appendix 15.15.12 – Sydenham and Appendix 15.15.13 requiring ‘Greenways’ and ‘Shared Pedestrian / Cycleways’ and seek to facilitate through more appropriate means – such as negotiated purchase.</p> <p>These provisions are overtly complicated, unworkable and provide inappropriate mechanisms to manage development and acquire public laneways (Appendix 15.15.12 – Sydenham and Appendix 15.15.13).</p> <p>Clarity needs to be improved in (P27) that those provisions apply to all MUZ except:</p> <p>(i) Blenheim Road / Main South Road 15.10.1.4(D1); and</p> <p>(ii) Comprehensive Housing Precinct (15.10.1.3 (RD3) and (RD4).</p> <p>Reference in 15.10.1.3(RD3) to 15.14.3.40(a)(iv) and (v) is incorrect, as these provisions do not exist. The respective matters identified in relation to 15.10.1.3(RD4) are overly excessive and broad. 15.10.1.5(NC3) has the statutory function of deeming all Comprehensive Residential Development within the precinct identified for such (at Appendix 15.15.12 and 15.15.13) noncomplying. This inconsistency and error needs to be corrected. The matters expressed in 15.14.3.40 are overly excessive and broad (effectively not restricting the matters to be assessed), lack certainty of achievement, and are absent a resource management purpose. Collectively these matters are the antithesis of the achievement of Objective 3.3.1 and Objective 3.3.2 and will disenable investment and redevelopment. Reference is sought to be made to a good quality living environment that positively contributes to local amenity as a high quality environment is contextually unobtainable in a transitioning Mixed Use Environment. The requirements in Appendix 15.15.12 – Sydenham and Appendix 15.15.13. Appendix 15.15.14 are not the most appropriate in terms of s32 of the Act, and will act to disenable redevelopment and the purpose of the Zone.</p>	Oppose
Fire and Emergency/ #842.65		Support	<p>Amend 15.10.2.9-Minimum standards for Comprehensive Residential Development as follows:</p> <p>a. All shared pedestrian access ways within and through a site shall:</p> <p>i. have a minimum width of A. 3 metres on a straight accessway including excluding planting. B. 6.2 metres on a curved or cornered accessway C. 4.5m space to position the ladder and perform operational tasks.</p> <p>ii. The width for pedestrian access shall be clear of any fencing, storage or servicing, except security gates, where necessary.</p> <p>iii. provide wayfinding for different properties on a development are clear in day and night.</p>	

Fire and Emergency/842.65	ChristchurchNZ/ #FS2048.25	Support	<p>Amend 15.10.2.9-Minimum standards for Comprehensive Residential Development as follows:</p> <p>a. All shared pedestrian access ways within andthrough a site shall:</p> <p>i. have a minimum width of A. 3 metres on a straight accessway including-excluding planting. B. 6.2 metres on a curved or cornered accessway C. 4.5m space to position the ladder and perform operational tasks.</p> <p>ii. The width for pedestrian access-shall be clear of any fencing, storage or servicing, except security gates, where necessary.</p> <p>iii. provide wayfinding for different properties on a development are clear in day and night.</p> <p>Fire and Emergency seeks reference to emergencyaccess on site to the extent that it requires either acombined vehicle-pedestrian access or a dedicatedpedestrian access with associated minimumstandards. Fire and Emergency request that theseminimum standards be amended to provide foremergency responder access for reasons set out inSection 1.3.1 above.</p>	Seek Amendment
Fire and Emergency/842.65	Chapman Tripp/ #FS2063.165	Support	<p>Amend 15.10.2.9-Minimum standards for Comprehensive Residential Development as follows:</p> <p>a. All shared pedestrian access ways within andthrough a site shall:</p> <p>i. have a minimum width of A. 3 metres on a straight accessway including-excluding planting. B. 6.2 metres on a curved or cornered accessway C. 4.5m space to position the ladder and perform operational tasks.</p> <p>ii. The width for pedestrian access-shall be clear of any fencing, storage or servicing, except security gates, where necessary.</p> <p>iii. provide wayfinding for different properties on a development are clear in day and night.</p> <p>Fire and Emergency seeks reference to emergencyaccess on site to the extent that it requires either acombined vehicle-pedestrian access or a dedicatedpedestrian access with associated minimumstandards. Fire and Emergency request that theseminimum standards be amended to provide foremergency responder access for reasons set out inSection 1.3.1 above.</p>	Oppose
Fire and Emergency/842.65	Chapman Tripp/ #FS2064.159	Support	<p>Amend 15.10.2.9-Minimum standards for Comprehensive Residential Development as follows:</p> <p>a. All shared pedestrian access ways within andthrough a site shall:</p> <p>i. have a minimum width of A. 3 metres on a straight accessway including-excluding planting. B. 6.2 metres on a curved or cornered accessway C. 4.5m space to position the ladder and perform operational tasks.</p> <p>ii. The width for pedestrian access-shall be clear of any fencing, storage or servicing, except security gates, where necessary.</p> <p>iii. provide wayfinding for different properties on a development are clear in day and night.</p> <p>Fire and Emergency seeks reference to emergencyaccess on site to the extent that it requires either acombined vehicle-pedestrian access or a dedicatedpedestrian access with associated minimumstandards. Fire and Emergency request that theseminimum standards be amended to provide foremergency responder access for reasons set out inSection 1.3.1 above.</p>	Support
Fire and Emergency/842.65	Kāinga Ora/ #FS2082.769	Support	<p>Amend 15.10.2.9-Minimum standards for Comprehensive Residential Development as follows:</p>	Oppose

			<p>a. All shared pedestrian access ways within and through a site shall:</p> <p>i. have a minimum width of A. 3 metres on a straight accessway including excluding planting. B. 6.2 metres on a curved or cornered accessway C. 4.5m space to position the ladder and perform operational tasks.</p> <p>ii. The width for pedestrian access shall be clear of any fencing, storage or servicing, except security gates, where necessary.</p> <p>iii. provide wayfinding for different properties on a development are clear in day and night.</p> <p>Fire and Emergency seeks reference to emergency access on site to the extent that it requires either a combined vehicle-pedestrian access or a dedicated pedestrian access with associated minimum standards. Fire and Emergency request that these minimum standards be amended to provide for emergency responder access for reasons set out in Section 1.3.1 above.</p>	
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Commercial > Rules - Mixed Use Zone > Built form standards - Mixed Use Zone > Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.91		Seek Amendment	Insert "maturity" shown as bold strikethrough before the proposed new defined term shown in bold green and underlined	
Christchurch City Council/751.91	Anne Dingwall/ #FS2037.913	Seek Amendment	Insert "maturity" shown as bold strikethrough before the proposed new defined term shown in bold green and underlined. The term "maturity" is a new defined term under this plan change. Need to amend by showing the term in bold strikethrough before the proposed new defined term shown in bold green and underlined.	Support
Waka Kotahi (NZ Transport Agency) / #805.14		Oppose	Delete the City Spine Transport Corridor Qualifying Matter.	
Kāinga Ora – Homes and Communities / #834.102		Oppose	Delete the Key Transport Corridors – City Spine Qualifying Matter and all associated provisions.	
Kāinga Ora – Homes and Communities /834.102	Catholic Diocese of Christchurch/ #FS2044.71	Oppose	Delete the Key Transport Corridors – City Spine Qualifying Matter and all associated provisions. Kāinga Ora oppose the 'City Spine' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. The associated rules require buildings and outdoor living spaces to be set back from spine road corridors in both residential and commercial zones. In commercial zones there is a direct conflict in urban design outcomes (and rules) where the Key Pedestrian Frontage rules require buildings to be built up to the road boundary in order to deliver good urban design outcomes and facilitates a continuous street edge (often with veranda cover for pedestrians). It is understood that the intention of the rule is to enable road widening in the future to accommodate public rapid transit. If Council's intention is to acquire land in the future to facilitate public works then it should use the designation powers available to it. Given the highly developed nature of these existing corridors with lengthy sections of commercial property built to the road boundary, it is unclear how any corridor-long road widening will occur without major land acquisition and demolition.	Support
Kāinga Ora – Homes and Communities /834.102	Carter Group Limited/ #FS2045.75	Oppose	Delete the Key Transport Corridors – City Spine Qualifying Matter and all associated provisions. Kāinga Ora oppose the 'City Spine' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. The associated rules require buildings and outdoor living spaces to be set back from spine road corridors in both residential and commercial zones. In commercial zones there is a direct conflict in urban design outcomes (and rules) where the Key Pedestrian Frontage rules require buildings to be built up to the road boundary in order to deliver good urban design outcomes and facilitates a continuous street edge (often with veranda cover for pedestrians). It is understood that the intention of the rule is to enable road widening in the future to accommodate public rapid transit. If Council's intention is to acquire land in the future to facilitate public works then it should use the designation powers available to it. Given the highly developed nature of these existing corridors with lengthy sections of commercial property built to the road boundary, it is unclear how any corridor-long road widening will occur without major land acquisition and demolition.	Support
Kāinga Ora – Homes and Communities / #834.261		Oppose	Delete all City Spine Transport Corridor activity rules from the suite of commercial zones.	
Kāinga Ora – Homes and Communities /834.261	Catholic Diocese of Christchurch/ #FS2044.110	Oppose	Delete all City Spine Transport Corridor activity rules from the suite of commercial zones. Delete the provision in its entirety. The provision is not justified in terms of s32, is not the most appropriate mechanism to secure increased road widths, or proxy road reserve planting and landscaping at the expense of developable area. Provision and Qualifying matter is not supported by Policy 4/ clause 3.32 of the NPS-UD. Inconsistency with design outcomes specified in	Support

			Rule15.4.2.3, including clause (i)Key Pedestrian Frontages asassociated with Riccarton,Church Corner, Merivale andPapanui Centres.If road widening is required tofacilitate rapid transitinfrastructure then Councilshould use its designatingpowers.	
Kāinga Ora – Homes and Communities /834.261	Carter Group Limited/ #FS2045.114	Oppose	Delete all City Spine Transport Corridoractivity rules from the suite of commercialzones. Delete the provision in itsentirety. The provision is notjustified in terms of s32, is notthe most appropriatemechanism to secure increasedroad widths, or proxy roadreserve planting andlandscaping at the expense ofdevelopable area. Provisionand Qualifying matter is not supported by Policy 4/ clause3.32 of the NPS-UD.Inconsistency with designoutcomes specified in Rule15.4.2.3, including clause (i)Key Pedestrian Frontages asassociated with Riccarton,Church Corner, Merivale andPapanui Centres.If road widening is required tofacilitate rapid transitinfrastructure then Councilshould use its designatingpowers.	Support

Commercial > Rules - City Centre Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Rohan A Collett/ #147.2		Seek Amendment	That all of the CBD is rezoned Mixed Use	
David Lough/ #223.2		Support		
John Bennett/ #367.15		Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.	
John Bennett/367.15	Chapman Tripp/ #FS2063.48	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel. The approach taken by Government and the CCC is a sledge hammer approach and there are little in the way of Design controls to help ensure a well designed City for the present and future residents of Christchurch is achieved.	Oppose
John Bennett/367.15	Chapman Tripp/ #FS2064.47	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel. The approach taken by Government and the CCC is a sledge hammer approach and there are little in the way of Design controls to help ensure a well designed City for the present and future residents of Christchurch is achieved.	Oppose
Sonia Bell/ #431.1		Oppose	Many commercial properties around Christchurch remain unleased, keep inner city commercial area as is.	
Mary-Louise Hoskins/ #670.2		Seek Amendment	Contain the super high-rise [buildings] to the central area, [restrain its area] [and] review [the city center zone area] every 5 years.	
Mary-Louise Hoskins/670.2	Cambridge 137 Limited/ #FS2042.47	Seek Amendment	Contain the super high-rise [buildings] to the central area, [restrain its area] [and] review [the city center zone area] every 5 years. The extent of that Central City high density zone is too great and unnecessary. The zone should be reviewed every 5 years as the city develops.	Oppose
Regulus Property Investments Limited/ #810.13		Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres	
Regulus Property Investments Limited/ #810.20		Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity	
James Barbour/ #812.9		Support	[Retainprovisions that] support the intensification of urban form to provide foradditional development capacity, particularly near the city and commercialcentres	
James Barbour/812.9	Kāinga Ora/ #FS2082.618	Support	[Retainprovisions that] support the intensification of urban form to provide foradditional development capacity, particularly near the city and commercialcentres	Support
James Barbour/ #812.18		Seek Amendment	[Remove any Qualifying Matters and provisionsthat do not support] the intensification of urban form to provide foradditional development capacity	
The Catholic Diocese of Christchurch / #823.203		Seek Amendment	Insert an equivalent Rule 15.12.1.2 C1 in the City Centre Zone, for the Armagh Street Site.	
The Catholic Diocese of Christchurch /823.203	Anne Dingwall/ #FS2037.1435	Seek Amendment	Insert an equivalent Rule 15.12.1.2 C1 in the City Centre Zone, for the Armagh Street Site. As the Armagh Street Site is a potential site for a new Catholic cathedral, flexibility is sought on this site similar to Rule 15.12.1.2 C1 in the CCMUZ.	Oppose

The Catholic Diocese of Christchurch /823.203	Carter Group Limited/ #FS2045.376	Seek Amendment	Insert an equivalent Rule 15.12.1.2 C1 in the City Centre Zone, for the Armagh Street Site. As the Armagh Street Site is a potential site for a new Catholic cathedral, flexibility is sought on this site similar to Rule 15.12.1.2 C1 in the CCMUZ.	Support
The Catholic Diocese of Christchurch /823.203	Kāinga Ora/ #FS2082.1213	Seek Amendment	Insert an equivalent Rule 15.12.1.2 C1 in the City Centre Zone, for the Armagh Street Site. As the Armagh Street Site is a potential site for a new Catholic cathedral, flexibility is sought on this site similar to Rule 15.12.1.2 C1 in the CCMUZ.	Seek Amendment

Commercial > Rules - City Centre Zone > Activity status tables - City Centre Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.106		Support	15.11.1.2 C2 Works at 100 Cathedral Square 15.11.1.3 RD9 Works at 100 Cathedral Square 15.11.1.3 RD11 buildings on New Regent Street, the Arts Centre, and in the Central City Heritage Qualifying Matter and Precinct. Retain sites of historic heritage items and their settings (City Centre Zone) - Cathedral Square, New Regent Street, the Arts Centre	
Kāinga Ora – Homes and Communities /834.106	Anne Dingwall/ #FS2037.11	Support	15.11.1.2 C2 Works at 100 Cathedral Square 15.11.1.3 RD9 Works at 100 Cathedral Square 15.11.1.3 RD11 buildings on New Regent Street, the Arts Centre, and in the Central City Heritage Qualifying Matter and Precinct. Retain sites of historic heritage items and their settings (City Centre Zone) - Cathedral Square, New Regent Street, the Arts Centre Kāinga Ora support the management of Historic Heritage as a qualifying matter, noting that Cathedral Square, New Regent Street and the Arts Centre contain individually listed heritage items and are within identified heritage settings. This is a matter of national significance in Section 6.	Support
Kāinga Ora – Homes and Communities /834.106	Catholic Diocese of Christchurch/ #FS2044.75	Support	15.11.1.2 C2 Works at 100 Cathedral Square 15.11.1.3 RD9 Works at 100 Cathedral Square 15.11.1.3 RD11 buildings on New Regent Street, the Arts Centre, and in the Central City Heritage Qualifying Matter and Precinct. Retain sites of historic heritage items and their settings (City Centre Zone) - Cathedral Square, New Regent Street, the Arts Centre Kāinga Ora support the management of Historic Heritage as a qualifying matter, noting that Cathedral Square, New Regent Street and the Arts Centre contain individually listed heritage items and are within identified heritage settings. This is a matter of national significance in Section 6.	Oppose
Kāinga Ora – Homes and Communities /834.106	Carter Group Limited/ #FS2045.79	Support	15.11.1.2 C2 Works at 100 Cathedral Square 15.11.1.3 RD9 Works at 100 Cathedral Square 15.11.1.3 RD11 buildings on New Regent Street, the Arts Centre, and in the Central City Heritage Qualifying Matter and Precinct. Retain sites of historic heritage items and their settings (City Centre Zone) - Cathedral Square, New Regent Street, the Arts Centre Kāinga Ora support the management of Historic Heritage as a qualifying matter, noting that Cathedral Square, New Regent Street and the Arts Centre contain individually listed heritage items and are within identified heritage settings. This is a matter of national significance in Section 6.	Oppose

Commercial > Rules - City Centre Zone > Activity status tables - City Centre Zone > Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Victoria Neighbourhood Association (VNA) / #61.45		Oppose	Retain current District Plan Rules as permitted within Victoria Neighbourhood area.	

Victoria Neighbourhood Association (VNA) /61.45	Anne Dingwall/ #FS2037.118	Oppose	<p>Retain current District Plan Rules as permitted within Victoria Neighbourhood area.</p> <p>The delineation of boundaries of the CCZ is way too simplistic and blunt. The delineation for the CCZ is the Town Hall on Kilmore St which has very little amenity value for residents in the VNA, to get to services residents must walk around the Town Hall and through Victoria Square to access the city, yet this is not factored at all.</p> <p>The concept of having a tiered city and enabling taller building in the HRZ vs the HRZ Precinct on paper makes sense but then for the VNA we have CCMUZ in between with a height overlay of 32m whereas the East of the city does not. This CCMUZ provides the intended break between the CCZ and HRZ we don't need two layers of tiering, therefore the precinct with a height limit of 14m should apply from Salisbury Street to provide a consistent approach as for the East/Melrose Street area.</p> <p>Having a one size fits all approach in this area is inconsistent with good urban form and social, economic and cultural wellbeing of the current residents.</p> <p>It seems unfair and discriminatory that residents living in central city streets will be more adversely impacted by Proposed plan changes in PC14 when compared to those living in medium density residential areas given recession plains do not apply to the first 20m of street frontage in the proposed HRZ under PC14.</p>	Support
Victoria Neighbourhood Association (VNA) /61.45	Kāinga Ora/ #FS2082.36	Oppose	<p>Retain current District Plan Rules as permitted within Victoria Neighbourhood area.</p> <p>The delineation of boundaries of the CCZ is way too simplistic and blunt. The delineation for the CCZ is the Town Hall on Kilmore St which has very little amenity value for residents in the VNA, to get to services residents must walk around the Town Hall and through Victoria Square to access the city, yet this is not factored at all.</p> <p>The concept of having a tiered city and enabling taller building in the HRZ vs the HRZ Precinct on paper makes sense but then for the VNA we have CCMUZ in between with a height overlay of 32m whereas the East of the city does not. This CCMUZ provides the intended break between the CCZ and HRZ we don't need two layers of tiering, therefore the precinct with a height limit of 14m should apply from Salisbury Street to provide a consistent approach as for the East/Melrose Street area.</p> <p>Having a one size fits all approach in this area is inconsistent with good urban form and social, economic and cultural wellbeing of the current residents.</p> <p>It seems unfair and discriminatory that residents living in central city streets will be more adversely impacted by Proposed plan changes in PC14 when compared to those living in medium density residential areas given recession plains do not apply to the first 20m of street frontage in the proposed HRZ under PC14.</p>	Oppose
Ceres New Zealand, LLC/ #150.6		Oppose	<p>a. Delete Rule 15.11.1.1.c</p> <p>b. Delete Rule 15.11.1.1 (P17)</p> <p>c. Retain activity specific standard b of Rules 15.11.1.1 (P13) and (P14).</p>	
Ceres New Zealand, LLC/150.6	Kāinga Ora/ #FS2082.71	Oppose	<p>a. Delete Rule 15.11.1.1.c</p> <p>b. Delete Rule 15.11.1.1 (P17)</p> <p>c. Retain activity specific standard b of Rules 15.11.1.1 (P13) and (P14).</p> <p>Rule 15.11.1.1 (P17) significantly impacts the redevelopment of 25 Peterborough Street and the building therein by limiting the land uses and associated scale that are permitted to operate from this property. As previously mentioned, repairing, reconstructing, and / or redeveloping 25 Peterborough Street and its significantly damaged heritage building will be at a great cost. This cost will be weighed against the longterm economic benefit of the work and, therefore, the use of 25 Peterborough Street needs to be maximised. This can be achieved by enabling appropriate land uses to operate from 25 Peterborough Street as permitted activities, without limiting their scale. Rules 15.11.1.1 (P1) to (P15) detail land uses anticipated within the City Centre Zone and Ceres consider these same uses and associated scales to be appropriate to operate from 25</p>	Oppose

			Peterborough Street. Rule 15.10.1.1 (P17) of the Operative Plan was largely proposed by Ceres in their submission on the Christchurch District Plan 2015. However, since the 2015 submission, Ceres have a greater awareness of the significant scope of works and associated cost to repair, restore, or reconstruct 25 Peterborough Street. To balance those costs, Ceres need to be able to maximise the built form and land use opportunities available for 25 Peterborough Street. The Section 32 Evaluation Report for the Commercial Sub-Chapters and supporting documentation does not provide any reasoning for the retention of Rule 15.11.1.1 (P17) of PC14. Therefore, it does not seem sensible to restrict the land uses or control land uses that operate from 25 Peterborough Street any differently to the wider City Centre Zone. Hence, Rule 15.11.1.1 (P17) of PC14 should be deleted as it does not foster the restoration / redevelopment of 25 Peterborough from an economical / financial perspective.	
Peter Troon/ #422.5		Seek Amendment	[Reduce] the density of inner city dwellings.	
Retirement Villages Association of New Zealand Inc/ #811.94		Support	Retain Rule 15.11.1.1 (P16) as notified.	
Retirement Villages Association of New Zealand Inc/811.94	Summerset Group Holdings Limited/ #FS2097.88	Support	Retain Rule 15.11.1.1 (P16) as notified. The RVA supports Rule 15.11.1.1 (P16) as it permits retirement village activities.	Support
Carter Group Limited/ #814.198		Oppose	Oppose plan changes to 15.11.1.1.	
Carter Group Limited/814.198	Kāinga Ora/ #FS2082.1028	Oppose	Oppose plan changes to 15.11.1.1. Proposed changes to clauses (e) and (f) regarding minimum outdoor living space requirements and new clauses (h) and (i) regarding outlook space are opposed. Such rules amount to greater regulatory constraint on residential development and are therefore not enabling of intensification. Accordingly, such changes should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.160		Oppose	15.11.1.1 P13 (CCZ Residential activity). Delete	
The Catholic Diocese of Christchurch /823.160	Anne Dingwall/ #FS2037.1392	Oppose	15.11.1.1 P13 (CCZ Residential activity). Delete Proposed changes to clauses (e) and (f) regarding minimum outdoor living space requirements and new clauses (h) and (i) regarding outlook space are opposed. Such rules amount to greater regulatory constraint on residential development and are therefore not enabling of intensification. Accordingly, such changes should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.160	Carter Group Limited/ #FS2045.333	Oppose	15.11.1.1 P13 (CCZ Residential activity). Delete Proposed changes to clauses (e) and (f) regarding minimum outdoor living space requirements and new clauses (h) and (i) regarding outlook space are opposed. Such rules amount to greater regulatory constraint on residential development and are therefore not enabling of intensification. Accordingly, such changes should be deleted.	Support
The Catholic Diocese of Christchurch /823.160	Kāinga Ora/ #FS2082.1174	Oppose	15.11.1.1 P13 (CCZ Residential activity). Delete Proposed changes to clauses (e) and (f) regarding minimum outdoor living space requirements and new clauses (h) and (i) regarding outlook space are opposed. Such rules amount to greater regulatory constraint on residential development and are therefore not enabling of intensification. Accordingly, such changes should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.164		Oppose	15.11.1.1 - P13 - Delete	
The Catholic Diocese of Christchurch /823.164	Anne Dingwall/ #FS2037.1396	Oppose	15.11.1.1 - P13 - Delete Proposed changes to clauses (e) and (f) regarding minimum outdoor living space requirements and new clauses (h) and (i) regarding outlook space are opposed. Such rules amount to greater regulatory constraint on residential development and are therefore not enabling of intensification. Accordingly, such changes should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.164	Carter Group Limited/ #FS2045.337	Oppose	15.11.1.1 - P13 - Delete Proposed changes to clauses (e) and (f) regarding minimum outdoor living space requirements and new clauses (h) and (i) regarding outlook space are opposed. Such rules amount to greater regulatory constraint on residential development and are therefore not enabling of intensification. Accordingly, such changes should be deleted.	Support

The Catholic Diocese of Christchurch /823.164	Kāinga Ora/ #FS2082.1176	Oppose	15.11.1.1 - P13 - Delete Proposed changes to clauses (e) and (f) regarding minimum outdoor living space requirements and new clauses (h) and (i) regarding outlook space are opposed. Such rules amount to greater regulatory constraint on residential development and are therefore not enabling of intensification. Accordingly, such changes should be deleted.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.290		Support	Retain P18 as notified.	
Kāinga Ora – Homes and Communities /834.290	Catholic Diocese of Christchurch/ #FS2044.111	Support	Retain P18 as notified. Support the introduction of a permitted pathway for small buildings where the built form rules and activity standards are sufficient to deliver acceptable urban design outcomes and the need for a separate urban design assessment/ consent is able to be avoided.	Support
Kāinga Ora – Homes and Communities /834.290	Carter Group Limited/ #FS2045.115	Support	Retain P18 as notified. Support the introduction of a permitted pathway for small buildings where the built form rules and activity standards are sufficient to deliver acceptable urban design outcomes and the need for a separate urban design assessment/ consent is able to be avoided.	Support
Kāinga Ora – Homes and Communities / #834.292		Oppose	Amend the rule by deleting clauses (b) and (c) as follows: a. Residential activity in the Commercial Central City Business City Centre and Central City Mixed Use Zones – Rule 15.134.2.9 b. Glazing 15.14.3.37 c. Outlook spaces 15.14.3.38.	
Kāinga Ora – Homes and Communities /834.292	Catholic Diocese of Christchurch/ #FS2044.113	Oppose	Amend the rule by deleting clauses (b) and (c) as follows: a. Residential activity in the Commercial Central City Business City Centre and Central City Mixed Use Zones – Rule 15.134.2.9 b. Glazing 15.14.3.37 c. Outlook spaces 15.14.3.38. Additional controls are unnecessary and inappropriate. These matters are able to be addressed by existing matters (i.e. 15.14.2.9(b) and 15.14.2.9(d)).	Support
Kāinga Ora – Homes and Communities /834.292	Carter Group Limited/ #FS2045.117	Oppose	Amend the rule by deleting clauses (b) and (c) as follows: a. Residential activity in the Commercial Central City Business City Centre and Central City Mixed Use Zones – Rule 15.134.2.9 b. Glazing 15.14.3.37 c. Outlook spaces 15.14.3.38. Additional controls are unnecessary and inappropriate. These matters are able to be addressed by existing matters (i.e. 15.14.2.9(b) and 15.14.2.9(d)).	Support

Commercial > Rules - City Centre Zone > Activity status tables - City Centre Zone > Controlled activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Edward Jolly/ #669.5		Seek Amendment	Seek amendment to Urban Design Certification Pathway and Mana Whenua engagement method to remove requirement from this rule and include "a new section of the plan... that... provide[s] this mechanism... [developed as a separate process by] CCC under its Te Tiriti o Waitangi obligations [with] Mana Whenua to a level negotiated between these parties whom jointly develop associated mechanisms within the plan."	
Carter Group Limited/ #814.199		Seek Amendment	Amend Rule 15.11.1.2 C1 as follows: a. Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.101.1.1 P1 to P17, which is: i. within the Central City Core area 28m or less in height; and ii. visible from a publicly owned and accessible space; and iii. meets the following built form standards: A. Rule 15.11.2.3 Sunlight and outlook for the street; and/or B. Rule 15.11.2.12 Maximum road wall height; and iv. iii. is certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes...	
Carter Group Limited/814.199	Kāinga Ora/ #FS2082.1029	Seek Amendment	Amend Rule 15.11.1.2 C1 as follows: a. Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.101.1.1 P1 to P17, which is: i. within the Central City Core area 28m or less in height; and ii. visible from a publicly owned and accessible space; and iii. meets the following built form standards: A. Rule 15.11.2.3 Sunlight and outlook for the street; and/or B. Rule 15.11.2.12 Maximum road wall height; and iv. iii. is certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes... The submitter supports certification as a method and considers its application should not be limited to buildings 28m or less in height, or those compliant with rules 15.11.2.3 (sunlight and outlook for the street) or 15.11.2.12 (road wall height), given that such buildings will trigger restricted discretionary activity status in respect of those rules and provide Council with discretion to consider the corresponding assessment matters. To the extent that the urban design outcomes are otherwise achieved, this can still be assessed and certified by an independent urban design expert.	Seek Amendment
The Catholic Diocese of Christchurch / #823.165		Seek Amendment	Rule 15.11.1.2 C1 - Amend as follows: <i>a. Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.101.1.1 P1 to P17, which is:</i> <i>i. within the Central City Core area 28m or less in height; and</i> <i>ii. visible from a publicly owned and accessible space;</i> <i>and</i> <i>iii. meets the following built form standards:</i> <i>A. Rule 15.11.2.3 Sunlight and outlook for the street; and/or</i> <i>B. Rule 15.11.2.12 Maximum road wall height;</i> <i>iv. iii. is certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes...</i>	
The Catholic Diocese of Christchurch /823.165	Anne Dingwall/ #FS2037.1397	Seek Amendment	Rule 15.11.1.2 C1 - Amend as follows: <i>a. Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.101.1.1 P1 to P17, which is:</i> <i>i. within the Central City Core area 28m or less in height; and</i> <i>ii. visible from a publicly owned and accessible space;</i> <i>and</i> <i>iii. meets the following built form standards:</i> <i>A. Rule 15.11.2.3 Sunlight and outlook for the</i>	Oppose

			<p>street; and/or B. Rule 15.11.2.12 Maximum road wall height;</p> <p>iv-iii. is certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes...</p> <p>The submitter supports certification as a method and considers its application should not be limited to buildings 28m or less in height, or those compliant with rules 15.11.2.3 (sunlight and outlook for the street) or 15.11.2.12 (road wall height), given that such buildings will trigger restricted discretionary activity status in respect of those rules and provide Council with discretion to consider the corresponding assessment matters. To the extent that the urban design outcomes are otherwise achieved, this can still be assessed and certified by an independent urban design expert.</p>	
The Catholic Diocese of Christchurch /823.165	Carter Group Limited/ #FS2045.338	Seek Amendment	<p>Rule 15.11.1.2 C1 - Amend as follows:</p> <p><i>a. Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.101.1.1 P1 to P17, which is:</i></p> <p>i. within the Central City Core area 28m or less in height; and</p> <p>ii. visible from a publicly owned and accessible space; and</p> <p>iii. meets the following built form standards: A. Rule 15.11.2.3 Sunlight and outlook for the street; and/or B. Rule 15.11.2.12 Maximum road wall height;</p> <p>iv-iii. is certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes...</p> <p>The submitter supports certification as a method and considers its application should not be limited to buildings 28m or less in height, or those compliant with rules 15.11.2.3 (sunlight and outlook for the street) or 15.11.2.12 (road wall height), given that such buildings will trigger restricted discretionary activity status in respect of those rules and provide Council with discretion to consider the corresponding assessment matters. To the extent that the urban design outcomes are otherwise achieved, this can still be assessed and certified by an independent urban design expert.</p>	Support
The Catholic Diocese of Christchurch /823.165	Kāinga Ora/ #FS2082.1177	Seek Amendment	<p>Rule 15.11.1.2 C1 - Amend as follows:</p> <p><i>a. Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.101.1.1 P1 to P17, which is:</i></p> <p>i. within the Central City Core area 28m or less in height; and</p> <p>ii. visible from a publicly owned and accessible space; and</p> <p>iii. meets the following built form standards: A. Rule 15.11.2.3 Sunlight and outlook for the street; and/or B. Rule 15.11.2.12 Maximum road wall height;</p>	Seek Amendment

			<p>iv-iii. is certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes...</p> <p>The submitter supports certification as a method and considers its application should not be limited to buildings 28m or less in height, or those compliant with rules 15.11.2.3 (sunlight and outlook for the street) or 15.11.2.12 (road wall height), given that such buildings will trigger restricted discretionary activity status in respect of those rules and provide Council with discretion to consider the corresponding assessment matters. To the extent that the urban design outcomes are otherwise achieved, this can still be assessed and certified by an independent urban design expert.</p>	
The Catholic Diocese of Christchurch / #823.204		Seek Amendment	Insert an equivalent Rule 15.12.1.2 C1 in the City Centre Zone, for the Armagh Street Site.	
The Catholic Diocese of Christchurch /823.204	Anne Dingwall/ #FS2037.1436	Seek Amendment	Insert an equivalent Rule 15.12.1.2 C1 in the City Centre Zone, for the Armagh Street Site. As the Armagh Street Site is a potential site for a new Catholic cathedral, flexibility is sought on this site similar to Rule 15.12.1.2 C1 in the CCMUZ.	Oppose
The Catholic Diocese of Christchurch /823.204	Carter Group Limited/ #FS2045.377	Seek Amendment	Insert an equivalent Rule 15.12.1.2 C1 in the City Centre Zone, for the Armagh Street Site. As the Armagh Street Site is a potential site for a new Catholic cathedral, flexibility is sought on this site similar to Rule 15.12.1.2 C1 in the CCMUZ.	Support
The Catholic Diocese of Christchurch /823.204	Kāinga Ora/ #FS2082.1214	Seek Amendment	Insert an equivalent Rule 15.12.1.2 C1 in the City Centre Zone, for the Armagh Street Site. As the Armagh Street Site is a potential site for a new Catholic cathedral, flexibility is sought on this site similar to Rule 15.12.1.2 C1 in the CCMUZ.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.291		Oppose	<p>C1</p> <p>Delete proposed PC14 amendments to the rule i.e. retain the Operative Plan provision.</p>	
Kāinga Ora – Homes and Communities /834.291	Catholic Diocese of Christchurch/ #FS2044.112	Oppose	<p>C1</p> <p>Delete proposed PC14 amendments to the rule i.e. retain the Operative Plan provision.</p> <p>Additions to C1 are not in accordance with the statutory requirements of the NPS-UD, Sections 77G or 77H of the Resource Management Act, nor Objective 3.3.1 and 3.3.2 of the Plan. The provisions would act as proxies to otherwise reduce development capacity. The Operative Plan controlled activity status for urban design assessments is sought to be retained.</p>	Support
Kāinga Ora – Homes and Communities /834.291	Carter Group Limited/ #FS2045.116	Oppose	<p>C1</p> <p>Delete proposed PC14 amendments to the rule i.e. retain the Operative Plan provision.</p> <p>Additions to C1 are not in accordance with the statutory requirements of the NPS-UD, Sections 77G or 77H of the Resource Management Act, nor Objective 3.3.1 and 3.3.2 of the Plan. The provisions would act as proxies to otherwise reduce development capacity. The Operative Plan controlled activity status for urban design assessments is sought to be retained.</p>	Support
Kāinga Ora – Homes and Communities / #834.293		Oppose	<p>15.12.1.3(RD)(b) and (c)</p> <p>Amend the rule by deleting clauses (b) and (c) as follows:</p>	

			<p>a. Residential activity in the Commercial Central City BusinessCity Centre and Central City Mixed Use Zones – Rule 15.134.2.9</p> <p>b. Glazing – 15.14.3.37</p> <p>c. Outlook spaces – 15.14.3.38.</p>	
Kāinga Ora – Homes and Communities /834.293	Catholic Diocese of Christchurch/ #FS2044.114	Oppose	<p>15.12.1.3(RD)(b) and (c)</p> <p>Amend the rule by deleting clauses (b)and (c) as follows:</p> <p>a. Residential activity in the Commercial Central City BusinessCity Centre and Central City Mixed Use Zones – Rule 15.134.2.9</p> <p>b. Glazing – 15.14.3.37</p> <p>c. Outlook spaces – 15.14.3.38.</p> <p>Additional controls are unnecessary and inappropriate. These matters are able to be addressed by existing matters (i.e 15.14.2.9(b) and 15.14.2.9(d)).</p>	Support
Kāinga Ora – Homes and Communities /834.293	Carter Group Limited/ #FS2045.118	Oppose	<p>15.12.1.3(RD)(b) and (c)</p> <p>Amend the rule by deleting clauses (b)and (c) as follows:</p> <p>a. Residential activity in the Commercial Central City BusinessCity Centre and Central City Mixed Use Zones – Rule 15.134.2.9</p> <p>b. Glazing – 15.14.3.37</p> <p>c. Outlook spaces – 15.14.3.38.</p> <p>Additional controls are unnecessary and inappropriate. These matters are able to be addressed by existing matters (i.e 15.14.2.9(b) and 15.14.2.9(d)).</p>	Support
Oyster Management Limited/ #872.12		Oppose	Delete Rule 15.11.1.2.C1	

Commercial > Rules - City Centre Zone > Activity status tables - City Centre Zone > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Victoria Neighbourhood Association (VNA) / #61.44		Seek Amendment	That each new build needs to be assessed in relation to design and impact on neighbours.	
Victoria Neighbourhood Association (VNA) /61.44	Kāinga Ora/ #FS2082.35	Seek Amendment	<p>That each new build needs to be assessed in relation to design and impact on neighbours.</p> <p>The delineation of boundaries of the CCZ is way too simplistic and blunt. The delineation for the CCZ is the Town Hall on Kilmore St which has very little amenity value for residents in the VNA, to get to services residents must walk around the Town Hall and through Victoria Square to access the city, yet this is not factored at all.</p> <p>The concept of having a tiered city and enabling taller building in the HRZ vs the HRZ Precinct on paper makes sense but then for the VNA we have CCMUZ in between with a height overlay of 32m whereas the East of the city does not. This CCMUZ provides the intended break between the</p>	Oppose

			<p>CCZ and HRZ we don't need two layers of tiering, therefore the precinct with a height limit of 14m should apply from Salisbury Street to provide a consistent approach as for the East/Melrose Street area.</p> <p>Having a one size fits all approach in this area is inconsistent with good urban form and social, economic and cultural wellbeing of the current residents.</p> <p>It seems unfair and discriminatory that residents living in central city streets will be more adversely impacted by Proposed plan changes in PC14 when compared to those living in medium density residential areas given recession plains do not apply to the first 20m of street frontage in the proposed HRZ under PC14.</p>	
Heritage New Zealand Pouhere Taonga (HNZPT) / #193.20		Support	Retain RD11 as proposed	
Property Council New Zealand/ #242.9		Seek Amendment	Council provides consistent and clear guidelines to provide certainty for the development community, particularly given the length of resource and time it takes to establish a project prior to its construction. We urge the Council to work in partnership with the public and private development sectors	
Kate Z/ #297.31		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Kate Revell/ #338.11		Seek Amendment	Restrict building heights to a maximum of 22 metres.	
Kate Revell/338.11	Cambridge 137 Limited/ #FS2042.41	Seek Amendment	Restrict building heights to a maximum of 22 metres. I oppose the increase in building height limits of 22+ metres. This includes suburban and commercial. I believe that the highest building height should be 22 metres in all areas	Oppose
Chris Neame/ #339.11		Seek Amendment	Restrict maximum height for development to 22 metres	
Chris Neame/339.11	Cambridge 137 Limited/ #FS2042.43	Seek Amendment	Restrict maximum height for development to 22 metres I oppose any development greater than height of 22 metres, in residential and commercial zones	Oppose
Retirement Villages Association of New Zealand Inc/ #811.95		Seek Amendment	<p>[S]eek[s] the amendment of Rule 15.12.1.3 (RD3) to provide for the construction of retirement villages as a restricted discretionary activity and to include a set of focused matters of discretion that are applicable to retirement villages: 15.12.1.3 (RD3)</p> <p>Construction or alteration of or addition to any building or other structure for retirement villages. that do not meet any one or more of the built form standards, unless otherwise specified.</p> <p>Matters for discretion</p> <p>The exercise of discretion in relation to Rule 15.12.1.3 (RD3) is restricted to the following matters:</p> <ol style="list-style-type: none"> 1. The extent and effects arising from exceeding any of the relevant built form standards (both individually and cumulatively). 2. The effects of the retirement village on the safety of adjacent streets or public open spaces. 3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces. 4. The extent to which articulation, modulation and materiality 	

			<p>addresses visual dominance effects associated with building length.</p> <p>5. The relevant objectives and policies in 15.2 (specifically 15.2.8.3) and the proposed new policies as inserted.</p> <p>6. The positive effects of the construction, development and use of the retirement village.</p> <p>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</p> <p>Notification:</p> <p>An application for resource consent associated with a retirement village made in respect of Rule 15.12.1.3 (RD3) is precluded from being publicly notified.</p> <p>An application for resource consent associated with a retirement village made in respect of Rule 15.12.1.3 (RD3) that complies with the relevant external amenity standards is precluded from being limited notified.</p>	
Retirement Villages Association of New Zealand Inc/811.95	Summerset Group Holdings Limited/ #FS2097.89	Seek Amendment	<p>[S]eek[s] the amendment of Rule 15.12.1.3 (RD3) to provide for the construction of retirement villages as a restricted discretionary activity and to include a set of focused matters of discretion that are applicable to retirement villages: 15.12.1.3 (RD3)</p> <p>Construction or alteration of or addition to any building or other structure for Retirement villages. that do not meet any one or more of the built form standards, unless otherwise specified.</p> <p>Matters for discretion</p> <p>The exercise of discretion in relation to Rule 15.12.1.3 (RD3) is restricted to the following matters:</p> <ol style="list-style-type: none"> 1. The extent and effects arising from exceeding any of the relevant built form standards (both individually and cumulatively). 2. The effects of the retirement village on the safety of adjacent streets or public open spaces. 3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces. 4. The extent to which articulation, modulation and materiality addresses visual dominance effects associated with building length. 5. The relevant objectives and 	Support

			<p>policies in 15.2 (specifically 15.2.8.3) and the proposed new policies as inserted.</p> <p>6. The positive effects of the construction, development and use of the retirement village.</p> <p>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</p> <p>Notification: An application for resource consent associated with a retirement village made in respect of Rule 15.12.1.3 (RD3) is precluded from being publicly notified. An application for resource consent associated with a retirement village made in respect of Rule 15.12.1.3 (RD3) that complies with the relevant external amenity standards is precluded from being limited notified. The RVA acknowledges that Council have provided a retirement specific framework which enables retirement villages as a restricted discretionary activity if they are located in the Core or if they do not meet one or more of the built form standards. However, the RVA seek the construction of retirement village buildings is a restricted discretionary activity whether or not the built form standards are complied with. The RVA acknowledges that Council have already provided retirement villages with their own set of focused matters of discretion (15.14.2.14). However, the RVA consider that these should be updated to further provide for and acknowledge the differences that retirement villages have from other residential activities, as well as better reflect the NPS-UD and Enabling Housing Act.</p>	
Carter Group Limited/ #814.200		Oppose	Oppose 15.11.1.3 RD5. Seek that the status quo provisions is retained.	
Carter Group Limited/814.200	Kāinga Ora/ #FS2082.1030	Oppose	Oppose 15.11.1.3 RD5. Seek that the status quo provisions is retained. For the reasons set out below in respect of the corresponding built form standards that are proposed, the amendments to rule RD5 are also opposed, noting these specify a requirement for consent for a breach of the following new rules: A. Maximum building height B. Upper floor setbacks C. Tower dimension, site coverage and separation D. WindAs stated below, such changes are not necessary or appropriate for the purposes of promoting intensification and they impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Seek Amendment
Carter Group Limited/ #814.201		Oppose	Oppose 15.11.1.3 RD11. Seek that this be deleted.	
Carter Group Limited/814.201	Heritage New Zealand Pouhere Taonga/ #FS2051.111	Oppose	Oppose 15.11.1.3 RD11. Seek that this be deleted. For the reasons set out below in further detail in respect of the building height built form standard (Rule 15.11.2.11 Building Height), this rule is opposed and should be deleted. Oppose 15.11.1.3 RD11. Seek that this be deleted. For the reasons set out below in further detail in respect of the building height built form standard (Rule 15.11.2.11 Building Height), this rule is opposed and should be deleted.	Oppose
Carter Group Limited/814.201	Kāinga Ora/ #FS2082.1031	Oppose	Oppose 15.11.1.3 RD11. Seek that this be deleted. For the reasons set out below in further detail in respect of the building height built form standard (Rule 15.11.2.11 Building Height), this rule is opposed and should be deleted. Oppose 15.11.1.3 RD11. Seek that this be deleted. For the reasons set out below in further detail in respect of the building height built form standard (Rule 15.11.2.11 Building Height), this rule is opposed and should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.166		Oppose	Retain the status quo in respect of Rule 15.11.1.3 RD5.	
The Catholic Diocese of Christchurch /823.166	Anne Dingwall/ #FS2037.1398	Oppose	Retain the status quo in respect of Rule 15.11.1.3 RD5. For the reasons set out below in respect of the corresponding built form standards that are proposed, the amendments to rule RD5 are also opposed, noting these specify a requirement for consent for a breach of the following new rules: A. Maximum building height B. Upper floor setbacks	Oppose

			C. Tower dimension, site coverage and separation D. Wind As stated below, such changes are not necessary or appropriate for the purposes of promoting intensification and they impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	
The Catholic Diocese of Christchurch /823.166	Carter Group Limited/ #FS2045.339	Oppose	Retain the status quo in respect of Rule 15.11.1.3 RD5. For the reasons set out below in respect of the corresponding built form standards that are proposed, the amendments to rule RD5 are also opposed, noting these specify a requirement for consent for a breach of the following new rules: A. Maximum building height B. Upper floor setbacks C. Tower dimension, site coverage and separation D. Wind As stated below, such changes are not necessary or appropriate for the purposes of promoting intensification and they impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Support
The Catholic Diocese of Christchurch /823.166	Kāinga Ora/ #FS2082.1178	Oppose	Retain the status quo in respect of Rule 15.11.1.3 RD5. For the reasons set out below in respect of the corresponding built form standards that are proposed, the amendments to rule RD5 are also opposed, noting these specify a requirement for consent for a breach of the following new rules: A. Maximum building height B. Upper floor setbacks C. Tower dimension, site coverage and separation D. Wind As stated below, such changes are not necessary or appropriate for the purposes of promoting intensification and they impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.167		Oppose	Rule 15.11.1.3 RD11 - Delete	
The Catholic Diocese of Christchurch /823.167	Anne Dingwall/ #FS2037.1399	Oppose	Rule 15.11.1.3 RD11 - Delete For the reasons set out below in further detail in respect of the building height built form standard (Rule 15.11.2.11 Building Height), this rule is opposed and should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.167	Carter Group Limited/ #FS2045.340	Oppose	Rule 15.11.1.3 RD11 - Delete For the reasons set out below in further detail in respect of the building height built form standard (Rule 15.11.2.11 Building Height), this rule is opposed and should be deleted.	Support
The Catholic Diocese of Christchurch /823.167	Heritage New Zealand Pouhere Taonga/ #FS2051.112	Oppose	Rule 15.11.1.3 RD11 - Delete For the reasons set out below in further detail in respect of the building height built form standard (Rule 15.11.2.11 Building Height), this rule is opposed and should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.167	Kāinga Ora/ #FS2082.1179	Oppose	Rule 15.11.1.3 RD11 - Delete For the reasons set out below in further detail in respect of the building height built form standard (Rule 15.11.2.11 Building Height), this rule is opposed and should be deleted.	Seek Amendment
Carter Group Limited / #824.128		Oppose	delete rule 15.11.1.3.	
Kāinga Ora – Homes and Communities / #834.294		Oppose	Amend rule by deleting clauses (m) and(n) as follows: m. Upper floor setbacks, tower dimension and site coverage – Rule 15.14.3.35 n. Wind – Rule 15.14.3.39	
Kāinga Ora – Homes and Communities /834.294	Catholic Diocese of Christchurch/ #FS2044.115	Oppose	Amend rule by deleting clauses (m) and(n) as follows:	Support

			<p>m. Upper floor setbacks, tower dimension and site coverage – Rule 15.14.3.35</p> <p>n. Wind – Rule 15.14.3.39</p> <p>As a consequential amendment to the relief sought in this submission to delete various built form rules, the activity status rule also needs amending to remove reference to rule breaches with the built form rules on wind, upper floor setbacks and tower dimension.</p>	
Kāinga Ora – Homes and Communities /834.294	Carter Group Limited/ #FS2045.119	Oppose	<p>Amend rule by deleting clauses (m) and (n) as follows:</p> <p>m. Upper floor setbacks, tower dimension and site coverage – Rule 15.14.3.35</p> <p>n. Wind – Rule 15.14.3.39</p> <p>As a consequential amendment to the relief sought in this submission to delete various built form rules, the activity status rule also needs amending to remove reference to rule breaches with the built form rules on wind, upper floor setbacks and tower dimension.</p>	Support
Fire and Emergency / #842.66		Support	[15.11.1.3. Restricted discretionary activity RD5] Retain as notified.	
Oyster Management Limited / #872.13		Oppose	Delete Rule 15.11.1.3.RD1	
Oyster Management Limited / #872.14		Support	Retain Rule 15.11.1.3 RD3	

Commercial > Rules - City Centre Zone > Activity status tables - City Centre Zone > Discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited / #814.202		Oppose	Oppose 15.11.1.4 D1. Seek that this be deleted.	
Carter Group Limited / 814.202	Kāinga Ora / #FS2082.1032	Oppose	Oppose 15.11.1.4 D1. Seek that this be deleted. Retaining discretionary status for a breach of building height and road wall height is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted. Building height and road wall height should be provided for as a permitted activity noting the control/discretion of building design that is otherwise afforded by the urban design rule (C1 and RD1).	Seek Amendment
The Catholic Diocese of Christchurch / #823.168		Oppose	Delete Rule 15.11.1.4 D1 in its entirety.	
The Catholic Diocese of Christchurch / 823.168	Anne Dingwall / #FS2037.1400	Oppose	<p>Delete Rule 15.11.1.4 D1 in its entirety.</p> <p>Retaining discretionary status for a breach of building height and road wall height is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.</p> <p>Building height and road wall height should be provided for as a permitted activity noting the control/discretion of building design that is otherwise afforded by the urban design rule (C1 and RD1).</p>	Oppose
The Catholic Diocese of Christchurch / 823.168	Carter Group Limited / #FS2045.341	Oppose	<p>Delete Rule 15.11.1.4 D1 in its entirety.</p> <p>Retaining discretionary status for a breach of building height and road wall height is at</p>	Support

			odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted. Building height and road wall height should be provided for as a permitted activity noting the control/discretion of building design that is otherwise afforded by the urban design rule (C1 and RD1).	
The Catholic Diocese of Christchurch /823.168	Kāinga Ora/ #FS2082.1180	Oppose	Delete Rule 15.11.1.4 D1 in its entirety. Retaining discretionary status for a breach of building height and road wall height is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted. Building height and road wall height should be provided for as a permitted activity noting the control/discretion of building design that is otherwise afforded by the urban design rule (C1 and RD1).	Seek Amendment
Oyster Management Limited/ #872.15		Seek Amendment	Amend Rule 15.11.1.4.D1 as follows: Any activity that does not meet one or more of built form standards in Rules 15.11.2.11(a)(i)(B), (a)(ii), (a)(iii) and (a)(iv)(B) (Building Height) and/or 15.11.2.12 (Maximum Road Wall Height) unless otherwise specified.	

Commercial > Rules - City Centre Zone > Activity status tables - City Centre Zone > Non-complying activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Malaghans Investments Limited/ #818.4		Seek Amendment	[That a new NC rule is added] for a height breach within the area bound by Gloucester, Manchester, Oxford and Columbo streets [the Central City Heritage Interface Overlay].	
Malaghans Investments Limited/818.4	Catholic Diocese of Christchurch/ #FS2044.158	Seek Amendment	[That a new NC rule is added] for a height breach within the area bound by Gloucester, Manchester, Oxford and Columbo streets [the Central City Heritage Interface Overlay]. Access to sunlight is critical to [the success of businesses that rely on outdoor dining areas]. The street seating is a direct way for people to be amongst the heritage setting, appreciate it while enjoying the custom of local businesses. Protection of access to sunlight for New Regent Street, along with commensurate changes to the District Plan to provide for this submission will: (a) contribute to the social and economic well-being of people and communities and meet their reasonably foreseeable needs of future generations; (b) protect the significant heritage values of New Regent Street and enhance visitor experience to the locale; (c) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means. (d) give effect to the National Policy Statement for Urban Development 2021 and Canterbury Regional Policy Statement. (e) promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the Resource Management Act 1991 and ultimately achieve its purpose.	Oppose
Malaghans Investments Limited/818.4	Carter Group Limited/ #FS2045.170	Seek Amendment	[That a new NC rule is added] for a height breach within the area bound by Gloucester, Manchester, Oxford and Columbo streets [the Central City Heritage Interface Overlay].	Oppose

			<p>Access to sunlight is critical to [the success of businesses that rely on outdoor dining areas]. The street seating is a direct way for people to be amongst the heritage setting, appreciate it while enjoying the custom of local businesses.</p> <p>Protection of access to sunlight for New Regent Street, along with commensurate changes to the District Plan to provide for this submission will: (a) contribute to the social and economic well-being of people and communities and meet their reasonably foreseeable needs of future generations; (b) protect the significant heritage values of New Regent Street and enhance visitor experience to the locale; (c) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means. (d) give effect to the National Policy Statement for Urban Development 2021 and Canterbury Regional Policy Statement. (e) promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the Resource Management Act 1991 and ultimately achieve its purpose.</p>	
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Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone

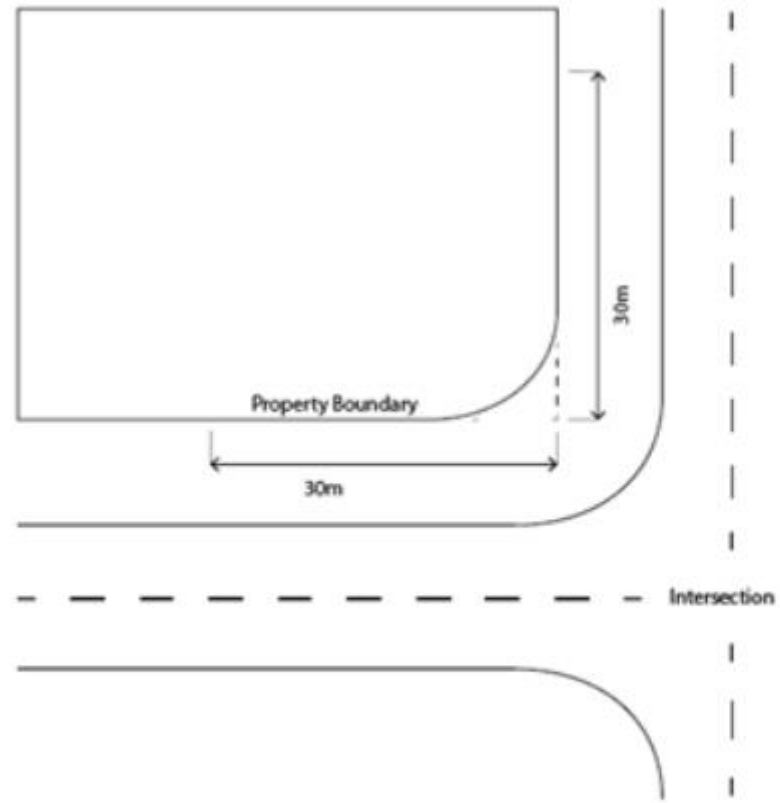
Submission Number	Further Submission No	Position	Decision Requested	FS Position
Tony Pennell/ #308.9		Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.	
Tony Pennell/308.9	Kāinga Ora/ #FS2082.255	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible. I would suggest this as part of the future sustainability mission for our smart city development. Many of us wish to have solar power on the roof. A 12mtr building with a terrace or green roof is ideal. A 12mtr structure will probably preclude solar panels unless designed in.	Oppose
James Carr/ #519.8		Seek Amendment	seeks to amend the height limits in the Central City zones to allow exemptions for spires, domes, sculptural caphouses or other architectural features [etc.] that add visual interest to the skyline without adding bulk or significant shading.	
James Carr/519.8	Anne Dingwall/ #FS2037.519	Seek Amendment	<p>seeks to amend the height limits in the Central City zones to allow exemptions for spires, domes, sculptural caphouses or other architectural features [etc.] that add visual interest to the skyline without adding bulk or significant shading.</p> <p>In the Central City zone the height limits appear to be hard numbers. This does not allow for spires, domes, sculptural caphouses or other architectural features that add visual interest to the skyline without adding bulk or significant shading. If these are not allowed for, then they must come out of the total height of the building, and this of course will actively discourage such things. I would enjoy seeing a more intricate and fun skyline in our city, and I think other people would too.</p> <p>A minimum lot size of 500 square metres in the Central City Mixed Use Zone is big and is likely to discourage smaller developers from creating more interesting smaller buildings. For example, I have been working with a developer on a proposal for a rather loud building on a 250 square metre site on High Street, with a retail ground floor and perhaps five stories of apartments above. There is no good reason why such things should be discouraged. This is probably getting close to the lower size limit for a medium rise building with a single stair and lift to be economic, but it still seems to be viable, and a smaller building is a smaller financial commitment (and risk) if the developer wants to do something more daring architecturally or conceptually.</p> <p>I also think much smaller downtown buildings need to be an option, say two to four storeys on a footprint of say 150 square metres or less, especially for smaller businesses with specific needs, people wanting to live above their workplace, and people wanting to live at the centre of things but in their own house. These exist overseas and used to exist here too.</p> <p>I would like to see an Urban Residential zoning, allowing small sections (maybe as small as 120 square metres) with up to say 70% site coverage, with buildings allowed full height lot-line to lot-line and potentially fronting right onto the street boundary. These might be anything from entirely residential to say 60% commercial but associated with the attached dwelling, and maybe perhaps include up to say three dwelling units. These could appeal to artists living in and around their gallery and studio space, cafés and specialty shops where the owner (and family live above and in the courtyard behind), as well as professionals with their consulting rooms incorporated into the house. This kind of zoning could also exist around blocks of shops and smaller centres, and maybe in places like Lyttelton. If a zoning that allows very high urban style density could be labelled as residential then such properties might also be eligible for residential lending, which is significantly more affordable than commercial finance, and therefore available to a much wider range of homeowners.</p>	Support
Plain and Simple Ltd/ #627.19		Seek Amendment	<p>[New standards for] accessibility and environmentally responsible design, [such as]:</p> <ul style="list-style-type: none"> Rain and grey water harvesting / recycling 	

			<ul style="list-style-type: none"> • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping 	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.20		Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	
Canterbury / Westland Branch of Architectural Designers NZ/685.20	Anne Dingwall/ #FS2037.1124	Seek Amendment	<p>[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.</p> <p>Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]</p>	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.20	Chapman Tripp/ #FS2063.71	Seek Amendment	<p>[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.</p> <p>Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]</p>	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.20	Chapman Tripp/ #FS2064.68	Seek Amendment	<p>[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.</p> <p>Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]</p>	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.20	Kāinga Ora/ #FS2082.364	Seek Amendment	<p>[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.</p> <p>Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]</p>	Oppose
Kāinga Ora – Homes and Communities / #834.107		Support	<p>15.11.2.11 Building height in area-specific precincts</p> <p>Retain sites of historic heritage items and their settings (City Centre Zone) - Cathedral Square, New Regent Street, the Arts Centre.</p>	
Kāinga Ora – Homes and Communities /834.107	Anne Dingwall/ #FS2037.12	Support	<p>15.11.2.11 Building height in area-specific precincts</p> <p>Retain sites of historic heritage items and their settings (City Centre Zone) - Cathedral Square, New Regent Street, the Arts Centre.</p> <p>Kāinga Ora support the management of Historic Heritage as a qualifying matter, noting that Cathedral Square, New Regent Street and the Arts Centre contain individually listed heritage items and are within identified heritage settings. This is a matter of national significance in Section 6.</p>	Support
Kāinga Ora – Homes and Communities /834.107	Catholic Diocese of Christchurch/ #FS2044.76	Support	<p>15.11.2.11 Building height in area-specific precincts</p> <p>Retain sites of historic heritage items and their settings (City Centre Zone) - Cathedral Square, New Regent Street, the Arts Centre.</p>	Oppose

			Kāinga Ora support the management of Historic Heritage as a qualifying matter, noting that Cathedral Square, New Regent Street and the Arts Centre contain individually listed heritage items and are within identified heritage settings. This is a matter of national significance in Section 6.	
Kāinga Ora – Homes and Communities /834.107	Carter Group Limited/ #FS2045.80	Support	<p>15.11.2.11 Building height in area-specific precincts</p> <p>Retain sites of historic heritage items and their settings (City Centre Zone) - Cathedral Square, New Regent Street, the Arts Centre.</p> <p>Kāinga Ora support the management of Historic Heritage as a qualifying matter, noting that Cathedral Square, New Regent Street and the Arts Centre contain individually listed heritage items and are within identified heritage settings. This is a matter of national significance in Section 6.</p>	Oppose

Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Sunlight and outlook for the street

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Steve Burns/ #276.18		Support	[Retain sunlight access provisions]	
Anna Melling/ #337.19		Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.	
Mary-Louise Hoskins/ #670.1		Oppose	[Reduce] the 92m height limit for the central city [or ensure done with great architectural merit].	
Mary-Louise Hoskins/670.1	Cambridge 137 Limited/ #FS2042.46	Oppose	<p>[Reduce] the 92m height limit for the central city [or ensure done with great architectural merit].</p> <p>There is an abundance of vacant land in and around the city. Just one building of this height (92m) will not only look peculiarly out of place, it will soak up the tenants and businesses for years to come creating near ghost towns around them.</p> <p>If there are to be such significant high rise, then ensure that these are done with great architectural merit to build on the fine bones ChCh now has. Think of skyscrapers akin to the Shard in London, not the totally uninspiring highrise that dominate the Auckland skyline. Make sure Christchurch continues its current trajectory of fine restored old buildings such as the Arts Centre juxtaposed with great modern designs such as Te Pae.</p>	Oppose
Christchurch City Council/ #751.83		Seek Amendment	Include new diagram to clarify [a.ii], based on Figure 16 in appendix 7.5.11, as per below:	



Determining distances from a street intersection for the interpretation of rules 15.11.2.3 and 15.11.2.12iii

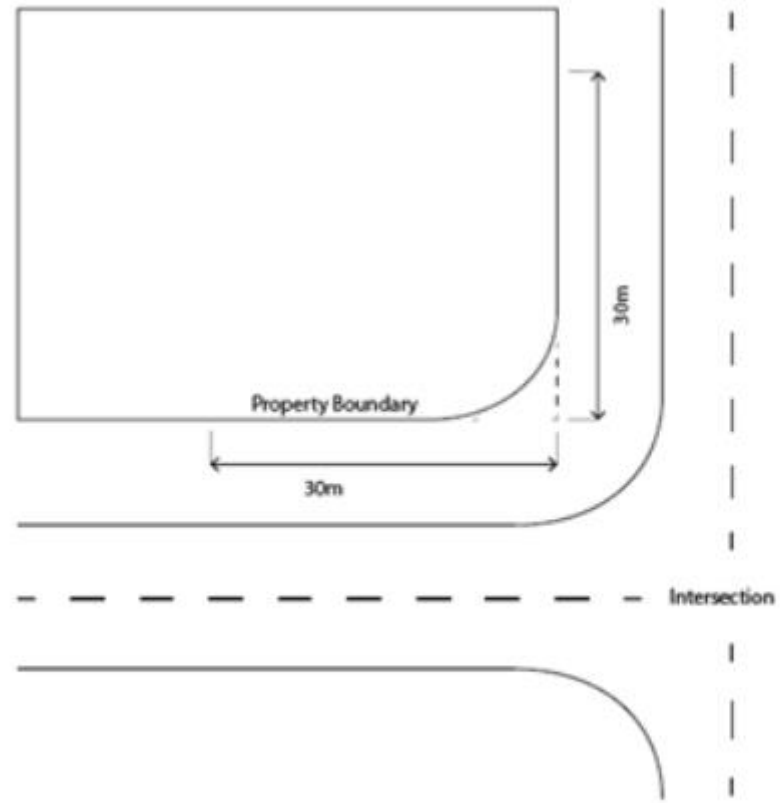
Christchurch City Council/751.83

Anne Dingwall/
#FS2037.905

Seek Amendment

Include new diagram to clarify [a.ii], based on Figure 16 in appendix 7.5.11, as per below:

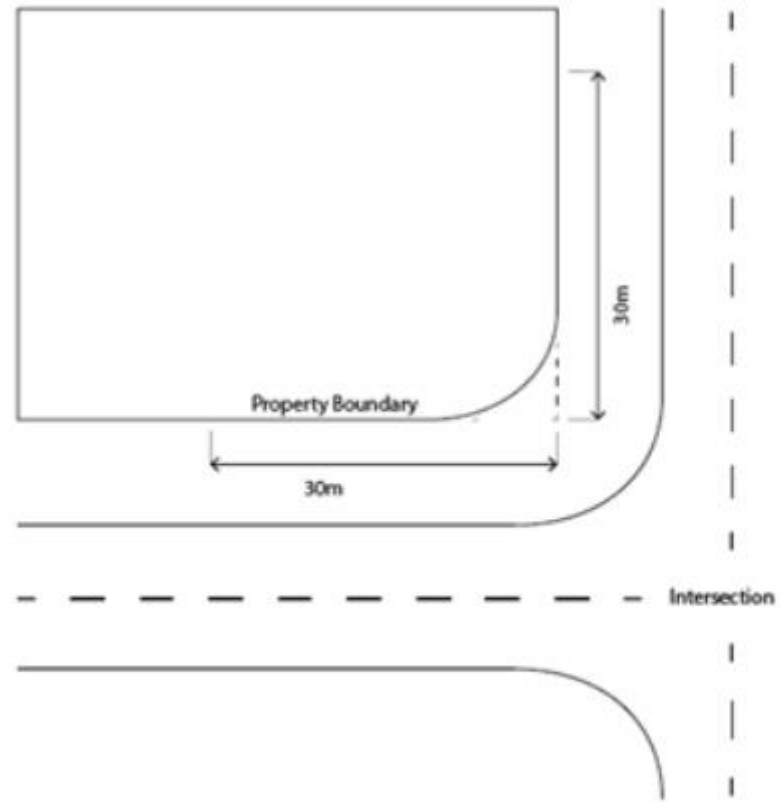
Support



Determining distances from a street intersection for the interpretation of rules 15.11.2.3 and 15.11.2.12iii

Rule is unclear - when is 30m from the intersection if there is a splay

Christchurch City Council/751.83	Catholic Diocese of Christchurch/ #FS2044.10	Seek Amendment	Include new diagram to clarify [a.ii], based on Figure 16 in appendix 7.5.11, as per below:	Seek Amendment
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Determining distances from a street intersection for the interpretation of rules 15.11.2.3 and 15.11.2.12iii

Rule is unclear - when is 30m from the intersection if there is a splay

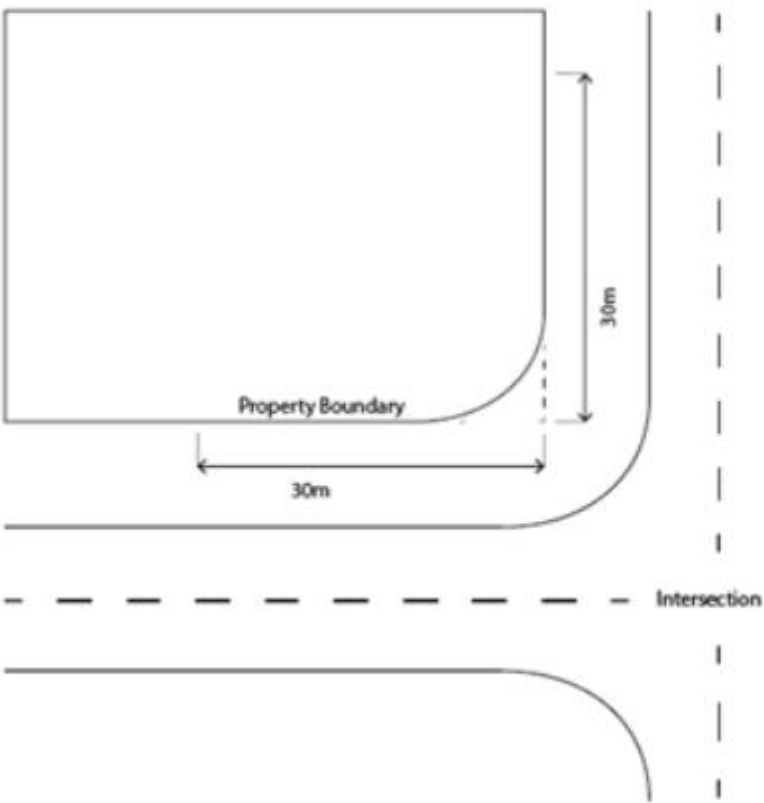
Christchurch City Council/751.83

Carter Group Limited/
#FS2045.8

Seek
Amendment

Include new diagram to clarify [a.ii], based on Figure 16 in appendix 7.5.11, as per below:

Support

			 <p>Determining distances from a street intersection for the interpretation of rules 15.11.2.3 and 15.11.2.12iii</p>	
			Rule is unclear - when is 30m from the intersection if there is a splay	
Carter Group Limited/ #814.203		Support	Support Rule 15.11.2.3. Retain as notified.	
Carter Group Limited/814.203	Kāinga Ora/ #FS2082.1033	Support	Support Rule 15.11.2.3. Retain as notified. The proposed amendments to this rule support the purpose of PC14 in respect of intensification and are supported.	Seek Amendment
The Catholic Diocese of Christchurch / #823.169		Support	Adopt	
The Catholic Diocese of Christchurch /823.169	Anne Dingwall/ #FS2037.1401	Support	Adopt The proposed amendments to this rule support the purpose of PC14 in respect of intensification and are supported.	Oppose
The Catholic Diocese of Christchurch /823.169	Carter Group Limited/ #FS2045.342	Support	Adopt The proposed amendments to this rule support the purpose of PC14 in respect of intensification and are supported.	Support
Kāinga Ora – Homes and Communities / #834.295		Oppose	Delete the rule.	
Kāinga Ora – Homes and Communities /834.295	Catholic Diocese of Christchurch/ #FS2044.116	Oppose	Delete the rule. Acts as a proxy to limit development capacity in the Central City in a manner that is not founded in the NPS-UDP Policy 3.	Support
Kāinga Ora – Homes and Communities /834.295	Carter Group Limited/ #FS2045.120	Oppose	Delete the rule. Acts as a proxy to limit development capacity in the Central City in a manner that is not founded in the NPS-UDP Policy 3.	Support

Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Minimum numbers of floors

Submission Number	Further Submission No	Position	Decision Requested	FS Position
New Zealand Institute of Architects Canterbury Branch/ #762.33		Seek Amendment	[A]dd a minimum height restriction to aid in producing larger scale buildings within the city centre zone and restrict the development of unfittingly small-scale developments	
New Zealand Institute of Architects Canterbury Branch/762.33	Anne Dingwall/ #FS2037.798	Seek Amendment	[A]dd a minimum height restriction to aid in producing larger scale buildings within the city centre zone and restrict the development of unfittingly small-scale developments We propose to also add a minimum height restriction to aid in producing larger scale buildings within the city centre zone and restrict the development of unfittingly small-scale developments which will take up room without realising the necessary development to contribute to the primacy and vitality of the central city.	Support
New Zealand Institute of Architects Canterbury Branch/762.33	Kāinga Ora/ #FS2082.563	Seek Amendment	[A]dd a minimum height restriction to aid in producing larger scale buildings within the city centre zone and restrict the development of unfittingly small-scale developments We propose to also add a minimum height restriction to aid in producing larger scale buildings within the city centre zone and restrict the development of unfittingly small-scale developments which will take up room without realising the necessary development to contribute to the primacy and vitality of the central city.	Oppose

Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Flexibility in building design for future uses

Submission Number	Further Submission No	Position	Decision Requested	FS Position
New Zealand Institute of Architects Canterbury Branch/ #762.35		Seek Amendment	[Increase measurement] from 3.5m to a minimum between 4.2 & 4.5m [This rule is not to be changed under PC14],	
New Zealand Institute of Architects Canterbury Branch/762.35	Anne Dingwall/ #FS2037.800	Seek Amendment	[Increase measurement] from 3.5m to a minimum between 4.2 & 4.5m [This rule is not to be changed under PC14], We propose that this measurement is increased from 3.5m to a minimum between 4.2& 4.5m to enable a wider range of future functions to occur within the ground floor space the 3.5 minimum is restrictive on future programme.	Support

Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Sunlight and outlook at boundary with a residential zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.204		Support	Support Rule 15.11.2.9. Retain as notified.	
Carter Group Limited/814.204	Kāinga Ora/ #FS2082.1034	Support	Support Rule 15.11.2.9. Retain as notified. The proposed amendments to this rule support the purpose of PC14 in respect of intensification and are supported.	Seek Amendment
The Catholic Diocese of Christchurch / #823.170		Support	Adopt	
The Catholic Diocese of Christchurch /823.170	Anne Dingwall/ #FS2037.1402	Support	Adopt The proposed amendments to this rule support the purpose of PC14 in respect of intensification and are supported.	Oppose
The Catholic Diocese of Christchurch /823.170	Carter Group Limited/ #FS2045.343	Support	Adopt The proposed amendments to this rule support the purpose of PC14 in respect of intensification and are supported.	Support
Kāinga Ora – Homes and Communities / #834.271		Seek Amendment	Consequential amendments associated with Appendix 14.16.2. Adopt Metropolitan Centre Zone Rules proposed in the Kāinga Ora submission Appendix 2 and amend these rules as appropriate.	

Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Rosemary Fraser/ #26.7		Oppose	<p>Opposes change to height limits and having buildings 90m tall.</p> <p>Make sure that wind and winter conditions are taken into consideration when considering building height controls.</p>	
Rosemary Fraser/26.7	Cambridge 137 Limited/ #FS2042.7	Oppose	<p>Opposes change to height limits and having buildings 90m tall.</p> <p>Make sure that wind and winter conditions are taken into consideration when considering building height controls.</p> <p>Wind tunnels occur between taller buildings as happens on Colombo Street between the library and TePai. As Christchurch experiences strong winds and is flat, it could create dangerous situations if there are tall buildings on both side of street.</p> <p>I oppose having buildings 90 m tall. Even with appropriate foundations they would still sway terrifying people on the higher floors. Also, the taller the building the more difficult it would be to escape if there was a fire. Also, with increased shading, there is likely to be for ice on paths for longer in winter.</p>	Oppose
Rosemary Fraser/26.7	Kāinga Ora/ #FS2082.11	Oppose	<p>Opposes change to height limits and having buildings 90m tall.</p> <p>Make sure that wind and winter conditions are taken into consideration when considering building height controls.</p> <p>Wind tunnels occur between taller buildings as happens on Colombo Street between the library and TePai. As Christchurch experiences strong winds and is flat, it could create dangerous situations if there are tall buildings on both side of street.</p> <p>I oppose having buildings 90 m tall. Even with appropriate foundations they would still sway terrifying people on the higher floors. Also, the taller the building the more difficult it would be to escape if there was a fire. Also, with increased shading, there is likely to be for ice on paths for longer in winter.</p>	Oppose
Victoria Neighbourhood Association (VNA) / #61.10		Seek Amendment	Amend Rule 15.11.2.11 to reduce height limits in the Central City Zone from 90m to 45m.	
Victoria Neighbourhood Association (VNA) /61.10	Anne Dingwall/ #FS2037.99	Seek Amendment	<p>Amend Rule 15.11.2.11 to reduce height limits in the Central City Zone from 90m to 45m.</p> <p>We would like to see the overall heights in the CCZ reduced from 90m to 45m. This in turn will better fit with heights in the areas designated as The Frame (21m) and CC Mixed Used Zones (32m) and HRZ (14m) at a height which would still achieve the tiered city design sought by CCC.</p> <p>PC14 should consider and enable and encourage smaller businesses back into the city core by having attractive smaller buildings with high aesthetic and amenity, rather than old fashioned skyscrapers and encouraging a compact city to return vibrancy to the “core.”</p>	Support

			<p>There is no consideration in PC14 on what the people of CHC want and need, or consideration of the “Have your say” feedback and intent of the CCRP of a low rise, garden city with a consolidated core. Whilst the idea of a tiered city makes sense as per the diagram in its intent below depicts the extreme proposed height in the CCZ of 90m is without any robust justification other than a way to justify three storeys in the MDRZ.</p> <p>The only rationale we can see for the 90m height limit is the Property Economics Report July 2022. This report recommends that the less limits on building height will encourage freedom to develop and higher yield thereby making city attractive to developers and that this, in turn, will signal that this is the city centre, thereby encouraging more development in this area.</p> <p>Add to this that there was no consideration in the Property Economics Report July 2022 report relating to demand trends in commercial high rise making this recommendation an academic exercise in planning to develop a tiered city scape to arrive at the MDRS of 11m in height. The report also acknowledges that it is unlikely that a 90m buildings will actually be developed and flies in the face of what the people of Christchurch want, yet the tier approach of the city design is predicated on a start enabled hight of 90m.</p> <p>The Property Economics Report July 2022 establishes that whilst larger corporates make up less than 20% of CHC’s business community they contribute 70% employment. No doubt this is true, but one should not assume that that this 70% employment all need to work in the city centre given the move to flexible working and WFH which is here to stay.</p> <p>The assumption in the report is that these people will drive much needed foot traffic is flawed given market trends in workforce especially larger employers like call centres, and public service who embrace WFH to reduce costs in real estate. It would be better to encourage buildings in the CCZ that will meet the needs of SME’s rather than large corporates to create a dynamic city centre that supports retail.</p> <p>There is a solution between enabling and at the same time delivering to what the people of Christchurch want as a low-rise city, this would also fit with developers opinion that there is enough existing capacity in CHC and there is no need to go higher. The desired urban profile could be achieved by reducing the maximum heights in all central city zones by at least 50% for now. This would still enable but without creating massive over enablement which comes with significant risk of creating a ghost town and making CHC highly unattractive for both residents and commercial.</p> <p>The current boundary of the CCZ in the proposed PC14 also shows that the corner of Kilmore and Durham St and Victoria St is the start of the city. Post-quake CCC deliberately erected arches on this corner signalling the “gateway to the city” there are information boards telling you what these arches are. A gateway into to the city cannot therefore be in the city (otherwise it wouldn’t be a gateway) A gang plank to get you onto a boat for example as a similar concept, where the gangplank is not the boat itself.</p> <p>A gateway to the city can’t therefore be part of the city, the city must start beyond the gateway...surely? The boundary of the city centre should therefore be reduced to showcase and signal a compact core.</p>	
Victoria Neighbourhood Association (VNA) /61.10	Cambridge 137 Limited/ #FS2042.13	Seek Amendment	<p>Amend Rule 15.11.2.11 to reduce height limits in the Central City Zone from 90m to 45m.</p> <p>We would like to see the overall heights in the CCZ reduced from 90m to 45m. This in turn will better fit with heights in the areas designated as The Frame (21m) and CC Mixed Used Zones (32m) and HRZ (14m) at a height which would still achieve the tiered city design sought by CCC.</p> <p>PC14 should consider and enable and encourage smaller businesses back into the city core by having attractive smaller buildings with high aesthetic and amenity, rather than old fashioned skyscrapers and encouraging a compact city to return vibrancy to the “core.”</p> <p>There is no consideration in PC14 on what the people of CHC want and need, or consideration of the “Have your say” feedback and intent of the CCRP of a low rise, garden city with a consolidated core. Whilst the idea of a tiered city makes sense as per the diagram in its intent below depicts the extreme proposed height in the CCZ of 90m is without any robust justification other than a way to justify three storeys in the MDRZ.</p>	Oppose

			<p>The only rationale we can see for the 90m height limit is the Property Economics Report July 2022. This report recommends that the less limits on building height will encourage freedom to develop and higher yield thereby making city attractive to developers and that this, in turn, will signal that this is the city centre, thereby encouraging more development in this area.</p> <p>Add to this that there was no consideration in the Property Economics Report July 2022 report relating to demand trends in commercial high rise making this recommendation an academic exercise in planning to develop a tiered city scape to arrive at the MDRS of 11m in height. The report also acknowledges that it is unlikely that a 90m buildings will actually be developed and flies in the face of what the people of Christchurch want, yet the tier approach of the city design is predicated on a start enabled hight of 90m.</p> <p>The Property Economics Report July 2022 establishes that whilst larger corporates make up less than 20% of CHC’s business community they contribute 70% employment. No doubt this is true, but one should not assume that that this 70% employment all need to work in the city centre given the move to flexible working and WFH which is here to stay.</p> <p>The assumption in the report is that these people will drive much needed foot traffic is flawed given market trends in workforce especially larger employers like call centres, and public service who embrace WFH to reduce costs in real estate. It would be better to encourage buildings in the CCZ that will meet the needs of SME’s rather than large corporates to create a dynamic city centre that supports retail.</p> <p>There is a solution between enabling and at the same time delivering to what the people of Christchurch want as a low-rise city, this would also fit with developers opinion that there is enough existing capacity in CHC and there is no need to go higher. The desired urban profile could be achieved by reducing the maximum heights in all central city zones by at least 50% for now. This would still enable but without creating massive over enablement which comes with significant risk of creating a ghost town and making CHC highly unattractive for both residents and commercial.</p> <p>The current boundary of the CCZ in the proposed PC14 also shows that the corner of Kilmore and Durham St and Victoria St is the start of the city. Post-quake CCC deliberately erected arches on this corner signalling the “gateway to the city” there are information boards telling you what these arches are. A gateway into to the city cannot therefore be in the city (otherwise it wouldn’t be a gateway) A gang plank to get you onto a boat for example as a similar concept, where the gangplank is not the boat itself.</p> <p>A gateway to the city can’t therefore be part of the city, the city must start beyond the gateway...surely? The boundary of the city centre should therefore be reduced to showcase and signal a compact core.</p>	
Victoria Neighbourhood Association (VNA) /61.10	Kāinga Ora/ #FS2082.20	Seek Amendment	<p>Amend Rule 15.11.2.11 to reduce height limits in the Central City Zone from 90m to 45m.</p> <p>We would like to see the overall heights in the CCZ reduced from 90m to 45m. This in turn will better fit with heights in the areas designated as The Frame (21m) and CC Mixed Used Zones (32m) and HRZ (14m) at a height which would still achieve the tiered city design sought by CCC.</p> <p>PC14 should consider and enable and encourage smaller businesses back into the city core by having attractive smaller buildings with high aesthetic and amenity, rather than old fashioned skyscrapers and encouraging a compact city to return vibrancy to the “core.”</p> <p>There is no consideration in PC14 on what the people of CHC want and need, or consideration of the “Have your say” feedback and intent of the CCRP of a low rise, garden city with a consolidated core. Whilst the idea of a tiered city makes sense as per the diagram in its intent below depicts the extreme proposed height in the CCZ of 90m is without any robust justification other than a way to justify three storeys in the MDRZ.</p> <p>The only rationale we can see for the 90m height limit is the Property Economics Report July 2022. This report recommends that the less limits on building height will encourage freedom to develop and higher yield thereby making city attractive to developers and that this, in turn, will signal that this is the city centre, thereby encouraging more development in this area.</p>	Oppose

			<p>Add to this that there was no consideration in the Property Economics Report July 2022 report relating to demand trends in commercial high rise making this recommendation an academic exercise in planning to develop a tiered city scape to arrive at the MDRS of 11m in height. The report also acknowledges that it is unlikely that a 90m buildings will actually be developed and flies in the face of what the people of Christchurch want, yet the tier approach of the city design is predicated on a start enabled hight of 90m.</p> <p>The Property Economics Report July 2022 establishes that whilst larger corporates make up less than 20% of CHC's business community they contribute 70% employment. No doubt this is true, but one should not assume that that this 70% employment all need to work in the city centre given the move to flexible working and WFH which is here to stay.</p> <p>The assumption in the report is that these people will drive much needed foot traffic is flawed given market trends in workforce especially larger employers like call centres, and public service who embrace WFH to reduce costs in real estate. It would be better to encourage buildings in the CCZ that will meet the needs of SME's rather than large corporates to create a dynamic city centre that supports retail.</p> <p>There is a solution between enabling and at the same time delivering to what the people of Christchurch want as a low-rise city, this would also fit with developers opinion that there is enough existing capacity in CHC and there is no need to go higher. The desired urban profile could be achieved by reducing the maximum heights in all central city zones by at least 50% for now. This would still enable but without creating massive over enablement which comes with significant risk of creating a ghost town and making CHC highly unattractive for both residents and commercial.</p> <p>The current boundary of the CCZ in the proposed PC14 also shows that the corner of Kilmore and Durham St and Victoria St is the start of the city. Post-quake CCC deliberately erected arches on this corner signalling the "gateway to the city" there are information boards telling you what these arches are. A gateway into to the city cannot therefore be in the city (otherwise it wouldn't be a gateway) A gang plank to get you onto a boat for example as a similar concept, where the gangplank is not the boat itself.</p> <p>A gateway to the city can't therefore be part of the city, the city must start beyond the gateway...surely? The boundary of the city centre should therefore be reduced to showcase and signal a compact core.</p>	
Paul Wing/ #70.17		Seek Amendment	Amend Rule 15.11.2.11 - Building height such that the height of all buildings in the central city should be limited to no more than 5 storeys.	
Ceres New Zealand, LLC/ #150.1		Oppose	Delete Standard 15.11.2.11	
Ceres New Zealand, LLC/150.1	Kāinga Ora/ #FS2082.66	Oppose	Delete Standard 15.11.2.11 When these standards are applied to 25 Peterborough Street and 87-93 Victoria Street, in conjunction with the height standards and overlays, any redevelopment of these properties and buildings therein will be restricted and impeded in both its height and density options. Ceres engaged several experienced architectural firms to develop concept plans for 25 Peterborough Street to deliver a multi-storey apartment or hotel development. All proposed designs are considered to deliver high quality urban design outcomes, yet none of them would 7 comply with the 'podium and tower' typology which PC14 appears to seek and consider as being the only acceptable design solution. Applying the height standards / overlays, in conjunction with the standards bullet pointed above to the redevelopment of small or unusually shaped land parcels (which are common through the city centre) will be extremely challenging. Resultant of applying these standards / overlays, in most costs, the redevelopment of any city centre zone site (including 25 Peterborough Street and 87-93 Victoria Street) will result in a financial return significantly less than that achievable through the Operative Plan. Consequentially, it may be uneconomical to develop / redevelop many city centre sites including those occupied by significantly damaged buildings (which would be left in a state of disrepair / derelict) or those undeveloped and vacant. Consequentially, Standards 15.11.2.1, 15.11.2.3, 15.11.2.9 to 15.11.2.12, and 15.11.2.14 to 15.11.2.16 and the building height overlays of PC14 do not maximise the benefits of intensification and, therefore, are contrary to Policy 3 of the NPS-UD.	Oppose
Ceres New Zealand, LLC/ #150.11		Seek Amendment	Amend 15.11.2.11 to add an exemption which states that clauses ii to vi of Standard 15.11.2.11.a do not apply to any site containing a significant heritage item.	
Ceres New Zealand, LLC/150.11	Kāinga Ora/ #FS2082.72	Seek Amendment	Amend 15.11.2.11 to add an exemption which states that clauses ii to vi of Standard 15.11.2.11.a do not apply to any site containing a significant heritage item. The various height standards / overlays applicable to 25 Peterborough Street and 87-93 Victoria Street create confusion and will result in poor application due to the ambiguity. 6 Additionally, the various height standards / overlays are contrary to Policy 3 of the NPS-UD Amend 15.11.2.11 to add an exemption which states that clauses ii to vi of Standard 15.11.2.11.a do not apply to any site containing a significant heritage item. The various height standards / overlays applicable to 25 Peterborough Street and 87-93 Victoria Street create confusion and will result in poor application due to the ambiguity. 6 Additionally, the various height standards / overlays are contrary to Policy 3 of the NPS-UD	Oppose

Paul McNoe/ #171.4		Seek Amendment	[Reduce permitted building height] That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible	
Logan Brunner/ #191.9		Support	[Retain provisions that enable] 20-30 lvls in the central city	
Joshua Wight/ #199.7		Seek Amendment	Amend provisions to enable taller buildings, especially [within the] central city (20-30 lvls). Commercial centres and surrounding residential sites have increased height limits, generally to between 4 and 6 storeys.	
Joshua Wight/199.7	Anne Dingwall/ #FS2037.282	Seek Amendment	Amend provisions to enable taller buildings, especially [within the] central city (20-30 lvls). Commercial centres and surrounding residential sites have increased height limits, generally to between 4 and 6 storeys. This will result in more homes, more economic activity, more vibrant communities, and more economical public transport and other infrastructure upgrades. These benefits are further explained in the attached 'Benefits of Density' document.	Oppose
Robert J Manthei/ #200.11		Seek Amendment	Reduce height limits	
Robert J Manthei/200.11	Southern Cross Healthcare Limited/ #FS2041.1	Seek Amendment	Reduce height limits Although the Chch Central Recovery Plan (CCRP) has been revoked, "PC14 must still have regard to the directions of the CCRP under s74(2)(b)(i) of the RMA" Those directions include statements like the following: 2.1.39 – Under the CCRP, the aim was "the overall design concept for development of a greener, more accessible city with a compact core, more greenspace and a stronger built density". A central part of the CCRP was the concept of a 'frame' with there being three components, "each having its own distinct character and serving to contain the commercial area. It was considered that containing the available land area in this way would address the issue of too much development capacity..." 2.2.40 – "The Frame allows the Core to expand in the future if there is demand for housing or commercial development". 2.1.41 - "lower buildings will become a defining central city feature in the medium and that a lower rise city fits in with the community's wishes and takes into account of the economic realities and market demand for property in the Core." Thus, even though the requirement "that the District Plan must not be inconsistent with the CCRP" has been removed, it must still be taken into account. The CCRP clearly stated that the public's wishes were for lower heights for buildings and that there was ample capacity for expansion. There is virtually no risk of following this more conservative approach to densification, especially since a new Plan must be reviewed within 10 years of its adoption.	Oppose
Robert J Manthei/200.11	Kāinga Ora/ #FS2082.116	Seek Amendment	Reduce height limits Although the Chch Central Recovery Plan (CCRP) has been revoked, "PC14 must still have regard to the directions of the CCRP under s74(2)(b)(i) of the RMA" Those directions include statements like the following: 2.1.39 – Under the CCRP, the aim was "the overall design concept for development of a greener, more accessible city with a compact core, more greenspace and a stronger built density". A central part of the CCRP was the concept of a 'frame' with there being three components, "each having its own distinct character and serving to contain the commercial area. It was considered that containing the available land area in this way would address the issue of too much development capacity..." 2.2.40 – "The Frame allows the Core to expand in the future if there is demand for housing or commercial development". 2.1.41 - "lower buildings will become a defining central city feature in the medium and that a lower rise city fits in with the community's wishes and takes into account of the economic realities and market demand for property in the Core." Thus, even though the requirement "that the District Plan must not be inconsistent with the CCRP" has been removed, it must still be taken into account. The CCRP clearly stated that the public's wishes were for lower heights for buildings and that there was ample capacity for expansion. There is virtually no risk of following this more conservative approach to densification, especially since a new Plan must be reviewed within 10 years of its adoption.	Oppose
Robert J Manthei/200.11	Kāinga Ora/ #FS2082.194	Seek Amendment	Reduce height limits Although the Chch Central Recovery Plan (CCRP) has been revoked, "PC14 must still have regard to the directions of the CCRP under s74(2)(b)(i) of the RMA" Those directions include statements like the following: 2.1.39 – Under the CCRP, the aim was "the overall design concept for development of a greener, more accessible city with a compact core, more greenspace and a stronger built density". A central part of the CCRP was the concept of a 'frame' with there being three components, "each having its own distinct character and serving to contain the commercial area. It was considered that containing the available land area in this way would address the issue of too much development capacity..." 2.2.40 – "The Frame allows the Core to expand in the future if there is demand for housing or commercial development". 2.1.41 - "lower buildings will become a defining central city feature in the medium and that a lower rise city fits in with the community's wishes and takes into account of the economic realities and market demand for property in the Core." Thus, even though the requirement "that the District Plan must not be inconsistent with the CCRP" has been removed, it must still be taken into account. The CCRP clearly stated that the public's wishes were for lower heights for buildings and that there was ample capacity for expansion. There is virtually no risk of following this more conservative approach to densification, especially since a new Plan must be reviewed within 10 years of its adoption.	Oppose
Atlas Quarter Residents Group (22 owners) / #224.17		Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible	
Atlas Quarter Residents Group (22 owners) / 224.17	Kāinga Ora/ #FS2082.181	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible Who we are:	Oppose

This submission is made on behalf of the following persons, all of whom own units in the Atlas Quarter, 36 Welles Street, Christchurch Central:

Richard Ball, Athena Ellis, Phil and Lynette Stenning, Max Lucas, Paul and Jeni Neilson, Jenny Jia and Zhongyang Yuan, Piers and Emma Bayley, Rachel and Tim Scanlan, Eileen and Vernon Payne, Bruce Fraser, Eléonore Dumaine, Peter and Faye Greenwood, Alan Steel, Gillian Smeith, Chelsea Kennedy, Deborah Bowker, Kate and Mike Peers, Peter Morris, Mathilde Vachon, Barbra Pullar, Martin Rumbold and Kirsty Stewart.

Key points:

We support well designed intensive residential and commercial development, integrated with sustainable transport options. We have already “put our money where our mouths are” by purchasing units in the Atlas Quarter, a large and successful inner-city development of 110 residential and three commercial units.

We oppose the greatly increased height limits proposed by Plan Change 14. They are unnecessary and inappropriate for Christchurch.

We support the inclusion of qualifying matters to enhance design quality and urban amenity across the City.

Relief sought:

1. That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
2. Where Government legislation and regulations require increases to height limits, that these are kept to the minimum extent possible for compliance with the regulations.
3. The need for greater intensification is supported but this does not require or justify the proposed increases in height limits as permitted activities.
4. The inclusion of the qualifying criteria is supported, independent of height limits, as a means of promoting good design and ensuring new buildings do not adversely impact existing buildings designed and constructed within the current District Plan requirements.

Reasons:

Following the Christchurch earthquakes, a comprehensive design process was undertaken for the City, particularly for the central city. Deliberate and well-informed decisions were made create a liveable city, with intensified development in the central city and around suburban centres, but with lower central city height limits than previously existed. This has created a compact central city with increased densities compared to before the earthquakes, but without the height of some of the buildings that Christchurch had pre-earthquake . The consolidation has resulted in many vacant sites becoming available which are gradually being filled.

This model was developed by looking at best practice around the world, combined with local input from residents and experts, to create an attractive and vibrant City. It set ambitious goals for increasing densities for residential living, especially in the central city and around suburban centres. It was fully integrated with future transport options and climate resilience objectives.

It has widespread local support and was developed with considerable input and investment from Government (via CERA) and Christchurch City Council. It integrated land use and transport, seeking higher densities and more sustainable transport, as reflected in the Land Use Recovery Plan, Christchurch Central Recovery Plan and the Central City Transport Plan. It was embedded into the District Plan through an Independent Hearing Panel of experts hand-picked by the Government.

The greatly increased height limits proposed Plan Change 14 undermines the objectives and principles that underpin the vision of the 2015 Christchurch Central Recovery Plan:

“To become one of the best small cities in the world, Christchurch needs a city centre that is:

- *an inspiring place to live*
- *an attractive place to invest*
- *the best urban environment in New Zealand.”*

The decision to limit heights was a deliberate choice in achieving this vision. The proposed changes will undermine existing investments, entered into in good faith based on the Recovery Plans, while also reducing the central city’s design coherence and creating a less attractive City.

			<p>The many empty sites and carparks that still exist post-earthquake provide adequate future capacity for the foreseeable future, including the “competitive margin” required by Government regulations. The only apparent reason for increasing the height limits appears to be compliance with new Government regulations. If the height limits are to be increased, this change should be done to the minimum extent needed to comply with these ill-considered Government requirements. There is no other justification for the proposed rules.</p> <p>The proposed rules allow new development to be concentrated in a small number of very tall buildings, with the negative impacts such as greater shading and wind tunnels, accompanied by a continuation of many empty and ugly lots in the central city. As the vacant sites are largely filled with cheap carparking, this further undermines the stated transport sustainability and climate resilience objectives.</p> <p>The scale of the buildings permitted under PC14 is not consistent with the extensive post-earthquake developments that have already occurred. The post-quake developments have created a very attractive City which will be undermined by these proposals. Existing intensive residential developments, such as the Atlas Quarter, could be overshadowed by new buildings of nearly twice the height on the east and west, blocking sunlight. Others may be blocked to the north.</p> <p>In short, the proposal for increased heights across the City are ill-considered solutions for problems that exist in Auckland, Wellington, and possibly other centres, but are not applicable to Christchurch. The geography and existing development of these other centres constrains new development. Post-earthquake Christchurch is quite different from these other centres: it is not constrained for growth opportunities, as demonstrated by the far slower growth in property prices over recent years. Even before the earthquakes, Christchurch had far more stable (less volatile) prices than Auckland and Wellington – a trend that has persisted since at least the 1970’s. In Christchurch there is housing choice, particularly with substantial increases in the number of higher density residential apartments.</p> <p>Maximising the benefits of intensification needs to consider the dis-benefits. The proposed Plan identifies loss of tree cover as a disbenefit but does appear to put sufficient emphasis on other matters. Why does it propose financial contributions for loss of tree cover but not for loss of sunlight to others, wind tunnel effects or loss of amenity? In the Christchurch context, the widespread demolition of much of the central city, including most of the taller buildings, and consolidation of activities into more compact precincts, has created a much more attractive City with a visual appearance and aesthetic appropriate for the size of the City, reflected in the Central City Recovery Plan issued by CERA after extensive public and expert engagement. Both residents and visitors are commenting on the attractiveness of this new look. Re-introducing unnecessarily large buildings undermines this new and attractive look. Even with setbacks and other requirements, it has the potential to detract from the amenity and value of the very substantial public and private investment made for the City’s re-build and recovery.</p>	
Marjorie Manthei/ #237.3		Seek Amendment	<p>i: Decrease maximum height in the City Centre from 90m to 60m as far north as Kilmore Street</p> <p>v. Reduce the proposed maximum heights on Victoria Street (from Salisbury Street to Bealey Avenue) to 20m</p>	
Marjorie Manthei/237.3	Anne Dingwall/ #FS2037.325	Seek Amendment	<p>i: Decrease maximum height in the City Centre from 90m to 60m as far north as Kilmore Street</p> <p>v. Reduce the proposed maximum heights on Victoria Street (from Salisbury Street to Bealey Avenue) to 20m</p> <p>I oppose an enabled height of (a) 90m in the City Centre,(b) 45m on Victoria Street.</p> <p>Reducing the maximum height in the City Centre still allows for greater density. It would also resolve the flow-on effects of the proposed heights in the HDRZ near the City Centre, especially to the north, where ‘accessibility’ is assessed as relatively low, especially compared to south of the City Centre (s32 Accessibility, 2.1.4)</p> <p>Christchurch already has adequate capacity and density. The reasons covered in the CCRP for a low-rise redeveloped central city also are still valid. I could find nothing in s32 or others reports to refute them: (i) to achieve a more compact core (ii) for better urban design (“lower buildings...encourage greater interaction with the street and public spaces”, produce less shadowing and wind tunnel effects, feel safer and are people-friendly). Low-rise would also give Christchurch a unique identify (Summary from Background to Central City Height, Appendix1, s32, Part 7).</p>	Support
Steve Burns/ #276.27		Seek Amendment	Seek maximum height of 5 stories in Christchurch	
Jack van Beynen/ #309.1		Oppose	[Retain existing height limits in the City Centre Zone]	
Dr Sandy Bond LLC (self)/ #317.1		Oppose	[Seeks that] the height limits reduced. [Seeks that buildings are limited to] 5-6 storey buildings as the maximum height.	

Dr Sandy Bond LLC (self)/317.1	Cambridge 137 Limited/ #FS2042.40	Oppose	[Seeks that] the height limits reduced. [Seeks that buildings are limited to] 5-6 storey buildings as the maximum height. While I agree with the need to increase density, I believe the height limits within the city center of 90metres are too high. I lived through the earthquakes 2010-2014 and during that time the CCC asked for feedback from the community of what they wanted to see when the city builds back. I seem to recall the pink sticky notes of ideas - but one was clear, that they did not want high-rise buildings - due the perceived danger of these (subsequent to two prominent buildings collapsing), and for other reasons. The need for a tiered approach building up and away from the river to preserve river views, etc. Are these views no longer relevant?	Oppose
Anna Melling/ #337.20		Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.	
Luke Baker-Garters/ #344.13		Oppose	Removal of all central city maximum building height overlays.	
John Bennett/ #367.2		Seek Amendment	Lower height limit in the Central City to be...26m (10 stories).	
John Bennett/367.2	Anne Dingwall/ #FS2037.464	Seek Amendment	<p>Lower height limit in the Central City to be...26m (10 stories).</p> <p>The 90m height limit for Central city buildings ignores the Cities Blueprint which was prepared with considerable consultation and by very experienced professionals.</p> <p>Pre quake the city suffered from the effects of very tall buildings (like the PWC built by a developer with the biggest ego who wanted the tallest building in town). Those effects were felt by pedestrians and cyclists who experienced the increased high wind speeds at street level, the loss of visual amenity, and the visual and physical dominance of overly tall structures.</p> <p>Christchurch Central City has an abundance of empty land. One very tall building will soak up all tenants and businesses for years to come hampering development of the City as a whole. This was evidenced in the '80's and 90's when a number of tall buildings were built within the Central City</p>	Support
Marina Steinke/ #378.2		Oppose	Retain the existing height limits for the central city.	
Peter Troon/ #422.4		Seek Amendment	[Reduce] the height and density of inner city dwellings.	
Bob Hou/ #429.1		Seek Amendment	Increase maximum building height in the central city	
Bob Hou/429.1	Cambridge 137 Limited/ #FS2042.45	Seek Amendment	Increase maximum building height in the central city 90m is way to low for a city of nearly half a million, at the moment even Hamilton can build taller than Chch.	Not Stated
Bob Hou/429.1	Kāinga Ora/ #FS2082.308	Seek Amendment	Increase maximum building height in the central city 90m is way to low for a city of nearly half a million, at the moment even Hamilton can build taller than Chch.	Support
Pamela-Jayne Cooper/ #625.7		Seek Amendment	Seek amendment to a maximum height of 60m (with consent).	
Pamela-Jayne Cooper/625.7	Anne Dingwall/ #FS2037.540	Seek Amendment	<p>Seek amendment to a maximum height of 60m (with consent).</p> <p>I request a max consented height of 60m (with consent) in the City Centre cascading as proposed. Greater consideration for the prevention of 'ugly' and inferior builds, which maximize profit, before city and citizens wellbeing and movement.</p>	Support
Pamela-Jayne Cooper/625.7	Anne Dingwall/ #FS2037.1207	Seek Amendment	Seek amendment to a maximum height of 60m (with consent).	Support

			I request a max consented height of 60m (with consent) in the City Centre cascading as proposed. Greater consideration for the prevention of 'ugly' and inferior builds, which maximize profit, before city and citizens wellbeing and movement.	
New Zealand Institute of Architects Canterbury Branch/ #762.40		Seek Amendment	[Reconsider] heightlimits and controls.	
New Zealand Institute of Architects Canterbury Branch/762.40	Anne Dingwall/ #FS2037.805	Seek Amendment	[Reconsider] heightlimits and controls. The extent to which the 90m overlay applies, is reduced to a hand-full of sporadic sites when overlaid with recent developments, council owned facilities, open space, and historic buildings. This limitation of foreseeable development will potentially result in an undesirable and inconsistent skyline. How is this being controlled and addressed in the planning to ensure a desirable outcome, and how does this relate to the objectives of the post EQ city Blueprint that was prepared after the quake through considerable consultation and experienced professionals	Support
New Zealand Institute of Architects Canterbury Branch/ #762.47		Seek Amendment	[That] an additional height limit area is placed around the Te Papa Otakaro within the CBD.	
New Zealand Institute of Architects Canterbury Branch/762.47	Anne Dingwall/ #FS2037.812	Seek Amendment	[That] an additional height limit area is placed around the Te Papa Otakaro within the CBD. We suggest that an additional height limit area is placed around the Te Papa Otakaro within the CBD to limit the development and impact of solar access to this culturally significant corridor and public amenity route throughout the city.	Support
New Zealand Institute of Architects Canterbury Branch/762.47	Cambridge 137 Limited/ #FS2042.58	Seek Amendment	[That] an additional height limit area is placed around the Te Papa Otakaro within the CBD. We suggest that an additional height limit area is placed around the Te Papa Otakaro within the CBD to limit the development and impact of solar access to this culturally significant corridor and public amenity route throughout the city.	Oppose
New Zealand Institute of Architects Canterbury Branch/762.47	Kāinga Ora/ #FS2082.571	Seek Amendment	[That] an additional height limit area is placed around the Te Papa Otakaro within the CBD. We suggest that an additional height limit area is placed around the Te Papa Otakaro within the CBD to limit the development and impact of solar access to this culturally significant corridor and public amenity route throughout the city.	Oppose
Carter Group Limited/ #814.205		Oppose	Oppose Rule 15.11.2.11. Seek that this be deleted.	
Carter Group Limited/814.205	Cambridge 137 Limited/ #FS2042.59	Oppose	Oppose Rule 15.11.2.11. Seek that this be deleted. The height limits in this rule are opposed intheir entirety by the submitter.Among other reasons:• The rules are fundamentally inconsistentwith the requirements in policy 3 of theNPS-UD to 'enable... building heights anddensity of built form to realise as muchdevelopment capacity as possible, to maximise benefits of intensification'.Policy 3 was drafted specifically for NewZealand's Tier 1 cities – all of whichfeature heritage sites and buildings –indicating such built form is envisagedalongside these features. The variable height limits for differentparts of the city are arbitrary,inconsistent and inequitable. • To the extent that variable height limitsare proposed in response to heritagevalues/features, this incorrectly assumesthat building height and high densitybuilt form is inherently incompatible withheritage values. Such a conclusion is atodds with the evidence of successfulintensive inner city development ininternational cities alongside heritagefeatures of considerably greatersignificance. Vibrant central cities (assought by objectives in chapters 3 and15) inherently feature heritage itemsalongside substantial modern buildings,and to rely on heritage features as abasis for limiting built form and height isnarrow-minded, conservative andmyopic. • The heritage interfaces (and associatedprovisions) are generally opposed for thereasons stated in the coveringsubmission. Among other things, it isnoted that the heritage provisions insubchapter 9.3 provide for themanagement of buildings within heritagesettings or alterations to heritage items. Accordingly, there is no need toseparately constrain building heightalongside or within heritage settings. • The height limits fail to adequatelyaccount for planned developmentcurrently progressing in parts of the CityCentre Zone where lower heights areproposed. This includes the CatholicCathedral Precinct (which includes thesites with road boundaries on the northside of Armagh Street at 129, 131, 133,137 and 143 Armagh Street) and theCathedral Square Height Precinct, wheresignificant development proposalscurrently being planned entail buildingsof a greater height than the proposedrules permit. • The design of tall buildings is otherwisemanaged by way of thecontrol/discretion afforded by the urbandesign rule (C1 and RD1).Accounting for the points above and giventhat the proposed constraints on buildingheights are not necessary or appropriate forthe purposes of promoting intensification,they should be deleted, such that no maximum height limit applies throughoutthe City Centre Zone	Support
Carter Group Limited/814.205	Kāinga Ora/ #FS2082.1035	Oppose	Oppose Rule 15.11.2.11. Seek that this be deleted. The height limits in this rule are opposed intheir entirety by the submitter.Among other reasons:• The rules are fundamentally inconsistentwith the requirements in policy 3 of theNPS-UD to 'enable... building heights anddensity of built form to realise as muchdevelopment capacity as possible, to maximise benefits of intensification'.Policy 3 was drafted specifically for NewZealand's Tier 1 cities – all of whichfeature heritage sites and	Seek Amendment

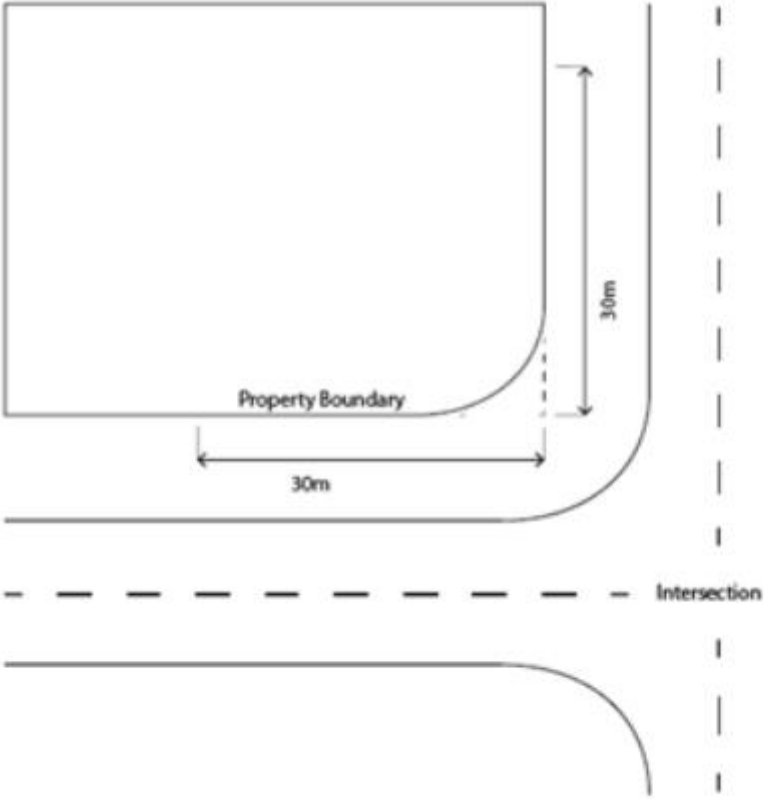
			<p>buildings –indicating such built form is envisaged alongside these features. The variable height limits for different parts of the city are arbitrary, inconsistent and inequitable. • To the extent that variable height limits are proposed in response to heritage values/features, this incorrectly assumes that building height and high density built form is inherently incompatible with heritage values. Such a conclusion is at odds with the evidence of successful intensive inner city development in international cities alongside heritage features of considerably greater significance. Vibrant central cities (assouged by objectives in chapters 3 and 15) inherently feature heritage items alongside substantial modern buildings, and to rely on heritage features as a basis for limiting built form and height is narrow-minded, conservative and myopic. • The heritage interfaces (and associated provisions) are generally opposed for the reasons stated in the covering submission. Among other things, it is noted that the heritage provisions in subchapter 9.3 provide for the management of buildings within heritage settings or alterations to heritage items.</p> <p>Accordingly, there is no need to separately constrain building height alongside or within heritage settings. • The height limits fail to adequately account for planned development currently progressing in parts of the City Centre Zone where lower heights are proposed. This includes the Catholic Cathedral Precinct (which includes the sites with road boundaries on the north side of Armagh Street at 129, 131, 133, 137 and 143 Armagh Street) and the Cathedral Square Height Precinct, where significant development proposals currently being planned entail buildings of a greater height than the proposed rules permit. • The design of tall buildings is otherwise managed by way of the control/discretion afforded by the urban design rule (C1 and RD1). Accounting for the points above and given that the proposed constraints on building heights are not necessary or appropriate for the purposes of promoting intensification, they should be deleted, such that no maximum height limit applies throughout the City Centre Zone</p>	
Malaghans Investments Limited/ #818.3		Seek Amendment	[T]hat the [permitted] building height for the properties bound by Gloucester, Manchester, Oxford and Columbo streets [within the Central City Heritage Interface Overlay] be a maximum of no more than 3 stories in height above ground.	
Malaghans Investments Limited/818.3	Catholic Diocese of Christchurch/ #FS2044.157	Seek Amendment	<p>[T]hat the [permitted] building height for the properties bound by Gloucester, Manchester, Oxford and Columbo streets [within the Central City Heritage Interface Overlay] be a maximum of no more than 3 stories in height above ground.</p> <p>Access to sunlight is critical to [the success of businesses that rely on outdoor dining areas]. The street seating is a direct way for people to be amongst the heritage setting, appreciate it while enjoying the custom of local businesses.</p> <p>Protection of access to sunlight for New Regent Street, along with commensurate changes to the District Plan to provide for this submission will: (a) contribute to the social and economic well-being of people and communities and meet the reasonably foreseeable needs of future generations; (b) protect the significant heritage values of New Regent Street and enhance visitor experience to the locale; (c) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means. (d) give effect to the National Policy Statement for Urban Development 2021 and Canterbury Regional Policy Statement. (e) promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the Resource Management Act 1991 and ultimately achieve its purpose.</p>	Oppose
Malaghans Investments Limited/818.3	Carter Group Limited/ #FS2045.169	Seek Amendment	<p>[T]hat the [permitted] building height for the properties bound by Gloucester, Manchester, Oxford and Columbo streets [within the Central City Heritage Interface Overlay] be a maximum of no more than 3 stories in height above ground.</p> <p>Access to sunlight is critical to [the success of businesses that rely on outdoor dining areas]. The street seating is a direct way for people to be amongst the heritage setting, appreciate it while enjoying the custom of local businesses.</p> <p>Protection of access to sunlight for New Regent Street, along with commensurate changes to the District Plan to provide for this submission will: (a) contribute to the social and economic well-being of people and communities and meet the reasonably foreseeable needs of future generations; (b) protect the significant heritage values of New Regent Street and enhance visitor experience to the locale; (c) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means. (d) give effect to the National Policy Statement for Urban Development 2021 and Canterbury Regional Policy Statement. (e) promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the Resource Management Act 1991 and ultimately achieve its purpose.</p>	Oppose
The Catholic Diocese of Christchurch / #823.171		Oppose	Delete rule 15.11.2.11 in its entirety.	
The Catholic Diocese of Christchurch /823.171	Anne Dingwall/ #FS2037.1403	Oppose	Delete rule 15.11.2.11 in its entirety.	Oppose

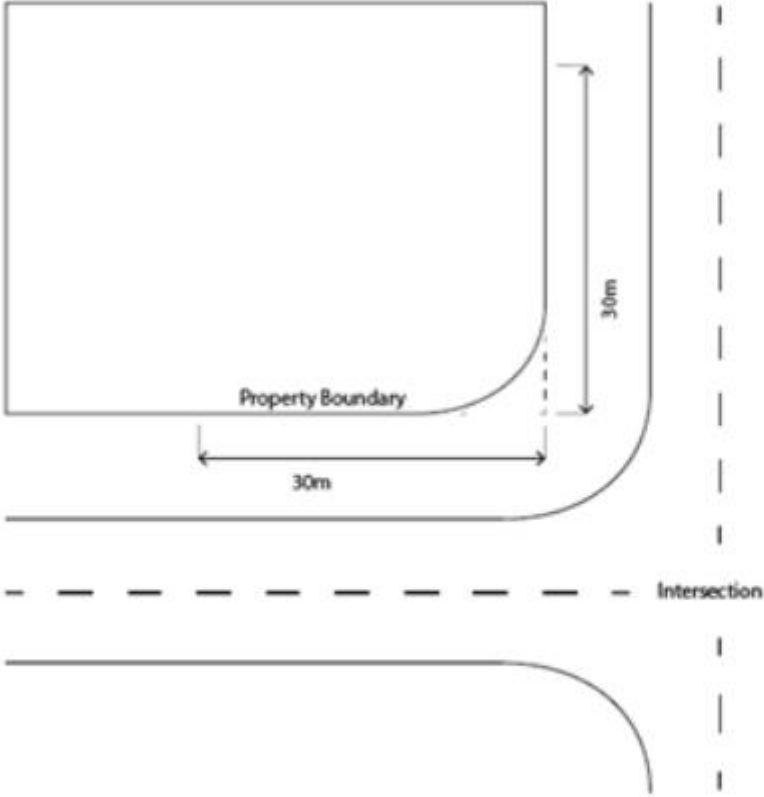
			<p>The height limits in this rule are opposed in their entirety by the submitter. Among other reasons:</p> <ul style="list-style-type: none"> • The rules are fundamentally inconsistent with the requirements in policy 3 of the NPS-UD to ‘enable... building heights and density of built form to realise as much development capacity as possible, to maximise benefits of intensification’. Policy 3 was drafted specifically for New Zealand’s Tier 1 cities – all of which feature heritage sites and buildings – indicating such built form is envisaged alongside these features. • The variable height limits for different parts of the city are arbitrary, inconsistent and inequitable. • To the extent that variable height limits are proposed in response to heritage values/features, this incorrectly assumes that building height and high density built form is inherently incompatible with heritage values. Such a conclusion is at odds with the evidence of successful intensive inner city development in international cities alongside heritage features of considerably greater significance. Vibrant central cities (as sought by objectives in chapters 3 and 15) inherently feature heritage items alongside substantial modern buildings, and to rely on heritage features as a basis for limiting built form and height is narrow-minded, conservative and myopic. • The heritage interfaces (and associated provisions) are generally opposed for the reasons stated in the covering submission. Among other things, it is noted that the heritage provisions in subchapter 9.3 provide for the management of buildings within heritage settings or alterations to heritage items. Accordingly, there is no need to separately constrain building height alongside or within heritage settings. • The height limits fail to adequately account for planned development currently progressing in parts of the City Centre Zone where lower heights are proposed. This includes the Catholic Cathedral Precinct (which includes the sites with road boundaries on the north side of Armagh Street at 129, 131, 133, 137 and 143 Armagh Street) and the Cathedral Square Height Precinct, where significant development proposals currently being planned entail buildings of a greater height than the proposed rules permit. • The design of tall buildings is otherwise managed by way of the control/discretion afforded by the urban design rule (C1 and RD1). Accounting for the points above and given that the proposed constraints on building heights are not necessary or appropriate for the purposes of promoting intensification, they should be deleted, such that no maximum height limit applies throughout the City Centre Zone. 	
<p>The Catholic Diocese of Christchurch /823.171</p>	<p>Carter Group Limited/ #FS2045.344</p>	<p>Oppose</p>	<p>Delete rule 15.11.2.11 in its entirety.</p> <p>The height limits in this rule are opposed in their entirety by the submitter. Among other reasons:</p> <ul style="list-style-type: none"> • The rules are fundamentally inconsistent with the requirements in policy 3 of the NPS-UD to ‘enable... building heights and density of built form to realise as much development capacity as possible, to maximise benefits of intensification’. Policy 3 was drafted specifically for New Zealand’s Tier 1 cities – all of which feature heritage sites and buildings – indicating such built form is envisaged alongside these features. • The variable height limits for different parts of the city are arbitrary, inconsistent and inequitable. • To the extent that variable height limits are proposed in response to heritage values/features, this incorrectly assumes that building height and high density built form is inherently incompatible with heritage values. Such a conclusion is at odds with the evidence of successful intensive inner city development in international cities alongside heritage features of considerably greater significance. Vibrant central cities (as sought by objectives in chapters 3 and 15) inherently feature heritage items alongside substantial modern buildings, and to rely on heritage features as a basis for limiting built form and height is narrow-minded, conservative and myopic. • The heritage interfaces (and associated provisions) are generally opposed for the reasons stated in the covering submission. Among other things, it is noted that the heritage provisions in subchapter 9.3 provide for the management of buildings within heritage settings or alterations to heritage items. Accordingly, there is no need to separately constrain building height alongside or within heritage settings. • The height limits fail to adequately account for planned development currently progressing in parts of the City Centre Zone where lower heights are proposed. This includes the Catholic Cathedral Precinct (which includes the sites with road boundaries on the north side of Armagh Street at 129, 131, 133, 137 and 143 Armagh Street) and the Cathedral Square Height Precinct, where significant development proposals currently being planned entail buildings of a greater height than the proposed rules permit. • The design of tall buildings is otherwise managed by way of the control/discretion afforded by the urban design rule (C1 and RD1). Accounting for the points above and given that the proposed constraints on building heights are not necessary or appropriate for the purposes of promoting intensification, they should be deleted, such that no maximum height limit applies throughout the City Centre Zone. 	<p>Support</p>

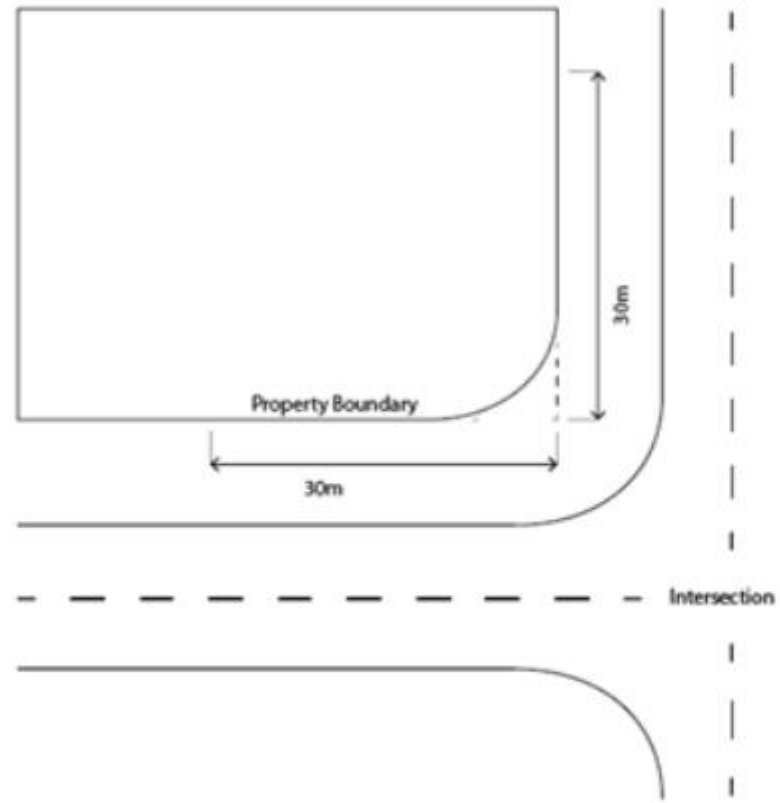
The Catholic Diocese of Christchurch /823.171	Kāinga Ora/ #FS2082.1181	Oppose	<p>Delete rule 15.11.2.11 in its entirety.</p> <p>The height limits in this rule are opposed in their entirety by the submitter. Among other reasons:</p> <ul style="list-style-type: none"> • The rules are fundamentally inconsistent with the requirements in policy 3 of the NPS-UD to 'enable... building heights and density of built form to realise as much development capacity as possible, to maximise benefits of intensification'. Policy 3 was drafted specifically for New Zealand's Tier 1 cities – all of which feature heritage sites and buildings – indicating such built form is envisaged alongside these features. • The variable height limits for different parts of the city are arbitrary, inconsistent and inequitable. • To the extent that variable height limits are proposed in response to heritage values/features, this incorrectly assumes that building height and high density built form is inherently incompatible with heritage values. Such a conclusion is at odds with the evidence of successful intensive inner city development in international cities alongside heritage features of considerably greater significance. Vibrant central cities (as sought by objectives in chapters 3 and 15) inherently feature heritage items alongside substantial modern buildings, and to rely on heritage features as a basis for limiting built form and height is narrow-minded, conservative and myopic. • The heritage interfaces (and associated provisions) are generally opposed for the reasons stated in the covering submission. Among other things, it is noted that the heritage provisions in subchapter 9.3 provide for the management of buildings within heritage settings or alterations to heritage items. Accordingly, there is no need to separately constrain building height alongside or within heritage settings. • The height limits fail to adequately account for planned development currently progressing in parts of the City Centre Zone where lower heights are proposed. This includes the Catholic Cathedral Precinct (which includes the sites with road boundaries on the north side of Armagh Street at 129, 131, 133, 137 and 143 Armagh Street) and the Cathedral Square Height Precinct, where significant development proposals currently being planned entail buildings of a greater height than the proposed rules permit. • The design of tall buildings is otherwise managed by way of the control/discretion afforded by the urban design rule (C1 and RD1). Accounting for the points above and given that the proposed constraints on building heights are not necessary or appropriate for the purposes of promoting intensification, they should be deleted, such that no maximum height limit applies throughout the City Centre Zone. 	Seek Amendment
Carter Group Limited / #824.129		Oppose	delete rule 15.11.2.11	
Historic Places Canterbury/ #835.12		Seek Amendment	The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.	
Historic Places Canterbury/835.12	Anne Dingwall/ #FS2037.599	Seek Amendment	<p>The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.</p> <p>The submitter acknowledges that it is sensible and appropriate to concentrate the highest density in the central city. However, they have concerns about the heights in the central city zone. The submitter believes there is a need for a more graduated height around the boundaries in respect of Hagley Park, Cranmer Square and Latimer Square.</p> <p>- The proposed heights would allow 90 metres to the west of Latimer Square and 32 metres around Cranmer Square and to the east of Latimer Square.</p> <p>- The proposed heights would allow 32 metres along Park Terrace adjoining Hagley Park.</p>	Support
Historic Places Canterbury/835.12	Anne Dingwall/ #FS2037.697	Seek Amendment	The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.	Support

			<p>The submitter acknowledges that it is sensible and appropriate to concentrate the highest density in the central city. However, they have concerns about the heights in the central city zone. The submitter believes there is a need for a more graduated height around the boundaries in respect of Hagley Park, Cranmer Square and Latimer Square.</p> <p>- The proposed heights would allow 90 metres to the west of Latimer Square and 32 metres around Cranmer Square and to the east of Latimer Square.</p> <p>- The proposed heights would allow 32 metres along Park Terrace adjoining Hagley Park.</p>	
Historic Places Canterbury/835.12	Chapman Tripp/ #FS2063.158	Seek Amendment	<p>The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.</p> <p>The submitter acknowledges that it is sensible and appropriate to concentrate the highest density in the central city. However, they have concerns about the heights in the central city zone. The submitter believes there is a need for a more graduated height around the boundaries in respect of Hagley Park, Cranmer Square and Latimer Square.</p> <p>- The proposed heights would allow 90 metres to the west of Latimer Square and 32 metres around Cranmer Square and to the east of Latimer Square.</p> <p>- The proposed heights would allow 32 metres along Park Terrace adjoining Hagley Park.</p>	Oppose
Historic Places Canterbury/835.12	Chapman Tripp/ #FS2064.152	Seek Amendment	<p>The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.</p> <p>The submitter acknowledges that it is sensible and appropriate to concentrate the highest density in the central city. However, they have concerns about the heights in the central city zone. The submitter believes there is a need for a more graduated height around the boundaries in respect of Hagley Park, Cranmer Square and Latimer Square.</p> <p>- The proposed heights would allow 90 metres to the west of Latimer Square and 32 metres around Cranmer Square and to the east of Latimer Square.</p> <p>- The proposed heights would allow 32 metres along Park Terrace adjoining Hagley Park.</p>	Oppose
Historic Places Canterbury/835.12	Kāinga Ora/ #FS2082.758	Seek Amendment	<p>The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.</p> <p>The submitter acknowledges that it is sensible and appropriate to concentrate the highest density in the central city. However, they have concerns about the heights in the central city zone. The submitter believes there is a need for a more graduated height around the boundaries in respect of Hagley Park, Cranmer Square and Latimer Square.</p> <p>- The proposed heights would allow 90 metres to the west of Latimer Square and 32 metres around Cranmer Square and to the east of Latimer Square.</p> <p>- The proposed heights would allow 32 metres along Park Terrace adjoining Hagley Park.</p>	Oppose
Susanne Antill/ #870.8		Oppose	Oppose increased height limits of buildings.	
Oyster Management Limited/ #872.16		Seek Amendment	Retain Standard 15.11.2.11(a)(i)(A) and delete (a)(i)(B) re maximum height for building base.	
Susanne and Janice Antill/ #893.9		Oppose	Oppose increased height limits of buildings.	

Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Maximum road wall height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Ceres New Zealand, LLC/ #150.2		Oppose	Delete Standard 15.11.2.12	
Ceres New Zealand, LLC/150.2	Kāinga Ora/ #FS2082.67	Oppose	Delete Standard 15.11.2.12 When these standards are applied to 25 Peterborough Street and 87-93 Victoria Street, in conjunction with the height standards and overlays, any redevelopment of these properties and buildings therein will be restricted and impeded in both its height and density options. Ceres engaged several experienced architectural firms to develop concept plans for 25 Peterborough Street to deliver a multi-storey apartment or hotel development. All proposed designs are considered to deliver high quality urban design outcomes, yet none of them would 7 comply with the 'podium and tower' typology which PC14 appears to seek and consider as being the only acceptable design solution. Applying the height standards / overlays, in conjunction with the standards bullet pointed above to the redevelopment of small or unusually shaped land parcels (which are common through the city centre) will be extremely challenging. Resultant of applying these standards / overlays, in most costs, the redevelopment of any city centre zone site (including 25 Peterborough Street and 87-93 Victoria Street) will result in a financial return significantly less than that achievable through the Operative Plan. Consequentially, it may be uneconomical to develop / redevelop many city centre sites including those occupied by significantly damaged buildings (which would be left in a state of disrepair / derelict) or those undeveloped and vacant. Consequentially, Standards 15.11.2.1, 15.11.2.3, 15.11.2.9 to 15.11.2.12, and 15.11.2.14 to 15.11.2.16 and the building height overlays of PC14 do not maximise the benefits of intensification and, therefore, are contrary to Policy 3 of the NPS-UD.	Oppose
Ceres New Zealand, LLC/ #150.12		Seek Amendment	Amend Rule 15.11.2.12 to include an exemption which states that clause a) does not apply to any site containing a significant heritage item.	
Ceres New Zealand, LLC/150.12	Kāinga Ora/ #FS2082.73	Seek Amendment	Amend Rule 15.11.2.12 to include an exemption which states that clause a) does not apply to any site containing a significant heritage item. The various height standards / overlays applicable to 25 Peterborough Street and 87-93 Victoria Street create confusion and will result in poor application due to the ambiguity. 6 Additionally, the various height standards / overlays are contrary to Policy 3 of the NPS-UD	Oppose
Christchurch City Council/ #751.84		Seek Amendment	<p>Include new diagram to clarify [a.iii], based on Figure 16 in appendix 7.5.11, as per below:</p>  <p>Determining distances from a street intersection for the interpretation of rules 15.11.2.3 and 15.11.2.12iii</p>	
Christchurch City Council/751.84	Anne Dingwall/ #FS2037.906	Seek Amendment		Support

			<p>Include new diagram to clarify [a.iii], based on Figure 16 in appendix 7.5.11, as per below:</p>  <p>Determining distances from a street intersection for the interpretation of rules 15.11.2.3 and 15.11.2.12iii</p> <p>Rule is unclear - when is 30m from the intersection if there is a splay</p>	
Christchurch City Council/751.84	Catholic Diocese of Christchurch/ #FS2044.11	Seek Amendment	<p>Include new diagram to clarify [a.iii], based on Figure 16 in appendix 7.5.11, as per below:</p>	Seek Amendment



Determining distances from a street intersection for the interpretation of rules 15.11.2.3 and 15.11.2.12iii

Rule is unclear - when is 30m from the intersection if there is a splay

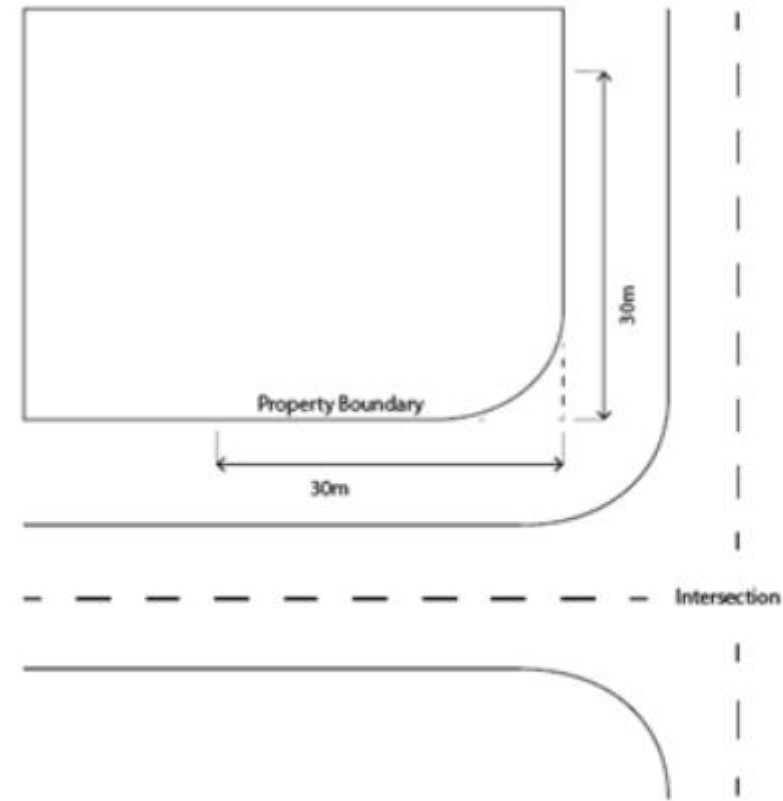
Christchurch City Council/751.84

Carter Group Limited/
#FS2045.9

Seek
Amendment

Support

Include new diagram to clarify [a.iii], based on Figure 16 in appendix 7.5.11, as per below:



Determining distances from a street intersection for the interpretation of rules 15.11.2.3 and 15.11.2.12iii

Rule is unclear - when is 30m from the intersection if there is a splay

			<p>Determining distances from a street intersection for the interpretation of rules 15.11.2.3 and 15.11.2.12iii</p> <p>Rule is unclear - when is 30m from the intersection if there is a splay</p>	
Carter Group Limited/ #814.206		Oppose	Oppose Rule 15.11.2.12. Seek that this be deleted.	
Carter Group Limited/814.206	Cambridge 137 Limited/ #FS2042.60	Oppose	Oppose Rule 15.11.2.12. Seek that this be deleted. Retaining a maximum road wall height rule is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted. Road wall heights should be unconstrained and provided for as a permitted activity noting the control/discretion of building design that is otherwise afforded by the urban design rule (C1 and RD1).	Support
Carter Group Limited/814.206	Kāinga Ora/ #FS2082.1036	Oppose	Oppose Rule 15.11.2.12. Seek that this be deleted. Retaining a maximum road wall height rule is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted. Road wall heights should be unconstrained and provided for as a permitted activity noting the control/discretion of building design that is otherwise afforded by the urban design rule (C1 and RD1).	Seek Amendment
The Catholic Diocese of Christchurch / #823.172		Oppose	Delete Rule 15.11.2.12 in its entirety.	
The Catholic Diocese of Christchurch /823.172	Anne Dingwall/ #FS2037.1404	Oppose	<p>Delete Rule 15.11.2.12 in its entirety.</p> <p>Retaining a maximum road wall height rule is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.</p> <p>Road wall heights should be unconstrained and provided for as a permitted activity noting the control/discretion of building design that is otherwise afforded by the urban design rule (C1 and RD1).</p>	Oppose
The Catholic Diocese of Christchurch /823.172	Carter Group Limited/ #FS2045.345	Oppose	Delete Rule 15.11.2.12 in its entirety.	Support

			<p>Retaining a maximum road wall height rule is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.</p> <p>Road wall heights should be unconstrained and provided for as a permitted activity noting the control/discretion of building design that is otherwise afforded by the urban design rule (C1 and RD1).</p>	
The Catholic Diocese of Christchurch /823.172	Kāinga Ora/ #FS2082.1182	Oppose	<p>Delete Rule 15.11.2.12 in its entirety.</p> <p>Retaining a maximum road wall height rule is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.</p> <p>Road wall heights should be unconstrained and provided for as a permitted activity noting the control/discretion of building design that is otherwise afforded by the urban design rule (C1 and RD1).</p>	Seek Amendment
Kāinga Ora – Homes and Communities / #834.297		Oppose	Delete all these provisions.	
Kāinga Ora – Homes and Communities /834.297	Catholic Diocese of Christchurch/ #FS2044.118	Oppose	Delete all these provisions. These provisions, both individually and collectively act as proxies to restrict height and associated development capacity in the Central City Zone. The retention (and addition) of height rules in the City Centre zone simply does not give effect to the NPS-UD Policy 3 direction to “enable in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification. The proposed wind standards are inappropriate (as set between 4m/s to 6m/s more than 5% annually at ground level within 100m of a proposal.) The Technical data used in support of the provision identifies that measured wind levels already typically exceed these levels without development. There is no supporting s32 considering the benefits and costs associated with this provision. “Christchurch is a relatively windy city with a background mean wind speed of about 4m/s (at 10 m above the ground). At the airport for example, the mean wind speed exceeds 4 m/s about 45% of the time, exceeds 6 m/s about 21% of time, and exceeds 8m/s about 11% of the time”. [Technical Advice for Wind Assessments for Christchurch Cit. Meteorology Solutions (2022). [Section 2. Context]]	Support
Oyster Management Limited/ #872.17		Oppose	Delete Standard 15.11.2.12.	

Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Water supply for fire fighting

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Fire and Emergency/ #842.67		Seek Amendment	<p>Amend 15.11.2.13-Water supply for fire fighting as follows:</p> <p>c. Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to Fire and Emergency New Zealand the New Zealand Fire Service Commission (absent its written approval).</p>	

Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Building tower setbacks

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Ceres New Zealand, LLC/ #150.3		Oppose	Delete Standard 15.11.2.14	

Ceres New Zealand, LLC/150.3	Kāinga Ora/ #FS2082.68	Oppose	Delete Standard 15.11.2.14 When these standards are applied to 25 Peterborough Street and 87-93 Victoria Street, in conjunction with the height standards and overlays, any redevelopment of these properties and buildings therein will be restricted and impeded in both its height and density options. Ceres engaged several experienced architectural firms to develop concept plans for 25 Peterborough Street to deliver a multi-storey apartment or hotel development. All proposed designs are considered to deliver high quality urban design outcomes, yet none of them would 7 comply with the 'podium and tower' typology which PC14 appears to seek and consider as being the only acceptable design solution. Applying the height standards / overlays, in conjunction with the standards bullet pointed above to the redevelopment of small or unusually shaped land parcels (which are common through the city centre) will be extremely challenging. Resultant of applying these standards / overlays, in most costs, the redevelopment of any city centre zone site (including 25 Peterborough Street and 87-93 Victoria Street) will result in a financial return significantly less than that achievable through the Operative Plan. Consequentially, it may be uneconomical to develop / redevelop many city centre sites including those occupied by significantly damaged buildings (which would be left in a state of disrepair / derelict) or those undeveloped and vacant. Consequentially, Standards 15.11.2.1, 15.11.2.3, 15.11.2.9 to 15.11.2.12, and 15.11.2.14 to 15.11.2.16 and the building height overlays of PC14 do not maximise the benefits of intensification and, therefore, are contrary to Policy 3 of the NPS-UD.	Oppose
Ceres New Zealand, LLC/ #150.13		Seek Amendment	Amend Rule 15.11.2.14 to include an exemption which states that clause a) does not apply to any site containing a significant heritage item.	
Ceres New Zealand, LLC/150.13	Kāinga Ora/ #FS2082.74	Seek Amendment	Amend Rule 15.11.2.14 to include an exemption which states that clause a) does not apply to any site containing a significant heritage item. The various height standards / overlays applicable to 25 Peterborough Street and 87-93 Victoria Street create confusion and will result in poor application due to the ambiguity. 6 Additionally, the various height standards / overlays are contrary to Policy 3 of the NPS-UD	Oppose
Christchurch City Council/ #751.8		Seek Amendment	[Clarify] that the buildingbase [is] the part of thebuilding below the base height(either 17m or 28m) and that thetower would be the part above it.	
Christchurch City Council/751.8	Anne Dingwall/ #FS2037.830	Seek Amendment	[Clarify] that the buildingbase [is] the part of thebuilding below the base height(either 17m or 28m) and that thetower would be the part above it. Atpresent, the tower is defined as thepart of the building above thepermitted height (32m or 90m).	Support
Carter Group Limited/ #814.207		Oppose	Oppose Rule 15.11.2.14. Seek that this be deleted.	
Carter Group Limited/814.207	Cambridge 137 Limited/ #FS2042.61	Oppose	Oppose Rule 15.11.2.14. Seek that this be deleted. Imposing new, additional rules regulatingthe design of buildings in a manner that maynot be functional, efficient, economicallyviable and which may constrain therealisation of central city intensification is atodds with the NPS-UD and the purpose ofPC14 and accordingly this rule should bedeleted.To the extent that such matters warrantconsideration through a consentingframework, the control/discretion of buildingdesign that is otherwise afforded by theurban design rule (C1 and RD1) isconsidered sufficient to address this matter.	Support
Carter Group Limited/814.207	Kāinga Ora/ #FS2082.1037	Oppose	Oppose Rule 15.11.2.14. Seek that this be deleted. Imposing new, additional rules regulatingthe design of buildings in a manner that maynot be functional, efficient, economicallyviable and which may constrain therealisation of central city intensification is atodds with the NPS-UD and the purpose ofPC14 and accordingly this rule should bedeleted.To the extent that such matters warrantconsideration through a consentingframework, the control/discretion of buildingdesign that is otherwise afforded by theurban design rule (C1 and RD1) isconsidered sufficient to address this matter.	Seek Amendment
The Catholic Diocese of Christchurch / #823.173		Oppose	Delete Rule 15.11.2.14 in its entirety.	
The Catholic Diocese of Christchurch /823.173	Anne Dingwall/ #FS2037.1405	Oppose	Delete Rule 15.11.2.14 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted. To the extent that such matters warrant consideration through a consenting framework, the control/discretion of building design that is otherwise afforded by the urban design rule (C1 and RD1) is considered sufficient to address this matter.	Oppose
The Catholic Diocese of Christchurch /823.173	Carter Group Limited/ #FS2045.346	Oppose	Delete Rule 15.11.2.14 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted. To the extent that such matters warrant consideration through a consenting framework, the control/discretion of building design that is otherwise afforded by the urban design rule (C1 and RD1) is considered sufficient to address this matter.	Support
The Catholic Diocese of Christchurch /823.173	Kāinga Ora/ #FS2082.1183	Oppose	Delete Rule 15.11.2.14 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted. To the extent that such matters warrant consideration through a consenting framework, the control/discretion of building design that is otherwise afforded by the urban design rule (C1 and RD1) is considered sufficient to address this matter.	Seek Amendment

Kāinga Ora – Homes and Communities / #834.298		Oppose	Delete all these provisions.	
Kāinga Ora – Homes and Communities /834.298	Catholic Diocese of Christchurch/ #FS2044.119	Oppose	Delete all these provisions. These provisions, both individually and collectively act as proxies to restrict height and associated development capacity in the Central City Zone. The retention (and addition) of height rules in the City Centre zone simply does not give effect to the NPS-UD Policy 3 direction to “enable in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification. The proposed wind standards are inappropriate (as set between 4m/s to 6m/s more than 5% annually at ground level within 100m of a proposal.) The Technical data used in support of the provision identifies that measured wind levels already typically exceed these levels without development. There is no supporting s32 considering the benefits and costs associated with this provision. “Christchurch is a relatively windy city with a background mean wind speed of about 4 m/s (at 10 m above the ground). At the airport for example, the mean wind speed exceeds 4 m/s about 45% of the time, exceeds 6 m/s about 21% of time, and exceeds 8 m/s about 11% of the time”. [Technical Advice for Wind Assessments for Christchurch Cit. Meteorology Solutions (2022). [Section 2. Context]]	Support
Kāinga Ora – Homes and Communities /834.298	Carter Group Limited/ #FS2045.122	Oppose	Delete all these provisions. These provisions, both individually and collectively act as proxies to restrict height and associated development capacity in the Central City Zone. The retention (and addition) of height rules in the City Centre zone simply does not give effect to the NPS-UD Policy 3 direction to “enable in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification. The proposed wind standards are inappropriate (as set between 4m/s to 6m/s more than 5% annually at ground level within 100m of a proposal.) The Technical data used in support of the provision identifies that measured wind levels already typically exceed these levels without development. There is no supporting s32 considering the benefits and costs associated with this provision. “Christchurch is a relatively windy city with a background mean wind speed of about 4 m/s (at 10 m above the ground). At the airport for example, the mean wind speed exceeds 4 m/s about 45% of the time, exceeds 6 m/s about 21% of time, and exceeds 8 m/s about 11% of the time”. [Technical Advice for Wind Assessments for Christchurch Cit. Meteorology Solutions (2022). [Section 2. Context]]	Support

Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Maximum building tower dimension and building tower coverage

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Ceres New Zealand, LLC/ #150.4		Oppose	Delete Standard 15.11.2.15	
Ceres New Zealand, LLC/150.4	Kāinga Ora/ #FS2082.69	Oppose	Delete Standard 15.11.2.15 When these standards are applied to 25 Peterborough Street and 87-93 Victoria Street, in conjunction with the height standards and overlays, any redevelopment of these properties and buildings therein will be restricted and impeded in both its height and density options. Ceres engaged several experienced architectural firms to develop concept plans for 25 Peterborough Street to deliver a multi-storey apartment or hotel development. All proposed designs are considered to deliver high quality urban design outcomes, yet none of them would 7 comply with the ‘podium and tower’ typology which PC14 appears to seek and consider as being the only acceptable design solution. Applying the height standards / overlays, in conjunction with the standards bullet pointed above to the redevelopment of small or unusually shaped land parcels (which are common through the city centre) will be extremely challenging. Resultant of applying these standards / overlays, in most costs, the redevelopment of any city centre zone site (including 25 Peterborough Street and 87-93 Victoria Street) will result in a financial return significantly less than that achievable through the Operative Plan. Consequentially, it may be uneconomical to develop / redevelop many city centre sites including those occupied by significantly damaged buildings (which would be left in a state of disrepair / derelict) or those undeveloped and vacant. Consequentially, Standards 15.11.2.1, 15.11.2.3, 15.11.2.9 to 15.11.2.12, and 15.11.2.14 to 15.11.2.16 and the building height overlays of PC14 do not maximise the benefits of intensification and, therefore, are contrary to Policy 3 of the NPS-UD.	Oppose
Ceres New Zealand, LLC/ #150.14		Seek Amendment	Amend Rule 15.11.2.15 to include an exemption which states that clause a) does not apply to any site containing a significant heritage item.	
Ceres New Zealand, LLC/150.14	Kāinga Ora/ #FS2082.75	Seek Amendment	Amend Rule 15.11.2.15 to include an exemption which states that clause a) does not apply to any site containing a significant heritage item. The various height standards / overlays applicable to 25 Peterborough Street and 87-93 Victoria Street create confusion and will result in poor application due to the ambiguity. 6 Additionally, the various height standards / overlays are contrary to Policy 3 of the NPS-UD	Oppose
Christchurch City Council/ #751.9		Seek Amendment	[Clarify] thatthe building base [is] the part of the building below the base height (either17m or 28m) and that the tower would be the part above it.	
Christchurch City Council/751.9	Anne Dingwall/ #FS2037.831	Seek Amendment	[Clarify] thatthe building base [is] the part of the building below the base height (either17m or 28m) and that the tower would be the part above it.	Support

			At present, the tower is defined as the part of the building above the permitted height (32m or 90m).	
Carter Group Limited/ #814.208		Oppose	Oppose Rule 15.11.2.15. Seek that this be deleted.	
Carter Group Limited/814.208	Kāinga Ora/ #FS2082.1038	Oppose	Oppose Rule 15.11.2.15. Seek that this be deleted. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted. To the extent that such matters warrant consideration through a consenting framework, the control/discretion of building design that is otherwise afforded by the urban design rule (C1 and RD1) is considered sufficient to address this matter	Seek Amendment
The Catholic Diocese of Christchurch / #823.174		Oppose	Delete Rule 15.11.2.15 in its entirety.	
The Catholic Diocese of Christchurch /823.174	Anne Dingwall/ #FS2037.1406	Oppose	Delete Rule 15.11.2.15 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted. To the extent that such matters warrant consideration through a consenting framework, the control/discretion of building design that is otherwise afforded by the urban design rule (C1 and RD1) is considered sufficient to address this matter.	Oppose
The Catholic Diocese of Christchurch /823.174	Carter Group Limited/ #FS2045.347	Oppose	Delete Rule 15.11.2.15 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted. To the extent that such matters warrant consideration through a consenting framework, the control/discretion of building design that is otherwise afforded by the urban design rule (C1 and RD1) is considered sufficient to address this matter.	Support
The Catholic Diocese of Christchurch /823.174	Kāinga Ora/ #FS2082.1184	Oppose	Delete Rule 15.11.2.15 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the	Seek Amendment

realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.

To the extent that such matters warrant consideration through a consenting framework, the control/discretion of building design that is otherwise afforded by the urban design rule (C1 and RD1) is considered sufficient to address this matter.

Kāinga Ora – Homes and Communities / #834.296

Seek Amendment

1. Amend definition of Building Base as:

~~Building Base: In respect to the City Centre and Central City Mixed Use Zones, means any part of any building that is below the maximum permitted height for that type of building in the zone.~~

2. Amend rule as follows:

Applicable to	Standard
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i. All buildings, except as provided for in ii, and iii <u>and iv</u> below.	<p>A. The maximum height shall be <u>90 metres</u>.</p> <p>B. The maximum height of the building base shall be 28 metres.</p> <p>in accordance with the Central City Maximum Building Height planning map</p>
ii. All buildings in <u>the heritage setting of New Regent Street as identified in Appendix 9.3.7.2.</u>	The minimum and maximum height shall be 8 metres.
iii. All buildings at the Arts Centre, being land bordered by Montreal Street,	The maximum height shall be 16 metres.

			<table border="1"> <tr> <td data-bbox="931 92 1184 226">Worcester Street, Rolleston Avenue and Hereford Street.</td> <td data-bbox="1184 92 1400 226"></td> </tr> <tr> <td data-bbox="931 226 1184 638">iv. <u>All buildings within the Cathedral Square Height Precinct</u></td> <td data-bbox="1184 226 1400 638"> <p>A. <u>The maximum height shall be 45 metres.</u></p> <p>B. <u>The maximum height of the building base shall be 28 metres.</u></p> </td> </tr> <tr> <td data-bbox="931 638 1184 1094">v. <u>All buildings within the Victoria Street Height Precinct</u></td> <td data-bbox="1184 638 1400 1094"> <p>A. <u>The maximum height shall be 45 metres.</u></p> <p>B. <u>The maximum height of the building base shall be 28 metres.</u></p> </td> </tr> <tr> <td data-bbox="931 1094 1184 1409">vi. <u>All buildings in the Central City Heritage Qualifying Matter and Precinct, including the following areas:</u></td> <td data-bbox="1184 1094 1400 1409"> <p><u>The maximum height shall be 28 metres.</u></p> </td> </tr> </table>	Worcester Street, Rolleston Avenue and Hereford Street.		iv. <u>All buildings within the Cathedral Square Height Precinct</u>	<p>A. <u>The maximum height shall be 45 metres.</u></p> <p>B. <u>The maximum height of the building base shall be 28 metres.</u></p>	v. <u>All buildings within the Victoria Street Height Precinct</u>	<p>A. <u>The maximum height shall be 45 metres.</u></p> <p>B. <u>The maximum height of the building base shall be 28 metres.</u></p>	vi. <u>All buildings in the Central City Heritage Qualifying Matter and Precinct, including the following areas:</u>	<p><u>The maximum height shall be 28 metres.</u></p>	
Worcester Street, Rolleston Avenue and Hereford Street.												
iv. <u>All buildings within the Cathedral Square Height Precinct</u>	<p>A. <u>The maximum height shall be 45 metres.</u></p> <p>B. <u>The maximum height of the building base shall be 28 metres.</u></p>											
v. <u>All buildings within the Victoria Street Height Precinct</u>	<p>A. <u>The maximum height shall be 45 metres.</u></p> <p>B. <u>The maximum height of the building base shall be 28 metres.</u></p>											
vi. <u>All buildings in the Central City Heritage Qualifying Matter and Precinct, including the following areas:</u>	<p><u>The maximum height shall be 28 metres.</u></p>											
Kāinga Ora – Homes and Communities /834.296	Catholic Diocese of Christchurch/ #FS2044.117	Seek Amendment	<p>1. Amend definition of Building Base as:</p> <p>Building Base: In respect to the City Centre and Central City Mixed Use Zones, means any part of any building that is below the maximum permitted height for that type of building in the zone.</p> <p>2. Amend rule as follows:</p> <table border="1" data-bbox="931 1766 1673 1864"> <tr> <td data-bbox="931 1766 1323 1864">Applicable to</td> <td data-bbox="1323 1766 1673 1864">Standard</td> </tr> </table>	Applicable to	Standard	Support						
Applicable to	Standard											

			<p>i. All buildings, except as provided for in ii, and iii <u>and iv</u> below.</p>	<p>A. The maximum height shall be <u>90 metres</u>.</p> <p>B. The maximum height of the building base shall be 28 metres.</p> <p>in accordance with the Central City Maximum Building Height planning map</p>	
			<p>ii. All buildings in <u>the heritage setting of New Regent Street as identified in Appendix 9.3.7.2.</u></p>	<p>The minimum and maximum height shall be 8 metres.</p>	
			<p>iii. All buildings at the Arts Centre, being land bordered by Montreal Street,</p>	<p>The maximum height shall be 16 metres.</p>	

			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; padding: 5px;">Worcester Street, Rolleston Avenue and Hereford Street.</td> <td style="width: 80%;"></td> </tr> <tr> <td style="padding: 5px;">iv. <u>All buildings within the Cathedral Square Height Precinct</u></td> <td style="padding: 5px;"> A. <u>The maximum height shall be 45 metres.</u> B. <u>The maximum height of the building base shall be 28 metres.</u> </td> </tr> <tr> <td style="padding: 5px;">v. <u>All buildings within the Victoria Street Height Precinct</u></td> <td style="padding: 5px;"> A. <u>The maximum height shall be 45 metres.</u> B. <u>The maximum height of the building base shall be 28 metres.</u> </td> </tr> <tr> <td style="padding: 5px;">vi. <u>All buildings in the Central City Heritage Qualifying Matter and Precinct, including the following areas:</u> ...</td> <td style="padding: 5px;"><u>The maximum height shall be 28 metres.</u></td> </tr> </table> <p style="margin-top: 10px;">There is an inconsistency between the definition of Building Base and the rule. The definition of Building Base is sought to be deleted, as it is internally inconsistent with provisions in the Plan and is uncertain in purpose. Building Base is defined as: 'In respect to the City Centre and Central City Mixed Use Zones, means any part of any building that is below the maximum permitted height for that type of building in the zone'.</p>	Worcester Street, Rolleston Avenue and Hereford Street.		iv. <u>All buildings within the Cathedral Square Height Precinct</u>	A. <u>The maximum height shall be 45 metres.</u> B. <u>The maximum height of the building base shall be 28 metres.</u>	v. <u>All buildings within the Victoria Street Height Precinct</u>	A. <u>The maximum height shall be 45 metres.</u> B. <u>The maximum height of the building base shall be 28 metres.</u>	vi. <u>All buildings in the Central City Heritage Qualifying Matter and Precinct, including the following areas:</u> ...	<u>The maximum height shall be 28 metres.</u>	
Worcester Street, Rolleston Avenue and Hereford Street.												
iv. <u>All buildings within the Cathedral Square Height Precinct</u>	A. <u>The maximum height shall be 45 metres.</u> B. <u>The maximum height of the building base shall be 28 metres.</u>											
v. <u>All buildings within the Victoria Street Height Precinct</u>	A. <u>The maximum height shall be 45 metres.</u> B. <u>The maximum height of the building base shall be 28 metres.</u>											
vi. <u>All buildings in the Central City Heritage Qualifying Matter and Precinct, including the following areas:</u> ...	<u>The maximum height shall be 28 metres.</u>											
Kāinga Ora – Homes and Communities /834.296	Carter Group Limited/ #FS2045.121	Seek Amendment	<p>1. Amend definition of Building Base as:</p> <p>Building Base: In respect to the City Centre and Central City Mixed Use Zones, means any part of any building that is below the maximum permitted height for that type of building in the zone.</p> <p>2. Amend rule as follows:</p>	Support								

Applicable to

Standard

i.	All buildings, except as provided for in ii, and iii <u>and iv</u> below.	<p>A. The maximum height shall be <u>90 metres</u>.</p> <p>B. The maximum height of the building base shall be 28 metres.</p> <p>in accordance with the Central City Maximum Building Height planning map</p>
ii.	All buildings in the <u>heritage setting</u> of New Regent Street as identified in <u>Appendix 9.3.7.2</u> .	The minimum and maximum height shall be 8 metres.
iii.	All buildings at the Arts Centre, being land bordered by Montreal Street,	The maximum height shall be 16 metres.

			<p>Worcester Street, Rolleston Avenue and Hereford Street.</p> <p><u>iv. All buildings within the Cathedral Square Height Precinct</u></p> <p><u>A. The maximum height shall be 45 metres.</u></p> <p><u>B. The maximum height of the building base shall be 28 metres.</u></p> <p><u>v. All buildings within the Victoria Street Height Precinct</u></p> <p><u>A. The maximum height shall be 45 metres.</u></p> <p><u>B. The maximum height of the building base shall be 28 metres.</u></p> <p><u>vi. All buildings in the Central City Heritage Qualifying Matter and Precinct, including the following areas:</u></p> <p><u>...</u></p> <p><u>The maximum height shall be 28 metres.</u></p>	
			<p>There is an inconsistency between the definition of Building Base and the rule. The definition of Building Base is sought to be deleted, as it is internally inconsistent with provisions in the Plan and is uncertain in purpose. Building Base is defined as: 'In respect to the City Centre and Central City Mixed Use Zones, means any part of any building that is below the maximum permitted height for that type of building in the zone'.</p>	
Kāinga Ora – Homes and Communities / #834.299		Oppose	Delete provision.	
Kāinga Ora – Homes and Communities /834.299	Catholic Diocese of Christchurch/ #FS2044.120	Oppose	Delete provision. These provisions, both individually and collectively act as proxies to restrict height and associated development capacity in the Central City Zone. The retention (and addition) of height rules in the City Centre zone simply does not give effect to the NPS-UD Policy 3 direction to “enable in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification. The proposed wind standards are inappropriate (as set between 4m/s to 6m/s more than 5% annually at ground level within 100m of a proposal.) The Technical data used in support of the provision identifies that measured wind levels already typically exceed these levels without development. There is no supporting s32 considering the benefits and costs associated with this provision. “Christchurch is a relatively windy city with a background mean wind speed of about 4 m/s (at 10 m above the ground). At the airport for example, the mean wind speed exceeds 4 m/s about 45% of the time, exceeds 6 m/s about 21% of time, and exceeds 8 m/s about 11% of the time”. [Technical Advice for Wind Assessments for Christchurch Cit. Meteorology Solutions (2022). [Section 2. Context]	Support
Kāinga Ora – Homes and Communities /834.299	Carter Group Limited/ #FS2045.123	Oppose	Delete provision. These provisions, both individually and collectively act as proxies to restrict height and associated development capacity in the Central City	Support

			Zone. The retention (and addition) of height rules in the City Centre zone simply does not give effect to the NPS-UD Policy 3 direction to “enable in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification. The proposed wind standards are inappropriate (as set between 4m/s to 6m/s more than 5% annually at ground level within 100m of a proposal.) The Technical data used in support of the provision identifies that measured wind levels already typically exceed these levels without development. There is no supporting s32 considering the benefits and costs associated with this provision. “Christchurch is a relatively windy city with a background mean wind speed of about 4 m/s (at 10 m above the ground). At the airport for example, the mean wind speed exceeds 4 m/s about 45% of the time, exceeds 6 m/s about 21% of time, and exceeds 8 m/s about 11% of the time”. [Technical Advice for Wind Assessments for Christchurch Cit. Meteorology Solutions (2022). [Section 2. Context]	
Kāinga Ora – Homes and Communities /834.299	Carter Group Limited/ #FS2045.124	Oppose	Delete provision. These provisions, both individually and collectively act as proxies to restrict height and associated development capacity in the Central City Zone. The retention (and addition) of height rules in the City Centre zone simply does not give effect to the NPS-UD Policy 3 direction to “enable in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification. The proposed wind standards are inappropriate (as set between 4m/s to 6m/s more than 5% annually at ground level within 100m of a proposal.) The Technical data used in support of the provision identifies that measured wind levels already typically exceed these levels without development. There is no supporting s32 considering the benefits and costs associated with this provision. “Christchurch is a relatively windy city with a background mean wind speed of about 4 m/s (at 10 m above the ground). At the airport for example, the mean wind speed exceeds 4 m/s about 45% of the time, exceeds 6 m/s about 21% of time, and exceeds 8 m/s about 11% of the time”. [Technical Advice for Wind Assessments for Christchurch Cit. Meteorology Solutions (2022). [Section 2. Context]	Support

Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Minimum building tower separation

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Ceres New Zealand, LLC/ #150.5		Oppose	Delete Standard 15.11.2.16	
Ceres New Zealand, LLC/150.5	Kāinga Ora/ #FS2082.70	Oppose	Delete Standard 15.11.2.16 When these standards are applied to 25 Peterborough Street and 87-93 Victoria Street, in conjunction with the height standards and overlays, any redevelopment of these properties and buildings therein will be restricted and impeded in both its height and density options. Ceres engaged several experienced architectural firms to develop concept plans for 25 Peterborough Street to deliver a multi-storey apartment or hotel development. All proposed designs are considered to deliver high quality urban design outcomes, yet none of them would 7 comply with the ‘podium and tower’ typology which PC14 appears to seek and consider as being the only acceptable design solution. Applying the height standards / overlays, in conjunction with the standards bullet pointed above to the redevelopment of small or unusually shaped land parcels (which are common through the city centre) will be extremely challenging. Resultant of applying these standards / overlays, in most costs, the redevelopment of any city centre zone site (including 25 Peterborough Street and 87-93 Victoria Street) will result in a financial return significantly less than that achievable through the Operative Plan. Consequentially, it may be uneconomical to develop / redevelop many city centre sites including those occupied by significantly damaged buildings (which would be left in a state of disrepair / derelict) or those undeveloped and vacant. Consequentially, Standards 15.11.2.1, 15.11.2.3, 15.11.2.9 to 15.11.2.12, and 15.11.2.14 to 15.11.2.16 and the building height overlays of PC14 do not maximise the benefits of intensification and, therefore, are contrary to Policy 3 of the NPS-UD.	Oppose
Ceres New Zealand, LLC/ #150.15		Seek Amendment	Amend Rule 15.11.2.16 to include an exemption which states that clause a) does not apply to any site containing a significant heritage item.	
Ceres New Zealand, LLC/150.15	Kāinga Ora/ #FS2082.76	Seek Amendment	Amend Rule 15.11.2.16 to include an exemption which states that clause a) does not apply to any site containing a significant heritage item. The various height standards / overlays applicable to 25 Peterborough Street and 87-93 Victoria Street create confusion and will result in poor application due to the ambiguity. 6 Additionally, the various height standards / overlays are contrary to Policy 3 of the NPS-UD	Oppose
Christchurch City Council/ #751.10		Seek Amendment	[Clarify] thatthe building base [is] the part of the building below the base height (either17m or 28m) and that the tower would be the part above it.	
Christchurch City Council/751.10	Anne Dingwall/ #FS2037.832	Seek Amendment	[Clarify] thatthe building base [is] the part of the building below the base height (either17m or 28m) and that the tower would be the part above it. Atpresent, the tower is defined as the part of the building above the permittedheight (32m or 90m).	Support
Christchurch City Council/751.10	Catholic Diocese of Christchurch/ #FS2044.14	Seek Amendment	[Clarify] thatthe building base [is] the part of the building below the base height (either17m or 28m) and that the tower would be the part above it. Atpresent, the tower is defined as the part of the building above the permittedheight (32m or 90m).	Oppose

Christchurch City Council/751.10	Carter Group Limited/ #FS2045.12	Seek Amendment	[Clarify] that the building base [is] the part of the building below the base height (either 17m or 28m) and that the tower would be the part above it. At present, the tower is defined as the part of the building above the permitted height (32m or 90m).	Oppose
Carter Group Limited/ #814.209		Oppose	Oppose 15.11.2.16. Seek that this be deleted.	
Carter Group Limited/814.209	Kāinga Ora/ #FS2082.1039	Oppose	Oppose 15.11.2.16. Seek that this be deleted. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted. To the extent that such matters warrant consideration through a consenting framework, the control/discretion of building design that is otherwise afforded by the urban design rule (C1 and RD1) is considered sufficient to address this matter.	Seek Amendment
The Catholic Diocese of Christchurch / #823.175		Oppose	Delete Rule 15.11.2.16 in its entirety.	
The Catholic Diocese of Christchurch /823.175	Anne Dingwall/ #FS2037.1407	Oppose	Delete Rule 15.11.2.16 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted. To the extent that such matters warrant consideration through a consenting framework, the control/discretion of building design that is otherwise afforded by the urban design rule (C1 and RD1) is considered sufficient to address this matter.	Oppose
The Catholic Diocese of Christchurch /823.175	Carter Group Limited/ #FS2045.348	Oppose	Delete Rule 15.11.2.16 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted. To the extent that such matters warrant consideration through a consenting framework, the control/discretion of building design that is otherwise afforded by the urban design rule (C1 and RD1) is considered sufficient to address this matter.	Support
The Catholic Diocese of Christchurch /823.175	Kāinga Ora/ #FS2082.1185	Oppose	Delete Rule 15.11.2.16 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at	Seek Amendment

			<p>odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.</p> <p>To the extent that such matters warrant consideration through a consenting framework, the control/discretion of building design that is otherwise afforded by the urban design rule (C1 and RD1) is considered sufficient to address this matter.</p>	
Kāinga Ora – Homes and Communities / #834.300		Oppose	Delete provision	
Kāinga Ora – Homes and Communities /834.300	Catholic Diocese of Christchurch/ #FS2044.121	Oppose	Delete provision These provisions, both individually and collectively act as proxies to restrict height and associated development capacity in the Central City Zone. The retention (and addition) of height rules in the City Centre zone simply does not give effect to the NPS-UD Policy 3 direction to “enable in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification. The proposed wind standards are inappropriate (as set between 4m/s to 6m/s more than 5% annually at ground level within 100m of a proposal.) The Technical data used in support of the provision identifies that measured wind levels already typically exceed these levels without development. There is no supporting s32 considering the benefits and costs associated with this provision. “Christchurch is a relatively windy city with a background mean wind speed of about 4 m/s (at 10 m above the ground). At the airport for example, the mean wind speed exceeds 4 m/s about 45% of the time, exceeds 6 m/s about 21% of time, and exceeds 8 m/s about 11% of the time”. [Technical Advice for Wind Assessments for Christchurch Cit. Meteorology Solutions (2022). [Section 2. Context]	Support
Kāinga Ora – Homes and Communities /834.300	Carter Group Limited/ #FS2045.125	Oppose	Delete provision These provisions, both individually and collectively act as proxies to restrict height and associated development capacity in the Central City Zone. The retention (and addition) of height rules in the City Centre zone simply does not give effect to the NPS-UD Policy 3 direction to “enable in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification. The proposed wind standards are inappropriate (as set between 4m/s to 6m/s more than 5% annually at ground level within 100m of a proposal.) The Technical data used in support of the provision identifies that measured wind levels already typically exceed these levels without development. There is no supporting s32 considering the benefits and costs associated with this provision. “Christchurch is a relatively windy city with a background mean wind speed of about 4 m/s (at 10 m above the ground). At the airport for example, the mean wind speed exceeds 4 m/s about 45% of the time, exceeds 6 m/s about 21% of time, and exceeds 8 m/s about 11% of the time”. [Technical Advice for Wind Assessments for Christchurch Cit. Meteorology Solutions (2022). [Section 2. Context]	Support

Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Wind

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.210		Oppose	Oppose Rule 15.11.2.17. Seek that this be deleted.	
Carter Group Limited/814.210	Kāinga Ora/ #FS2082.1040	Oppose	Oppose Rule 15.11.2.17. Seek that this be deleted. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted. As set out in other submission points, controls on wind generation are opposed due to the difficulties of evaluating such effects with certainty and the practical limitations on obtaining such assessments. Moreover, changes to wind generation and the pedestrian environment are a necessary tradeoff contemplated by the NPS-UD, insofar as it directs maximum intensification of central city environments. The proposed rule is otherwise unnecessary and inappropriate for the purposes of promoting intensification and should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.176		Oppose	Delete Rule 15.11.2.17 in its entirety.	
The Catholic Diocese of Christchurch /823.176	Anne Dingwall/ #FS2037.1408	Oppose	Delete Rule 15.11.2.17 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at	Oppose

			<p>odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.</p> <p>As set out in other submission points, controls on wind generation are opposed due to the difficulties of evaluating such effects with certainty and the practical limitations on obtaining such assessments. Moreover, changes to wind generation and the pedestrian environment are a necessary tradeoff contemplated by the NPS-UD, insofar as it directs maximum intensification of central city environments.</p> <p>The proposed rule is otherwise unnecessary and inappropriate for the purposes of promoting intensification and should be deleted.</p>	
The Catholic Diocese of Christchurch /823.176	Carter Group Limited/ #FS2045.349	Oppose	<p>Delete Rule 15.11.2.17 in its entirety.</p> <p>Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.</p> <p>As set out in other submission points, controls on wind generation are opposed due to the difficulties of evaluating such effects with certainty and the practical limitations on obtaining such assessments. Moreover, changes to wind generation and the pedestrian environment are a necessary tradeoff contemplated by the NPS-UD, insofar as it directs maximum intensification of central city environments.</p> <p>The proposed rule is otherwise unnecessary and inappropriate for the purposes of promoting intensification and should be deleted.</p>	Support
The Catholic Diocese of Christchurch /823.176	Kāinga Ora/ #FS2082.1186	Oppose	<p>Delete Rule 15.11.2.17 in its entirety.</p> <p>Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of</p>	Seek Amendment

			<p>PC14 and accordingly this rule should be deleted.</p> <p>As set out in other submission points, controls on wind generation are opposed due to the difficulties of evaluating such effects with certainty and the practical limitations on obtaining such assessments. Moreover, changes to wind generation and the pedestrian environment are a necessary tradeoff contemplated by the NPS-UD, insofar as it directs maximum intensification of central city environments.</p> <p>The proposed rule is otherwise unnecessary and inappropriate for the purposes of promoting intensification and should be deleted.</p>	
Kāinga Ora – Homes and Communities / #834.301		Oppose	Delete provision	
Kāinga Ora – Homes and Communities /834.301	Catholic Diocese of Christchurch/ #FS2044.122	Oppose	Delete provision These provisions, both individually and collectively act as proxies to restrict height and associated development capacity in the Central City Zone. The retention (and addition) of height rules in the City Centre zone simply does not give effect to the NPS-UD Policy 3 direction to “enable in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification. The proposed wind standards are inappropriate (as set between 4m/s to 6m/s more than 5% annually at ground level within 100m of a proposal.) The Technical data used in support of the provision identifies that measured wind levels already typically exceed these levels without development. There is no supporting s32 considering the benefits and costs associated with this provision. “Christchurch is a relatively windy city with a background mean wind speed of about 4 m/s (at 10 m above the ground). At the airport for example, the mean wind speed exceeds 4 m/s about 45% of the time, exceeds 6 m/s about 21% of time, and exceeds 8 m/s about 11% of the time”. [Technical Advice for Wind Assessments for Christchurch Cit. Meteorology Solutions (2022). [Section 2. Context]	Support
Kāinga Ora – Homes and Communities /834.301	Carter Group Limited/ #FS2045.126	Oppose	Delete provision These provisions, both individually and collectively act as proxies to restrict height and associated development capacity in the Central City Zone. The retention (and addition) of height rules in the City Centre zone simply does not give effect to the NPS-UD Policy 3 direction to “enable in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification. The proposed wind standards are inappropriate (as set between 4m/s to 6m/s more than 5% annually at ground level within 100m of a proposal.) The Technical data used in support of the provision identifies that measured wind levels already typically exceed these levels without development. There is no supporting s32 considering the benefits and costs associated with this provision. “Christchurch is a relatively windy city with a background mean wind speed of about 4 m/s (at 10 m above the ground). At the airport for example, the mean wind speed exceeds 4 m/s about 45% of the time, exceeds 6 m/s about 21% of time, and exceeds 8 m/s about 11% of the time”. [Technical Advice for Wind Assessments for Christchurch Cit. Meteorology Solutions (2022). [Section 2. Context]	Support

Commercial > Rules - Central City Mixed Use Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Rohan A Collett/ #147.6		Not Stated	That all of the CBD is rezoned Mixed Use	
David Lough/ #223.3		Support		
Property Council New Zealand/ #242.10		Support	Support the proposed adjustments to the requirements for new housing in some of the surrounding Central City Mixed-Use Zone and the Commercial Mixed-Use Zone.	
Luke Baker-Garters/ #344.16		Seek Amendment	Amend plan change14 to zone all of the central city to mixed use zoning.	
John Bennett/ #367.16		Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.	
John Bennett/367.16	Chapman Tripp/ #FS2063.49	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel. The approach taken by Government and the CCC is a sledge hammer approach and there are little in the way of Design controls to help ensure a well designed City for the present and future residents of Christchurch is achieved.	Oppose

John Bennett/367.16	Chapman Tripp/ #FS2064.48	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel. The approach taken by Government and the CCC is a sledge hammer approach and there are little in the way of Design controls to help ensure a well designed City for the present and future residents of Christchurch is achieved.	Oppose
Mark Darbyshire/ #768.7		Seek Amendment	Seeks that requirements for green space, tree canopy, lanes, and mid-block pedestrian connections be strengthened	
Josie Schroder/ #780.23		Support	Retain the rules in 15.12 as notified.	
Josie Schroder/780.23	Anne Dingwall/ #FS2037.761	Support	Retain the rules in 15.12 as notified. Provides greater consistency in respect to design outcomes for the central city	Support
Benjamin Love/ #799.10		Support	[Retain provisions that enable mixed uses]	
Benjamin Love/799.10	Anne Dingwall/ #FS2037.721	Support	[Retain provisions that enable mixed uses] People like the proximity of stores, services, schools, parks, public transport, and other facilities/amenities within walking distance when mixed-use zoning is allowed. Allowing for mixed-use zoning, combined with intensification will increase walkability and decrease car dependency, time spent driving, as well as personal transportation costs. New commercial (especially supermarkets, cafes, restaurants, convenience stores/dairies, and other stores selling essential items), as well as schools, other community facilities should be allowed in residential areas, especially those which are being densified. Commercial buildings can be amongst residential, and apartment buildings can the first few floors designated for commercial.	Support
Benjamin Love/799.10	Kāinga Ora/ #FS2082.600	Support	[Retain provisions that enable mixed uses] People like the proximity of stores, services, schools, parks, public transport, and other facilities/amenities within walking distance when mixed-use zoning is allowed. Allowing for mixed-use zoning, combined with intensification will increase walkability and decrease car dependency, time spent driving, as well as personal transportation costs. New commercial (especially supermarkets, cafes, restaurants, convenience stores/dairies, and other stores selling essential items), as well as schools, other community facilities should be allowed in residential areas, especially those which are being densified. Commercial buildings can be amongst residential, and apartment buildings can the first few floors designated for commercial.	Support
Regulus Property Investments Limited/ #810.14		Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres	
Regulus Property Investments Limited/ #810.21		Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity	
James Barbour/ #812.10		Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres	
James Barbour/812.10	Kāinga Ora/ #FS2082.619	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres	Support
James Barbour/ #812.19		Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity	

Commercial > Rules - Central City Mixed Use Zone > Activity status tables - Central City Mixed Use Zone > Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kevin Arscott/ #195.1		Seek Amendment	<ol style="list-style-type: none"> 15.12.1.1(c) P5 and P6-(a) Offices and Commercial services should not only be required ancillary to any permitted activity located on the site. 15.12.1.1(c) P5 and P6-(b)(i) individual tenancies should be unrestricted in scale rather than limited to being ancillary and restricted in area to 450 sq.m GLFA; and 15.12.1.1(c) P5 and P6-(b)(ii) the total area used for office activities and/or commercial services should be unrestricted and not limited to 450 sq.m GLFA per site, or 450 sq.m GLFA per 500 sq me of land area; whichever is the greater. 	
Geordie Shaw/ #235.8		Seek Amendment	[That P16.f. the minimum glazing standard allows more flexibility in achieving the intent of the policies]	

Peter Troon/ #422.6		Seek Amendment	[Reduce] the density of inner city dwellings.	
Retirement Villages Association of New Zealand Inc/ #811.96		Support	Retain Rule 15.12.1.1 (P21) as notified.	
Retirement Villages Association of New Zealand Inc/811.96	Summerset Group Holdings Limited/ #FS2097.90	Support	Retain Rule 15.12.1.1 (P21) as notified. The RVA supports Rule 15.12.1.1 (P21) as it permits retirement village activities.	Support
Carter Group Limited/ #814.211		Oppose	Oppose 15.12.1.1 Seek that the status quo is retained.	
Carter Group Limited/814.211	Kāinga Ora/ #FS2082.1041	Oppose	Oppose 15.12.1.1 Seek that the status quo is retained. The proposed amendments introduce additional design standards (re: street setback, glazing and outlook space requirements). Such changes are not necessary or appropriate for the purposes of promoting intensification and they impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.177		Oppose	Retain the status quo in respect of Rule 15.12.1.1 P16.	
The Catholic Diocese of Christchurch /823.177	Anne Dingwall/ #FS2037.1409	Oppose	Retain the status quo in respect of Rule 15.12.1.1 P16. The proposed amendments introduce additional design standards (re: street setback, glazing and outlook space requirements). Such changes are not necessary or appropriate for the purposes of promoting intensification and they impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.177	Carter Group Limited/ #FS2045.350	Oppose	Retain the status quo in respect of Rule 15.12.1.1 P16. The proposed amendments introduce additional design standards (re: street setback, glazing and outlook space requirements). Such changes are not necessary or appropriate for the purposes of promoting intensification and they impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Support
The Catholic Diocese of Christchurch /823.177	Kāinga Ora/ #FS2082.1187	Oppose	Retain the status quo in respect of Rule 15.12.1.1 P16. The proposed amendments introduce additional design standards (re: street setback, glazing and outlook space requirements). Such changes are not necessary or appropriate for the purposes of promoting intensification and they impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.302		Oppose	15.12.1.1(P16)(a)(iii) Amend rule by deleting clause (a)(iii).	
Kāinga Ora – Homes and Communities / #834.303		Oppose	15.12.1.1(P16)(c)(iii) Amend rule by deleting clause (c)(iii).	
Kāinga Ora – Homes and Communities / #834.304		Oppose	15.12.1.1(P16)(j) Amend rule by deleting clause (j).	
Kāinga Ora – Homes and Communities / #834.314		Oppose	15.12.1.1(P13)(a)(iii) Amend the rule by deleting clause (a)(iii).	
Kāinga Ora – Homes and Communities / #834.315		Oppose	15.12.1.1(P13)(d)(iii)	

			Amend the rule by deleting clause (d)(iii).	
Kāinga Ora – Homes and Communities / #834.316		Oppose	15.12.1.1(P13)(f)(g)(j) 1. Amend the rule by retaining the operative Plan wording for clause (f). 2. Delete clauses (g) and (j).	

Commercial > Rules - Central City Mixed Use Zone > Activity status tables - Central City Mixed Use Zone > Controlled activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Edward Jolly/ #669.4		Seek Amendment	Seek amendment to Urban Design Certification Pathway and Mana Whenua engagement method to remove requirement from this rule and include "a new section of the plan... that... provide[s] this mechanism... [developed as a separate process by] CCC under its Te Tiriti o Waitangi obligations [with] Mana Whenua to a level negotiated between these parties whom jointly develop associated mechanisms within the plan."	
Edward Jolly/ #669.7		Support	Seek amendment to Urban Design Certification Pathway and Mana Whenua engagement method to remove requirement from this rule and include "a new section of the plan... that... provide[s] this mechanism... [developed as a separate process by] CCC under its Te Tiriti o Waitangi obligations [with] Mana Whenua to a level negotiated between these parties whom jointly develop associated mechanisms within the plan."	
Carter Group Limited/ #814.212		Seek Amendment	Amend Rule 15.12.1.2 C1 as follows:a. Any building on the site at 136 Barbadoes Street within the city block bounded by Colombo Street, Armagh Street, Manchester Street and Oxford Terrace...	
Carter Group Limited/814.212	Kāinga Ora/ #FS2082.1042	Seek Amendment	Amend Rule 15.12.1.2 C1 as follows:a. Any building on the site at 136 Barbadoes Street within the city block bounded by Colombo Street, Armagh Street, Manchester Street and Oxford Terrace... The proposed rule is supported and appropriately implements policy 15.2.5.1. However, as noted in the submission above on policy 15.2.5.1, the provisions in PC14 should be amended to recognise the establishment of a new cathedral for the Catholic Diocese of Christchurch within the city block bounded by Colombo Street, Armagh Street, Manchester Street and Oxford Terrace. Given that the purpose of PC14 is to support intensification, amendments to the rule to support the establishment of the new cathedral (and its design, form and function requirements) on its chosen central city sites appropriate	Seek Amendment
The Catholic Diocese of Christchurch / #823.178		Seek Amendment	Amend Rule 15.12.1.2 C1 to include the whole of the Barbadoes Street Site, and the Manchester Street Site.	
The Catholic Diocese of Christchurch /823.178	Anne Dingwall/ #FS2037.1410	Seek Amendment	Amend Rule 15.12.1.2 C1 to include the whole of the Barbadoes Street Site, and the Manchester Street Site. Amend the rule to include reference to both the Barbadoes Street Site and the Manchester Street Site, noting that part of the Barbadoes Street Site is already included in this Rule. The rule enables flexibility of the built form, appropriate for the potential redevelopment of one of these sites to establish a new Catholic Cathedral.	Oppose
The Catholic Diocese of Christchurch /823.178	Carter Group Limited/ #FS2045.351	Seek Amendment	Amend Rule 15.12.1.2 C1 to include the whole of the Barbadoes Street Site, and the Manchester Street Site. Amend the rule to include reference to both the Barbadoes Street Site and the Manchester Street Site, noting that part of the Barbadoes Street Site is already included in this Rule. The rule enables flexibility of the built form, appropriate for the potential redevelopment of one of these sites to establish a new Catholic Cathedral.	Support
The Catholic Diocese of Christchurch /823.178	Kāinga Ora/ #FS2082.1188	Seek Amendment	Amend Rule 15.12.1.2 C1 to include the whole of the Barbadoes Street Site, and the Manchester Street Site. Amend the rule to include reference to both the Barbadoes Street Site and the Manchester Street Site, noting that part of the Barbadoes Street Site is already included in this Rule. The rule enables flexibility of the built form, appropriate for the potential redevelopment of one of these sites to establish a new Catholic Cathedral.	Seek Amendment

Commercial > Rules - Central City Mixed Use Zone > Activity status tables - Central City Mixed Use Zone > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kate Z/ #297.32		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Vickie Hearnshaw/ #305.13		Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	

Retirement Villages Association of New Zealand Inc/ #811.97		Seek Amendment	<p>[S]eek[s] the amendment of Rule 15.12.1.3 (RD3) to provide for the construction of retirement villages as a restricted discretionary activity and to include a set of focused matters of discretion that are applicable to retirement villages:</p> <p>15.12.1.3 (RD3) Construction or alteration of or addition to any building or other structure for Retirement villages. that do not meet any one or more of the built form standards, unless otherwise specified.</p> <p>Matters for discretion The exercise of discretion in relation to Rule 15.12.1.3 (RD3) is restricted to the following matters:</p> <ol style="list-style-type: none"> 1. The extent and effects arising from exceeding any of the relevant built form standards (both individually and cumulatively). 2. The effects of the retirement village on the safety of adjacent streets or public open spaces. 3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces. 4. The extent to which articulation, modulation and materiality addresses visual dominance effects associated with building length. 5. The relevant objectives and policies in 15.2 (specifically 15.2.8.3) and the proposed new policies as inserted. 6. The positive effects of the construction, development and use of the retirement village. For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village. <p>Notification: An application for resource consent associated with a retirement village made in respect of Rule 15.12.1.3 (RD3) is precluded from being publicly notified. An application for resource consent associated with a retirement village made in respect of Rule 15.12.1.3 (RD3) that complies with the relevant external amenity standards is precluded from being limited notified.</p>	
Retirement Villages Association of New Zealand Inc/811.97	Summerset Group Holdings Limited/ #FS2097.91	Seek Amendment	<p>[S]eek[s] the amendment of Rule 15.12.1.3 (RD3) to provide for the construction of retirement villages as a restricted discretionary activity and to include a set of focused matters of discretion that are applicable to retirement villages:</p> <p>15.12.1.3 (RD3) Construction or alteration of or addition to any building or other structure for Retirement villages. that do not meet any one or more of the built form standards, unless otherwise specified.</p> <p>Matters for discretion The exercise of discretion in relation to Rule 15.12.1.3 (RD3) is restricted to the following matters:</p> <ol style="list-style-type: none"> 1. The extent and effects arising from exceeding any of the relevant built form standards (both individually and cumulatively). 2. The effects of the retirement village on the safety of adjacent streets or public open spaces. 3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces. 4. The extent to which articulation, modulation and materiality addresses visual dominance effects associated with building length. 5. The relevant objectives and policies in 15.2 (specifically 15.2.8.3) and the proposed new policies as inserted. 6. The positive effects of the construction, development and use of the retirement village. For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village. <p>Notification: An application for resource consent associated with a retirement village made in respect of Rule 15.12.1.3 (RD3) is precluded from being publicly notified. An application for resource consent associated with a retirement village</p>	Support

			<p>made in respect of Rule 15.12.1.3 (RD3) that complies with the relevant external amenity standards is precluded from being limited notified.</p> <p>The RVA acknowledges that Council have provided a retirement specific framework which enables retirement villages as a restricted discretionary activity if they do not meet one or more of the built form standards. However, the RVA seek for the construction of retirement village buildings is a restricted discretionary activity whether or not the built form standards are complied with.</p> <p>The RVA acknowledges that Council have already provided retirement villages with their own set of focused matters of discretion (15.14.2.14). However, the RVA consider that these should be updated to further provide for and acknowledge the differences that retirement villages have from other residential activities, as well as better reflect the NPS-UD and Enabling Housing Act.</p>	
Carter Group Limited/ #814.213		Oppose	Oppose 15.12.1.3 RD5. Retain the status quo in respect of Rule 15.12.1.3RD5	
Carter Group Limited/814.213	Kāinga Ora/ #FS2082.1043	Oppose	Oppose 15.12.1.3 RD5. Retain the status quo in respect of Rule 15.12.1.3RD5 This new rule and its requirement for consent for buildings exceeding 17m height within the CCMUZ is not necessary or appropriate for the purposes of promoting intensification and will impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Seek Amendment
Carter Group Limited/ #814.214		Oppose	Oppose 15.12.1.3 RD4. Seek that this be deleted.	
Carter Group Limited/814.214	Kāinga Ora/ #FS2082.1044	Oppose	Oppose 15.12.1.3 RD4. Seek that this be deleted. This new rule and its requirement for consent for residential developments within the CCMUZ is not necessary or appropriate for the purposes of promoting intensification and will impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Seek Amendment
Carter Group Limited/ #814.215		Oppose	Oppose 15.11.1.3 RD2. Seek that this be deleted.	
Carter Group Limited/814.215	Kāinga Ora/ #FS2082.1045	Oppose	Oppose 15.11.1.3 RD2. Seek that this be deleted. The changes proposed to this rule are not necessary or appropriate for the purposes of promoting intensification and they impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Seek Amendment
Carter Group Limited/ #814.216		Oppose	Oppose 15.12.1.3 RD6. Seek that this be deleted.	
Carter Group Limited/814.216	Kāinga Ora/ #FS2082.1046	Oppose	Oppose 15.12.1.3 RD6. Seek that this be deleted. This new rule and its requirement for consent is not necessary or appropriate for the purposes of promoting intensification and will impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted. Oppose 15.12.1.3 RD6. Seek that this be deleted. This new rule and its requirement for consent is not necessary or appropriate for the purposes of promoting intensification and will impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Seek Amendment
Carter Group Limited/ #814.217		Oppose	Seek that the advice note at the end of 15.12.1.3 be deleted.	
Carter Group Limited/814.217	Kāinga Ora/ #FS2082.1047	Oppose	Seek that the advice note at the end of 15.12.1.3 be deleted. The advice note concerns residential heritage areas. For reasons stated in submissions specifically on residential heritage areas, this advice note is opposed. Seek that the advice note at the end of 15.12.1.3 be deleted. The advice note concerns residential heritage areas. For reasons stated in submissions specifically on residential heritage areas, this advice note is opposed.	Seek Amendment
The Catholic Diocese of Christchurch / #823.179		Oppose	Retain the status quo in respect of Rule 15.12.1.3 RD2.	
The Catholic Diocese of Christchurch /823.179	Anne Dingwall/ #FS2037.1411	Oppose	Retain the status quo in respect of Rule 15.12.1.3 RD2. The changes proposed to this rule are not necessary or appropriate for the purposes of	Oppose

			promoting intensification and they impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty.	
The Catholic Diocese of Christchurch /823.179	Carter Group Limited/ #FS2045.352	Oppose	Retain the status quo in respect of Rule 15.12.1.3 RD2. The changes proposed to this rule are not necessary or appropriate for the purposes of promoting intensification and they impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty.	Support
The Catholic Diocese of Christchurch /823.179	Kāinga Ora/ #FS2082.1189	Oppose	Retain the status quo in respect of Rule 15.12.1.3 RD2. The changes proposed to this rule are not necessary or appropriate for the purposes of promoting intensification and they impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty.	Seek Amendment
The Catholic Diocese of Christchurch / #823.180		Oppose	Delete Rule 15.12.1.3 RD4.	
The Catholic Diocese of Christchurch /823.180	Anne Dingwall/ #FS2037.1412	Oppose	Delete Rule 15.12.1.3 RD4. This new rule and its requirement for consent for residential developments within the CCMUZ is not necessary or appropriate for the purposes of promoting intensification and will impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.180	Carter Group Limited/ #FS2045.353	Oppose	Delete Rule 15.12.1.3 RD4. This new rule and its requirement for consent for residential developments within the CCMUZ is not necessary or appropriate for the purposes of promoting intensification and will impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Support
The Catholic Diocese of Christchurch /823.180	Kāinga Ora/ #FS2082.1190	Oppose	Delete Rule 15.12.1.3 RD4. This new rule and its requirement for consent for residential developments within the CCMUZ is not necessary or appropriate for the purposes of promoting intensification and will impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.181		Oppose	Rule 15.12.1.3 RD5. Delete	
The Catholic Diocese of Christchurch /823.181	Anne Dingwall/ #FS2037.1413	Oppose	Rule 15.12.1.3 RD5. Delete This new rule and its requirement for consent for buildings exceeding 17m height within the CCMUZ is not necessary or appropriate for the purposes of promoting intensification and will impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.181	Carter Group Limited/ #FS2045.354	Oppose	Rule 15.12.1.3 RD5. Delete This new rule and its requirement for consent for buildings exceeding 17m height within the CCMUZ is not necessary or appropriate for the purposes of promoting intensification and will impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Support
The Catholic Diocese of Christchurch /823.181	Kāinga Ora/ #FS2082.1191	Oppose	Rule 15.12.1.3 RD5. Delete This new rule and its requirement for consent for buildings exceeding 17m height within the CCMUZ is not necessary or appropriate for the purposes of promoting intensification and will impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.182		Oppose	Delete Rule 15.12.1.3 RD6	
The Catholic Diocese of Christchurch /823.182	Anne Dingwall/ #FS2037.1414	Oppose	Delete Rule 15.12.1.3 RD6 This new rule and its requirement for consent is not necessary or appropriate for the purposes of promoting intensification and will impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.182	Carter Group Limited/ #FS2045.355	Oppose	Delete Rule 15.12.1.3 RD6 This new rule and its requirement for consent is not necessary or appropriate for the purposes of promoting intensification and will impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Support
The Catholic Diocese of Christchurch /823.182	Kāinga Ora/ #FS2082.1192	Oppose	Delete Rule 15.12.1.3 RD6 This new rule and its requirement for consent is not necessary or appropriate for the purposes of promoting intensification and will impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Seek Amendment

The Catholic Diocese of Christchurch / #823.183		Oppose	Delete the Advice note at end of 15.12.1.3.	
The Catholic Diocese of Christchurch /823.183	Anne Dingwall/ #FS2037.1415	Oppose	Delete the Advice note at end of 15.12.1.3. The advice note concerns residential heritage areas. For reasons stated in submissions specifically on residential heritage areas, this advice note is opposed.	Oppose
The Catholic Diocese of Christchurch /823.183	Carter Group Limited/ #FS2045.356	Oppose	Delete the Advice note at end of 15.12.1.3. The advice note concerns residential heritage areas. For reasons stated in submissions specifically on residential heritage areas, this advice note is opposed.	Support
The Catholic Diocese of Christchurch /823.183	Kāinga Ora/ #FS2082.1193	Oppose	Delete the Advice note at end of 15.12.1.3. The advice note concerns residential heritage areas. For reasons stated in submissions specifically on residential heritage areas, this advice note is opposed.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.279		Support	RD 6 Delete all City Spine Transport Corridor built form rules from the suite of commercial zones.	
Kāinga Ora – Homes and Communities / #834.306		Oppose	15.12.1.3(RD4) – Four or more residential units Amend rule by deleting clauses (b) outdoor living space and (c) glazing.	
Fire and Emergency/ #842.68		Support	[15.12.1.3 Restricted discretionary activities RD2] Retain as notified.	
Oyster Management Limited/ #872.8		Seek Amendment	Amend Rule 15.12.1.3 RD2 as follows: Any activity listed in Rule 15.12.1.1 P1 to P20 that does not meet one or more of the built form standards in Rule 15.12.2, except 15.12.2.2(b) , unless otherwise specified.	
Oyster Management Limited/ #872.10		Oppose	Delete Rule 15.12.1.3 RD5.	

Commercial > Rules - Central City Mixed Use Zone > Activity status tables - Central City Mixed Use Zone > Discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Oyster Management Limited/ #872.9		Oppose	Delete Rule 15.12.1.4 D2.	

Commercial > Rules - Central City Mixed Use Zone > Built form standards - Central City Mixed Use Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Tony Pennell/ #308.10		Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.	
Tony Pennell/308.10	Kāinga Ora/ #FS2082.256	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible. I would suggest this as part of the future sustainability mission for our smart city development. Many of us wish to have solar power on the roof. A 12mtr building with a terrace or green roof is ideal. A 12mtr structure will probably preclude solar panels unless designed in.	Oppose
James Carr/ #519.9		Seek Amendment	Seeks the minimum lot size in Central City Mixed Use Zone is reduced. A minimum lot size of 500 square metres in the Central City Mixed Use Zone is big and is likely to discourage smaller developers from creating more interesting smaller buildings. For example, [submitter has] been working with a developer on a proposal for a rather loud building on a 250 square metre site on High Street, with a retail ground floor and perhaps five stories of apartments above. There is no good reason why such things should be discouraged. This is probably getting close to the lower size limit for a medium rise building with a single stair and lift to be economic, but it still seems to be viable, and a smaller building is a smaller financial commitment (and risk) if the developer wants to do something more daring architecturally or conceptually.	
James Carr/519.9	Anne Dingwall/ #FS2037.520	Seek Amendment		Support

			<p>Seeks the minimum lot size in Central City Mixed Use Zone is reduced.</p> <p>A minimum lot size of 500 square metres in the Central City Mixed Use Zone is big and is likely to discourage smaller developers from creating more interesting smaller buildings. For example, [submitter has] been working with a developer on a proposal for a rather loud building on a 250 square metre site on High Street, with a retail ground floor and perhaps five stories of apartments above. There is no good reason why such things should be discouraged. This is probably getting close to the lower size limit for a medium rise building with a single stair and lift to be economic, but it still seems to be viable, and a smaller building is a smaller financial commitment (and risk) if the developer wants to do something more daring architecturally or conceptually.</p> <p>A minimum lot size of 500 square metres in the Central City Mixed Use Zone is big and is likely to discourage smaller developers from creating more interesting smaller buildings. For example, [submitter has] been working with a developer on a proposal for a rather loud building on a 250 square metre site on High Street, with a retail ground floor and perhaps five stories of apartments above. There is no good reason why such things should be discouraged. This is probably getting close to the lower size limit for a medium rise building with a single stair and lift to be economic, but it still seems to be viable, and a smaller building is a smaller financial commitment (and risk) if the developer wants to do something more daring architecturally or conceptually.</p>	
Plain and Simple Ltd/ #627.20		Seek Amendment	<p>[Newstandards for] accessibility and environmentally responsible design, [suchas]:</p> <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping 	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.21		Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum.	
Canterbury / Westland Branch of Architectural Designers NZ/685.21	Anne Dingwall/ #FS2037.1125	Seek Amendment	<p>[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum.</p> <p>Buildingscontribute 20% of New Zealand’s greenhouse gas emissions. [The Councilshould] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]</p>	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.21	Chapman Tripp/ #FS2063.72	Seek Amendment	<p>[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum.</p> <p>Buildingscontribute 20% of New Zealand’s greenhouse gas emissions. [The Councilshould] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]</p>	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.21	Chapman Tripp/ #FS2064.69	Seek Amendment	<p>[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum.</p> <p>Buildingscontribute 20% of New Zealand’s greenhouse gas emissions. [The Councilshould] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]</p>	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.21	Kāinga Ora/ #FS2082.365	Seek Amendment	<p>[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum.</p> <p>Buildingscontribute 20% of New Zealand’s greenhouse gas emissions. [The Councilshould] take this opportunity when the District Plan is being rewritten[to address one of the causes of climate change]</p>	Oppose

Commercial > Rules - Central City Mixed Use Zone > Built form standards - Central City Mixed Use Zone > Streetscene, landscaping and trees

Submission Number	Further Submission No	Position	Decision Requested	FS Position
James Harwood/ #571.24		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Analija Thomas/ #615.19		Support	Seek that the council retains the tree canopy requirement and contributions plan.	
Christchurch City Council/ #751.81		Seek Amendment	Amend title to correct name:"Landscaping and trees"	
Christchurch City Council/751.81	Anne Dingwall/ #FS2037.903	Seek Amendment	Amend title to correct name:"Landscaping and trees" [T]he title"Streetscene, Landscaping andtrees" shown on the draft provisionsis not consistent with the operativetitle. It should follow the operativetitle.	Support
Carter Group Limited/ #814.218		Oppose	Retain the status quo in clause (a)(iv) of rule 15.12.2.1 – i.e. 5%rather than 10% site landscaping.	
Carter Group Limited/814.218	Kāinga Ora/ #FS2082.1048	Oppose	Retain the status quo in clause (a)(iv) of rule 15.12.2.1 – i.e. 5%rather than 10% site landscaping. Proposed clause (a)(iv) increaseslandscaping requirements from 5% of thesite area to 10%.This change is not necessary or appropriatefor the purposes of promoting intensificationand will in fact be counter to intensificationby diminishing the area of the site availablefor built form/development. The rulechange will also impose additionalconsenting requirements with associatedimplications in terms of time, cost, anduncertainty.Accordingly, this amendment should bedeleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.184		Seek Amendment	Retain the status quo in clause (a)(iv) – i.e. 5% rather than 10% site landscaping.	
The Catholic Diocese of Christchurch /823.184	Anne Dingwall/ #FS2037.1416	Seek Amendment	Retain the status quo in clause (a)(iv) – i.e. 5% rather than 10% site landscaping. Proposed clause (a)(iv) increases landscaping requirements from 5% of the site area to 10%. This change is not necessary or appropriate for the purposes of promoting intensification and will in fact be counter to intensification by diminishing the area of the site available for built form/development. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.184	Carter Group Limited/ #FS2045.357	Seek Amendment	Retain the status quo in clause (a)(iv) – i.e. 5% rather than 10% site landscaping. Proposed clause (a)(iv) increases landscaping requirements from 5% of the site area to 10%. This change is not necessary or appropriate for the purposes of promoting intensification and will in fact be counter to intensification by diminishing the area of the site available for built form/development. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Support
The Catholic Diocese of Christchurch /823.184	Kāinga Ora/ #FS2082.1194	Seek Amendment	Retain the status quo in clause (a)(iv) – i.e. 5% rather than 10% site landscaping. Proposed clause (a)(iv) increases landscaping requirements from 5% of the site area to 10%. This change is not necessary or appropriate for the purposes of promoting intensification and will in fact be counter to intensification by diminishing the area of the site available for built form/development. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.307		Oppose	Delete PC14 amendments and retainoperative plan rule.	

Commercial > Rules - Central City Mixed Use Zone > Built form standards - Central City Mixed Use Zone > Maximum building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Rosemary Fraser/ #26.8		Seek Amendment	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls.	
Rosemary Fraser/26.8	Cambridge 137 Limited/ #FS2042.8	Seek Amendment	Opposes change to height limits and having buildings 90m tall.	Oppose

			<p>Make sure that wind and winter conditions are taken into consideration when considering building height controls.</p> <p>Wind tunnels occur between taller buildings as happens on Colombo Street between the library and Te Pai. As Christchurch experiences strong winds and is flat, it could create dangerous situations if there are tall buildings on both side of street.</p> <p>Even with appropriate foundations they would still sway terrifying people on the higher floors. Also, the taller the building the more difficult it would be to escape if there was a fire. Also, with increased shading, there is likely to be for ice on paths for longer in winter.</p>	
Rosemary Fraser/26.8	Kāinga Ora/ #FS2082.12	Seek Amendment	<p>Opposes change to height limits and having buildings 90m tall.</p> <p>Make sure that wind and winter conditions are taken into consideration when considering building height controls.</p> <p>Wind tunnels occur between taller buildings as happens on Colombo Street between the library and Te Pai. As Christchurch experiences strong winds and is flat, it could create dangerous situations if there are tall buildings on both side of street.</p> <p>Even with appropriate foundations they would still sway terrifying people on the higher floors. Also, the taller the building the more difficult it would be to escape if there was a fire. Also, with increased shading, there is likely to be for ice on paths for longer in winter.</p>	Oppose
Paul McNoe/ #171.5		Seek Amendment	[Reduce permitted building height] That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible	
Robert J Manthei/ #200.12		Seek Amendment	Reduce height limits	
Robert J Manthei/200.12	Southern Cross Healthcare Limited/ #FS2041.2	Seek Amendment	<p>Reduce height limits Although the Chch Central Recovery Plan (CCRP) has been revoked, “PC14 must still have regard to the directions of the CCRP under s74(2)(b)(i) of the RMA” Those directions include statements like the following: 2.1.39 – Under the CCRP, the aim was “the overall design concept for development of a greener, more accessible city with a compact core, more greenspace and a stronger built density”. A central part of the CCRP was the concept of a ‘frame’ with there being three components, “each having its own distinct character and serving to contain the commercial area. It was considered that containing the available land area in this way would address the issue of too much development capacity...” 2.2.40 – “The Frame allows the Core to expand in the future if there is demand for housing or commercial development” .2.1.41 - “lower buildings will become a defining central city feature in the medium and that a lower rise city fits in with the community’s wishes and takes into account of the economic realities and market demand for property in the Core.” Thus, even though the requirement “that the District Plan must not be inconsistent with the CCRP” has been removed, it must still be taken into account. The CCRP clearly stated that the public’s wishes were for lower heights for buildings and that there was ample capacity for expansion. There is virtually no risk of following this more conservative approach to densification, especially since a new Plan must be reviewed within 10 year of its adoption.</p>	Oppose
Robert J Manthei/200.12	Kāinga Ora/ #FS2082.117	Seek Amendment	<p>Reduce height limits Although the Chch Central Recovery Plan (CCRP) has been revoked, “PC14 must still have regard to the directions of the CCRP under s74(2)(b)(i) of the RMA” Those directions include statements like the following: 2.1.39 – Under the CCRP, the aim was “the overall design concept for development of a greener, more accessible city with a compact core, more greenspace and a stronger built density”. A central part of the CCRP was the concept of a ‘frame’ with there being three components, “each having its own distinct character and serving to contain the commercial area. It was considered that containing the available land area in this way would address the issue of too much development capacity...” 2.2.40 – “The Frame allows the Core to expand in the future if there is demand for housing or commercial development” .2.1.41 - “lower buildings will become a defining central city feature in the medium and that a lower rise city fits in with the community’s wishes and takes into account of the economic realities and market demand for property in the Core.” Thus, even though the requirement “that the District Plan must not be inconsistent with the CCRP” has been removed, it must still be taken into account. The CCRP clearly stated that the public’s wishes were for lower heights for buildings and that there was ample capacity for expansion. There is virtually no risk of following this more conservative approach to densification, especially since a new Plan must be reviewed within 10 year of its adoption.</p>	Oppose
Robert J Manthei/200.12	Kāinga Ora/ #FS2082.195	Seek Amendment	<p>Reduce height limits Although the Chch Central Recovery Plan (CCRP) has been revoked, “PC14 must still have regard to the directions of the CCRP under s74(2)(b)(i) of the RMA” Those directions include statements like the following: 2.1.39 – Under the CCRP, the aim was “the overall design concept for development of a greener, more accessible city with a compact core, more greenspace and a stronger built density”. A central part of the CCRP was the concept of a ‘frame’ with there being three components, “each having its own distinct character and serving to contain the commercial area. It was considered that containing the available land area in this way would address the issue of too much development capacity...” 2.2.40 – “The Frame allows the Core to expand in the future if there is demand for housing or commercial development” .2.1.41 - “lower buildings will become a defining central city feature in the medium and that a lower rise city fits in with the community’s wishes and takes into account of the economic realities and market demand for property in the Core.” Thus, even though the requirement “that the District Plan must not be inconsistent with the CCRP” has been</p>	Oppose

			removed, it must still be taken into account. The CCRP clearly stated that the public's wishes were for lower heights for buildings and that there was ample capacity for expansion. There is virtually no risk of following this more conservative approach to densification, especially since a new Plan must be reviewed within 10 years of its adoption.	
Atlas Quarter Residents Group (22 owners) / #224.18		Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible	
Atlas Quarter Residents Group (22 owners) / 224.18	Kāinga Ora/ #FS2082.182	Oppose	<p>That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible</p> <p>Who we are:</p> <p>This submission is made on behalf of the following persons, all of whom own units in the Atlas Quarter, 36 Welles Street, Christchurch Central:</p> <p>Richard Ball, Athena Ellis, Phil and Lynette Stenning, Max Lucas, Paul and Jeni Neilson, Jenny Jia and Zhongyang Yuan, Piers and Emma Bayley, Rachel and Tim Scanlan, Eileen and Vernon Payne, Bruce Fraser, Eléonore Dumaine, Peter and Faye Greenwood, Alan Steel, Gillian Smeith, Chelsea Kennedy, Deborah Bowker, Kate and Mike Peers, Peter Morris, Mathilde Vachon, Barbra Pullar, Martin Rumbold and Kirsty Stewart.</p> <p>Key points:</p> <p>We support well designed intensive residential and commercial development, integrated with sustainable transport options. We have already “put our money where our mouths are” by purchasing units in the Atlas Quarter, a large and successful inner-city development of 110 residential and three commercial units.</p> <p>We oppose the greatly increased height limits proposed by Plan Change 14. They are unnecessary and inappropriate for Christchurch.</p> <p>We support the inclusion of qualifying matters to enhance design quality and urban amenity across the City.</p> <p>Relief sought:</p> <ol style="list-style-type: none"> 1. That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible. 2. Where Government legislation and regulations require increases to height limits, that these are kept to the minimum extent possible for compliance with the regulations. 3. The need for greater intensification is supported but this does not require or justify the proposed increases in height limits as permitted activities. 4. The inclusion of the qualifying criteria is supported, independent of height limits, as a means of promoting good design and ensuring new buildings do not adversely impact existing buildings designed and constructed within the current District Plan requirements. <p>Reasons:</p> <p>Following the Christchurch earthquakes, a comprehensive design process was undertaken for the City, particularly for the central city. Deliberate and well-informed decisions were made to create a liveable city, with intensified development in the central city and around suburban centres, but with lower central city height limits than previously existed. This has created a compact central city with increased densities compared to before the earthquakes, but without the height of some of the buildings that Christchurch had pre-earthquake. The consolidation has resulted in many vacant sites becoming available which are gradually being filled.</p> <p>This model was developed by looking at best practice around the world, combined with local input from residents and experts, to create an attractive and vibrant City. It set ambitious goals for increasing densities for residential living, especially in the central city and around suburban centres. It was fully integrated with future transport options and climate resilience objectives.</p> <p>It has widespread local support and was developed with considerable input and investment from Government (via CERA) and Christchurch City Council. It integrated land use and transport, seeking higher densities and more sustainable transport, as reflected in the Land Use Recovery Plan, Christchurch Central Recovery Plan and the Central City Transport Plan. It was embedded into the District Plan through an Independent Hearing Panel of experts hand-picked by the Government.</p> <p>The greatly increased height limits proposed Plan Change 14 undermines the objectives and principles that underpin the vision of the 2015 Christchurch Central Recovery Plan:</p>	Oppose

			<p><i>“To become one of the best small cities in the world, Christchurch needs a city centre that is:</i></p> <ul style="list-style-type: none"> <i>• an inspiring place to live</i> <i>• an attractive place to invest</i> <i>• the best urban environment in New Zealand.”</i> <p>The decision to limit heights was a deliberate choice in achieving this vision. The proposed changes will undermine existing investments, entered into in good faith based on the Recovery Plans, while also reducing the central city’s design coherence and creating a less attractive City.</p> <p>The many empty sites and carparks that still exist post-earthquake provide adequate future capacity for the foreseeable future, including the “competitive margin” required by Government regulations. The only apparent reason for increasing the height limits appears to be compliance with new Government regulations. If the height limits are to be increased, this change should be done to the minimum extent needed to comply with these ill-considered Government requirements. There is no other justification for the proposed rules.</p> <p>The proposed rules allow new development to be concentrated in a small number of very tall buildings, with the negative impacts such as greater shading and wind tunnels, accompanied by a continuation of many empty and ugly lots in the central city. As the vacant sites are largely filled with cheap carparking, this further undermines the stated transport sustainability and climate resilience objectives.</p> <p>The scale of the buildings permitted under PC14 is not consistent with the extensive post-earthquake developments that have already occurred. The post-quake developments have created a very attractive City which will be undermined by these proposals. Existing intensive residential developments, such as the Atlas Quarter, could be overshadowed by new buildings of nearly twice the height on the east and west, blocking sunlight. Others may be blocked to the north.</p> <p>In short, the proposal for increased heights across the City are ill-considered solutions for problems that exist in Auckland, Wellington, and possibly other centres, but are not applicable to Christchurch. The geography and existing development of these other centres constrains new development. Post-earthquake Christchurch is quite different from these other centres: it is not constrained for growth opportunities, as demonstrated by the far slower growth in property prices over recent years. Even before the earthquakes, Christchurch had far more stable (less volatile) prices than Auckland and Wellington – a trend that has persisted since at least the 1970’s. In Christchurch there is housing choice, particularly with substantial increases in the number of higher density residential apartments.</p> <p>Maximising the benefits of intensification needs to consider the dis-benefits. The proposed Plan identifies loss of tree cover as a disbenefit but does appear to put sufficient emphasis on other matters. Why does it propose financial contributions for loss of tree cover but not for loss of sunlight to others, wind tunnel effects or loss of amenity? In the Christchurch context, the widespread demolition of much of the central city, including most of the taller buildings, and consolidation of activities into more compact precincts, has created a much more attractive City with a visual appearance and aesthetic appropriate for the size of the City, reflected in the Central City Recovery Plan issued by CERA after extensive public and expert engagement. Both residents and visitors are commenting on the attractiveness of this new look. Re-introducing unnecessarily large buildings undermines this new and attractive look. Even with setbacks and other requirements, it has the potential to detract from the amenity and value of the very substantial public and private investment made for the City’s re-build and recovery.</p>	
Marjorie Manthei/ #237.4		Seek Amendment	Allow max height up to 40m from Kilmore to Salisbury St	
Steve Burns/ #276.28		Seek Amendment	Seek maximum height of 5 stories in Christchurch	
Kate Z/ #297.33		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Anna Melling/ #337.21		Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.	
Kate Revell/ #338.12		Seek Amendment	Restrict building heights to a maximum of 22 metres.	
Kate Revell/338.12	Cambridge 137 Limited/ #FS2042.42	Seek Amendment	Restrict building heights to a maximum of 22 metres. I oppose the increase in building height limits of 22+ metres. This includes suburban and commercial. I believe that the highest building height should be 22 metres in all areas	Oppose
Chris Neame/ #339.12		Seek Amendment	Restrict maximum height for development to 22 metres	

Chris Neame/339.12	Cambridge 137 Limited/ #FS2042.44	Seek Amendment	Restrict maximum height for development to 22 metres I oppose any development greater than height of 22 metres, in residential and commercial zones	Oppose
Luke Baker-Garters/ #344.14		Oppose	Removal of all central city maximum building height overlays.	
Marina Steinke/ #378.3		Oppose	Retain the existing height limits for the central city.	
Peter Troon/ #422.7		Seek Amendment	[Reduce] the height and density of inner city dwellings.	
Clair Higginson/ #657.6		Seek Amendment	Include a clause from '14.15.3 Impacts on neighbouring property' in relation to the change in maximum building height in the Central City Mixed Use Zone	
Mark Darbyshire/ #768.6		Seek Amendment	Amend 15.12.2.2 to allow the maximum building height to be 90m	
Waka Kotahi (NZ Transport Agency) / #805.2		Seek Amendment	[T]hat the maximum enabled height of 32m (10 storeys) for residential activities should be applied to the City Centre, rather 3 than the current proposed approach with two heights (32m in the immediate surrounds, then 20m thereafter).	
Waka Kotahi (NZ Transport Agency) /805.2	Chapman Tripp/ #FS2063.100	Seek Amendment	<p>[T]hat the maximum enabled height of 32m (10 storeys) for residential activities should be applied to the City Centre, rather 3 than the current proposed approach with two heights (32m in the immediate surrounds, then 20m thereafter).</p> <p>Waka Kotahi supports the use of walkable catchments around key commercial areas and the associated upzoning of these areas. However, the 1200m city centre walkable catchment as proposed is not supported does not reflect the walkable catchment of the city centre or realises the development capacity required by the NPS-UD. It is considered that the extent of the city centre walkable catchment should be at least 1500m for the following reasons:</p> <ul style="list-style-type: none"> • This reflects the s32 Walkability Assessment that outlines that people are generally comfortable to walk for 20min, which relates to approximately 1500m. • Christchurch is flat and relatively central to many residential neighbourhoods where people would typically use active modes of transport to get to the City Centre rather than travelling by private vehicle, which increases the walkability of the city. • As many centres as possible should be up-zoned to the fullest extent possible to provide for local services for people who will be living in the walkable catchments. Enabling additional densities in these areas will also support provision of public transport and active transport infrastructure in the future by concentrating population– Council should take a long term view approach to enabling increased density. • This achieves the objectives of the NPS-UD in creating well-functioning urban environments. 	Support
Waka Kotahi (NZ Transport Agency) /805.2	Chapman Tripp/ #FS2064.97	Seek Amendment	<p>[T]hat the maximum enabled height of 32m (10 storeys) for residential activities should be applied to the City Centre, rather 3 than the current proposed approach with two heights (32m in the immediate surrounds, then 20m thereafter).</p> <p>Waka Kotahi supports the use of walkable catchments around key commercial areas and the associated upzoning of these areas. However, the 1200m city centre walkable catchment as proposed is not supported does not reflect the walkable catchment of the city centre or realises the development capacity required by the NPS-UD. It is considered that the extent of the city centre walkable catchment should be at least 1500m for the following reasons:</p> <ul style="list-style-type: none"> • This reflects the s32 Walkability Assessment that outlines that people are generally comfortable to walk for 20min, which relates to approximately 1500m. • Christchurch is flat and relatively central to many residential neighbourhoods where people would typically use active modes of transport to get to the City Centre rather than travelling by private vehicle, which increases the walkability of the city. • As many centres as possible should be up-zoned to the fullest extent possible to provide for local services for people who will be living in the walkable catchments. Enabling additional densities in these areas will also support provision of public transport and active transport infrastructure in the future by concentrating population– Council should take a long term view approach to enabling increased density. • This achieves the objectives of the NPS-UD in creating well-functioning urban environments. 	Support
Carter Group Limited/ #814.219		Seek Amendment	Amend 15.12.2.2 Maximum building height as follows:	

			<p>a. The maximum height of any building shall be 32metres.</p> <p>b. The maximum height of any building shall be in accordance with the height specified Unless identified on the Central City Maximum Building Height planning map the maximum height of any buildings shall be 32 metres.</p> <p>b. The maximum height of any building base shall be 17 metres.</p> <p>e.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified</p>	
Carter Group Limited/814.219	Kāinga Ora/ #FS2082.1049	Seek Amendment	<p>Amend 15.12.2.2 Maximum building height as follows:</p> <p>a. The maximum height of any building shall be 32metres.</p> <p>b. The maximum height of any building shall be in accordance with the height specified Unless identified on the Central City Maximum Building Height planning map the maximum height of any buildings shall be 32 metres.</p> <p>b. The maximum height of any building base shall be 17 metres.</p> <p>e.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified</p> <p>The variable building heights and maximum building base heights are inadequate and inappropriate for a commercial zone within the central city, accounting for Policy 3(a) and Policy 3 (c) of the NPS-UD directs that development of up to six stories is to be 'enabled' as a minimum. Accounting for this, the submitter seeks that the rule provide for a permitted maximum building height of at least 32m.</p>	Seek Amendment
The Catholic Diocese of Christchurch / #823.185		Support	<p>Amend Rule 15.12.2.2 as follows:</p> <p><i>a. The maximum height of any building shall be 32 metres.</i></p> <p><i>b. The maximum height of any building shall be in accordance with the height specified Unless identified on the Central City Maximum Building Height planning map the maximum height of any building shall be 32 metres.</i></p> <p><i>b. The maximum height of any building base shall be 17 metres.</i></p> <p><i>e. b. Any application arising from this rule shall not be limited or publicly notified</i></p>	
The Catholic Diocese of Christchurch /823.185	Anne Dingwall/ #FS2037.1417	Support	<p>Amend Rule 15.12.2.2 as follows:</p> <p><i>a. The maximum height of any building shall be 32 metres.</i></p> <p><i>b. The maximum height of any building shall be in accordance with the height specified Unless identified on the Central City Maximum Building Height planning map the maximum height of any building shall be 32 metres.</i></p> <p><i>b. The maximum height of any building base shall be 17 metres.</i></p> <p><i>e. b. Any application arising from this rule shall not be limited or publicly notified</i></p> <p>The variable building heights and maximum building base heights are inadequate and inappropriate for a commercial zone within the central city, accounting for Policy 3(a) and Policy 3 (c) of the NPS-UD directs that development of up to six stories is to be 'enabled' as a minimum.</p>	Oppose

The Catholic Diocese of Christchurch /823.185	Carter Group Limited/ #FS2045.358	Support	<p>Amend Rule 15.12.2.2 as follows:</p> <p>a. The maximum height of any building shall be 32 metres.</p> <p>b. The maximum height of any building shall be in accordance with the height specified Unless identified on the Central City Maximum Building Height planning map the maximum height of any building shall be 32 metres.</p> <p>b. The maximum height of any building base shall be 17 metres.</p> <p>c. Any application arising from this rule shall not be limited or publicly notified</p> <p>The variable building heights and maximum building base heights are inadequate and inappropriate for a commercial zone within the central city, accounting for Policy 3(a) and Policy 3 (c) of the NPS-UD directs that development of up to six stories is to be 'enabled' as a minimum.</p>	Support
The Catholic Diocese of Christchurch /823.185	Kāinga Ora/ #FS2082.1195	Support	<p>Amend Rule 15.12.2.2 as follows:</p> <p>a. The maximum height of any building shall be 32 metres.</p> <p>b. The maximum height of any building shall be in accordance with the height specified Unless identified on the Central City Maximum Building Height planning map the maximum height of any building shall be 32 metres.</p> <p>b. The maximum height of any building base shall be 17 metres.</p> <p>c. Any application arising from this rule shall not be limited or publicly notified</p> <p>The variable building heights and maximum building base heights are inadequate and inappropriate for a commercial zone within the central city, accounting for Policy 3(a) and Policy 3 (c) of the NPS-UD directs that development of up to six stories is to be 'enabled' as a minimum.</p>	Seek Amendment
Kāinga Ora – Homes and Communities / #834.308		Seek Amendment	<p>Amend the rule as follows:</p> <p>15.12.2.2 Maximum building height</p> <p>a. The maximum height of any building shall be in accordance with the height specified Unless identified on the Central City Maximum Building Height planning map the maximum height of any building shall be 32 metres.</p> <p>b. The maximum height of any building base shall be 17 metres.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	
Kāinga Ora – Homes and Communities /834.308	Chapman Tripp/ #FS2063.155	Seek Amendment	<p>Amend the rule as follows:</p> <p>15.12.2.2 Maximum building height</p> <p>a. The maximum height of any building shall be in accordance with the height specified Unless identified on the Central City Maximum Building Height planning map the maximum height of any building shall be 32 metres.</p>	Support

			<p>b. The maximum height of any building base shall be 17 metres.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p> <p>The maximum height of 32m is supported as being appropriately enabling within a proximate distance to the City Centre Zone. The restrictions associated with the rule are opposed as being unnecessary, in conjunction with the absence of clarity in the definition associated with 'building base' as discussed in this submission.</p>	
Kāinga Ora – Homes and Communities /834.308	Chapman Tripp/ #FS2064.149	Seek Amendment	<p>Amend the rule as follows:</p> <p>15.12.2.2 Maximum building height</p> <p>a. The maximum height of any building shall be in accordance with the height specified Unless identified on the Central City Maximum Building Height planning map the maximum height of any building shall be 32 metres.</p> <p>b. The maximum height of any building base shall be 17 metres.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p> <p>The maximum height of 32m is supported as being appropriately enabling within a proximate distance to the City Centre Zone. The restrictions associated with the rule are opposed as being unnecessary, in conjunction with the absence of clarity in the definition associated with 'building base' as discussed in this submission.</p>	Support
Susanne Antill/ #870.9		Oppose	Oppose increased height limits of buildings.	
Oyster Management Limited/ #872.11		Seek Amendment	Retain Standard 15.12.2.2(a) and delete 15.12.2.2(b) re maximum height for building base.	
Susanne and Janice Antill/ #893.10		Oppose	Oppose increased height limits of buildings.	

Commercial > Rules - Central City Mixed Use Zone > Built form standards - Central City Mixed Use Zone > Flexibility in building design for future uses

Submission Number	Further Submission No	Position	Decision Requested	FS Position
New Zealand Institute of Architects Canterbury Branch/ #762.36		Seek Amendment	[Increase measurement] from 3.5m to a minimum between 4.2 & 4.5m [This rule is not to be changed under PC14],	
New Zealand Institute of Architects Canterbury Branch/762.36	Anne Dingwall/ #FS2037.801	Seek Amendment	[Increase measurement] from 3.5m to a minimum between 4.2 & 4.5m [This rule is not to be changed under PC14], We propose that this measurement is increased from 3.5m to a minimum between 4.2 & 4.5m to enable a wider range of future functions to occur within the ground floor space the 3.5 minimum is restrictive on future programme.	Support
Kāinga Ora – Homes and Communities / #834.305		Oppose	15.12.1.3(RD2) – Buildings Amend rule by deleting clauses (k) upper floor setbacks and (l) glazing.	

Commercial > Rules - Central City Mixed Use Zone > Built form standards - Central City Mixed Use Zone > Screening of outdoor storage, service areas / spaces and car parking

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.82		Seek Amendment	Show additional text in title " and car parking " as bold underlined.	
Christchurch City Council/751.82	Anne Dingwall/ #FS2037.904	Seek Amendment	Show additional text in title " and car parking " as bold underlined.	Support

Commercial > Rules - Central City Mixed Use Zone > Built form standards - Central City Mixed Use Zone > Sunlight and outlook at boundary with a residential zone, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Otakaro Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Steve Burns/ #276.19		Support	[Retain sunlight access provisions]	
Anna Melling/ #337.22		Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.	
Kāinga Ora – Homes and Communities / #834.272		Seek Amendment	Consequential amendments associated with Appendix 14.16.2. Adopt Metropolitan Centre Zone Rules proposed in the Kāinga Ora submission Appendix 2 and amend these rules as appropriate.	

Commercial > Rules - Central City Mixed Use Zone > Built form standards - Central City Mixed Use Zone > Minimum setback from the boundary with a residential zone or from an internal boundary

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.309		Oppose	Delete PC14 amendments and retain operative plan rule.	
Fire and Emergency/ #842.69		Support	Retain 15.12.2.7-Minimum setback from the boundary with a residential zone or from an internal boundary as notified.	

Commercial > Rules - Central City Mixed Use Zone > Built form standards - Central City Mixed Use Zone > Water supply for fire fighting

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Fire and Emergency/ #842.70		Seek Amendment	Amend Central City Mixed Use Zone > 15.12.2.8-Water supply for fire fighting as follows: ...; Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission-Fire and Emergency New Zealand (absent its written approval)	

Commercial > Rules - Central City Mixed Use Zone > Built form standards - Central City Mixed Use Zone > Minimum number of floors

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.220		Oppose	Oppose 15.12.2.9. Seek that this is deleted.	
Carter Group Limited/814.220	Kāinga Ora/ #FS2082.1050	Oppose	Oppose 15.12.2.9. Seek that this is deleted. A prescriptive requirement for a minimum number of floors is opposed on the basis that this is not 'enabling' of development or responsive to the functional or operational needs of activities and commercial/market imperatives determining their optimal location. Accordingly, the proposed new rule requirement for a minimum of 3 floors is opposed. This change is not necessary or appropriate for the purposes of enabling intensification and will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.186		Oppose	Delete Rule 15.12.2.9 in its entirety.	
The Catholic Diocese of Christchurch /823.186	Anne Dingwall/ #FS2037.1418	Oppose	Delete Rule 15.12.2.9 in its entirety. A prescriptive requirement for a minimum number of floors is opposed on the basis that this is not 'enabling' of development or responsive to the functional or operational needs of activities and commercial/market imperatives determining their optimal location. Accordingly, the proposed new rule requirement for a minimum of 3 floors is opposed. This change is not necessary or appropriate for the purposes of enabling intensification and will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.186	Carter Group Limited/ #FS2045.359	Oppose	Delete Rule 15.12.2.9 in its entirety. A prescriptive requirement for a minimum number of floors is opposed on the basis that this is not 'enabling' of development or responsive to the functional or operational needs of activities and commercial/market imperatives determining their optimal location. Accordingly, the proposed new rule requirement for a minimum of 3 floors is opposed. This change is not necessary or appropriate for the purposes of enabling intensification and will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Support
The Catholic Diocese of Christchurch /823.186	Kāinga Ora/ #FS2082.1196	Oppose	Delete Rule 15.12.2.9 in its entirety. A prescriptive requirement for a minimum number of floors is opposed on the basis that this is not 'enabling' of development or responsive to the functional or operational needs of activities and commercial/market imperatives determining their optimal location. Accordingly, the proposed new rule requirement for a minimum of 3 floors is opposed. This change is not necessary or appropriate for the purposes of enabling intensification and will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.310		Oppose	Delete proposed rule.	

Commercial > Rules - Central City Mixed Use Zone > Built form standards - Central City Mixed Use Zone > Building setbacks

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.11		Seek Amendment	[Clarify] that the building base [is] the part of the building below the base height (either 17m or 28m) and that the tower would be the part above it.	
Christchurch City Council/751.11	Anne Dingwall/ #FS2037.833	Seek Amendment	[Clarify] that the building base [is] the part of the building below the base height (either 17m or 28m) and that the tower would be the part above it. At present, the tower is defined as the part of the building above the permitted height (32m or 90m).	Support

Carter Group Limited/ #814.221		Oppose	Oppose 15.12.2.10. Seek that this be deleted.	
Carter Group Limited/814.221	Kāinga Ora/ #FS2082.1051	Oppose	Oppose 15.12.2.10. Seek that this be deleted. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.187		Oppose	Delete Rule 15.12.2.10 in its entirety.	
The Catholic Diocese of Christchurch /823.187	Anne Dingwall/ #FS2037.1419	Oppose	Delete Rule 15.12.2.10 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.187	Carter Group Limited/ #FS2045.360	Oppose	Delete Rule 15.12.2.10 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Support
The Catholic Diocese of Christchurch /823.187	Kāinga Ora/ #FS2082.1197	Oppose	Delete Rule 15.12.2.10 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.311		Oppose	Amend the rule by deleting clauses (b) and (c).	

Commercial > Rules - Central City Mixed Use Zone > Built form standards - Central City Mixed Use Zone > Building tower coverage

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.12		Seek Amendment	[Clarify] that the building base [is] the part of the building below the base height (either 17m or 28m) and that the tower would be the part above it.	
Christchurch City Council/751.12	Anne Dingwall/ #FS2037.834	Seek Amendment	[Clarify] that the building base [is] the part of the building below the base height (either 17m or 28m) and that the tower would be the part above it. At present, the tower is defined as the part of the building above the permitted height (32m or 90m).	Support
Carter Group Limited/ #814.222		Oppose	Oppose 15.12.2.11. Seek that this be deleted.	
Carter Group Limited/814.222	Kāinga Ora/ #FS2082.1052	Oppose	Oppose 15.12.2.11. Seek that this be deleted. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.188		Oppose	Delete Rule 15.12.2.11 in its entirety.	
The Catholic Diocese of Christchurch /823.188	Anne Dingwall/ #FS2037.1420	Oppose	Delete Rule 15.12.2.11 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.188	Carter Group Limited/ #FS2045.361	Oppose	Delete Rule 15.12.2.11 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Support
The Catholic Diocese of Christchurch /823.188	Kāinga Ora/ #FS2082.1198	Oppose	Delete Rule 15.12.2.11 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Seek Amendment

Kāinga Ora – Homes and Communities / #834.312		Oppose	Delete the rule	
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Commercial > Rules - Central City Mixed Use Zone > Built form standards - Central City Mixed Use Zone > Glazing

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Geordie Shaw/ #235.9		Seek Amendment	[That the minimum glazing standard allows more flexibility in achieving the intent of the policies]	
Carter Group Limited/ #814.223		Oppose	Oppose 15.12.2.12. Seek that this be deleted.	
Carter Group Limited/814.223	Cambridge 137 Limited/ #FS2042.63	Oppose	Oppose 15.12.2.12. Seek that this be deleted. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Support
Carter Group Limited/814.223	Kāinga Ora/ #FS2082.1053	Oppose	Oppose 15.12.2.12. Seek that this be deleted. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.189		Oppose	Delete Rule 15.12.2.12 in its entirety.	
The Catholic Diocese of Christchurch /823.189	Anne Dingwall/ #FS2037.1421	Oppose	Delete Rule 15.12.2.12 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.189	Carter Group Limited/ #FS2045.362	Oppose	Delete Rule 15.12.2.12 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Support
The Catholic Diocese of Christchurch /823.189	Kāinga Ora/ #FS2082.1199	Oppose	Delete Rule 15.12.2.12 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.313		Oppose	Delete this rule	

Commercial > Rules - Central City Mixed Use Zone > Built form standards - Central City Mixed Use Zone > Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Waka Kotahi (NZ Transport Agency) / #805.15		Oppose	Delete the City Spine Transport Corridor Qualifying Matter.	
Kāinga Ora – Homes and Communities / #834.103		Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.	
Kāinga Ora – Homes and Communities /834.103	Catholic Diocese of Christchurch/ #FS2044.72	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions. Kāinga Ora oppose the 'CitySpine' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. The associated rules require buildings and outdoor living spaces to be set back from spine road corridors in both residential and commercial zones. In commercial zones there is a direct conflict in urban design outcomes (and rules) where the Key Pedestrian Frontage rules require buildings to be built up to the road boundary in order to deliver good urban design outcomes and facilitate a continuous street edge (often with veranda cover for pedestrians). It is understood that the intention of the rule is to enable road widening in the future to accommodate public rapid transit. If Council's intention is to acquire land in the future to facilitate public works then it should use the designation powers available to it. Given the highly	Support

			developed nature of these existing corridors with lengthy sections of commercial property built to the road boundary, it is unclear how any corridor-long roadwidening will occur without major land acquisition and demolition.	
Kāinga Ora – Homes and Communities /834.103	Carter Group Limited/ #FS2045.76	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions. Kāinga Ora oppose the ‘CitySpine’ being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. The associated rules require buildings and outdoor living spaces to be set back from spine road corridors in both residential and commercial zones. In commercial zones there is a direct conflict in urban design outcomes (and rules) where the Key Pedestrian Frontage rules require buildings to be built up to the road boundary in order to deliver good urban design outcomes and facilitates a continuous street edge (often with veranda cover for pedestrians). It is understood that the intention of the rule is to enable road widening in the future to accommodate public rapid transit. If Council’s intention is to acquire land in the future to facilitate public works then it should use the designation powers available to it. Given the highly developed nature of these existing corridors with lengthy sections of commercial property built to the road boundary, it is unclear how any corridor-long roadwidening will occur without major land acquisition and demolition.	Support
Kāinga Ora – Homes and Communities / #834.278		Oppose	Delete all City Spine Transport Corridor built form rules from the suite of commercial zones.	

Commercial > Rules - Central City Mixed Use Zone (South Frame)

Submission Number	Further Submission No	Position	Decision Requested	FS Position
David Lough/ #223.4		Support		
John Bennett/ #367.17		Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.	
John Bennett/367.17	Chapman Tripp/ #FS2063.50	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel. The approach taken by Government and the CCC is a sledge hammer approach and there are little in the way of Design controls to help ensure a well designed City for the present and future residents of Christchurch is achieved.	Oppose
John Bennett/367.17	Chapman Tripp/ #FS2064.49	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel. The approach taken by Government and the CCC is a sledge hammer approach and there are little in the way of Design controls to help ensure a well designed City for the present and future residents of Christchurch is achieved.	Oppose
Andrew Hill/ #582.1		Seek Amendment	<p>Following changes to provisions are requested</p> <ul style="list-style-type: none"> - 32m high limit in CCMU South Frame, 20m step back. - Greater flexibility with how the buildings are leased/used. Ie different forms of retail/office. - Allow for larger much larger office tenancy sizes than the current 450sqm Max, allow for one company to lease many tenancies. Ie a co working space company that might want to lease a 800sqm floor. A easier rule would be max open plan areas of 450sqm. - Allow for up to 70% of building to be commercial activities/services, if residential units are included in the development. - Allow for greater retail size. - For apartments above ground level, allow for only shared outdoor areas, or areas not attached to unit. Ie rooftop garden. - Restrict/reduce balcony sizes for non-ground units. - If building is a mixed development including apartments, not be restricted by setback rules till 20m. - For living area, 3 by 6 meter is far easier to achieve than 4 by 4 meter living area outlined in the changes. Alternatively a min width on the entire residential units of 4meter could also achieve similar results. <p>The street facing area is very narrow in Christchurch, making many sites very hard to develop, while meeting fire requirements, enough daylight area and be able to offer reasonable priced housing.</p>	
Josie Schroder/ #780.24		Support	Retain the rules in 15.13 as notified.	
Josie Schroder/780.24	Anne Dingwall/ #FS2037.762	Support	Retain the rules in 15.13 as notified. Provides greater consistency in respect to design outcomes for the central city	Support
Benjamin Love/ #799.11		Support	[Retain provisions that enable mixed uses]	
Benjamin Love/799.11	Anne Dingwall/ #FS2037.722	Support	<p>[Retain provisions that enable mixed uses]</p> <p>People like the proximity of stores, services, schools, parks, public transport, and other facilities/amenities within walking distance when mixed-use zoning is allowed. Allowing for mixed-use zoning, combined with intensification will increase walkability and decrease car dependency, time spent driving, as well as personal transportation costs.</p>	Support

			New commercial (especially supermarkets, cafes, restaurants, convenience stores/dairies, and other stores selling essential items), as well as schools, other community facilities should be allowed in residential areas, especially those which are being densified. Commercial buildings can be amongst residential, and apartment buildings can the first few floors designated for commercial.	
Benjamin Love/799.11	Kāinga Ora/ #FS2082.601	Support	[Retain provisions that enable mixed uses] People like the proximity of stores, services, schools, parks, public transport, and other facilities/amenities within walking distance when mixed-use zoning is allowed. Allowing for mixed-use zoning, combined with intensification will increase walkability and decrease car dependency, time spent driving, as well as personal transportation costs. New commercial (especially supermarkets, cafes, restaurants, convenience stores/dairies, and other stores selling essential items), as well as schools, other community facilities should be allowed in residential areas, especially those which are being densified. Commercial buildings can be amongst residential, and apartment buildings can the first few floors designated for commercial.	Support
Regulus Property Investments Limited/ #810.15		Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres	
Regulus Property Investments Limited/ #810.22		Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity	
James Barbour/ #812.11		Support	[Retainprovisions that] support the intensification of urban form to provide foradditional development capacity, particularly near the city and commercialcentres	
James Barbour/812.11	Kāinga Ora/ #FS2082.620	Support	[Retainprovisions that] support the intensification of urban form to provide foradditional development capacity, particularly near the city and commercialcentres	Support
James Barbour/ #812.20		Seek Amendment	[Remove any Qualifying Matters and provisionsthat do not support] the intensification of urban form to provide foradditional development capacity	

Commercial > Rules - Central City Mixed Use Zone (South Frame) > Activity status tables - Central City Mixed Use Zone (South Frame)

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.85		Seek Amendment	Insert "human scale" to be shown in bold and strikethrough before the proposed new defined term, which is shown in bold green and underlined.	
Christchurch City Council/751.85	Anne Dingwall/ #FS2037.907	Seek Amendment	Insert "human scale" to be shown in bold and strikethrough before the proposed new defined term, which is shown in bold green and underlined. The term "human scale" is a new defined term under this plan change. The term needs to be shown in bold and strikethrough before the proposed new defined term, which is shown in bold green and underlined.	Support

Commercial > Rules - Central City Mixed Use Zone (South Frame) > Activity status tables - Central City Mixed Use Zone (South Frame) > Permitted activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Geordie Shaw/ #235.10		Seek Amendment	[That P13.i. the minimum glazing standard allows more flexibility in achieving the intent of the policies]	
Peter Troon/ #422.8		Seek Amendment	[Reduce] the density of inner city dwellings.	
Dru Hill/ #774.2		Seek Amendment	Seek amendment to increase the Innovation Precinct to cover Central City South Frame, allow the exclusion of communal spaces from GLFA; and allow for a certain percentage of offices to be larger than 450m ² .	
Carter Group Limited/ #814.224		Seek Amendment	Delete activity standard (a) from Rule 15.13.1.1 P3, as follows: a. Outside the Health Precinct and/or the Innovation Precinct:	

			<p>i. Where office activities or commercial services are proposed on a site, individual tenancies shall not exceed 450m² of GLFA; and</p> <p>ii. The total area used for office activities and/or commercial services shall not exceed 450m² of GLFA per site, or 450m² of GLFA per 500m² of land area; whichever is greater. This limit may be exceeded where office activities and/or commercial services form part of a mixed-use development comprising residential activities, in which case the office activities and commercial services collectively shall not exceed 50% of the GLFA of the overall development.</p>	
Carter Group Limited/814.224	Cambridge 137 Limited/ #FS2042.64	Seek Amendment	<p>Delete activity standard (a) from Rule 15.13.1.1 P3, as follows:</p> <p>a. Outside the Health Precinct and/or the Innovation Precinct:</p> <p>i. Where office activities or commercial services are proposed on a site, individual tenancies shall not exceed 450m² of GLFA; and</p> <p>ii. The total area used for office activities and/or commercial services shall not exceed 450m² of GLFA per site, or 450m² of GLFA per 500m² of land area; whichever is greater. This limit may be exceeded where office activities and/or commercial services form part of a mixed-use development comprising residential activities, in which case the office activities and commercial services collectively shall not exceed 50% of the GLFA of the overall development.</p> <p>Given the central location of that part of this zone which is outside the Health and Innovation Precincts and that intensification of such land is likely to be realised by way of office development, the limitations in clause (a)(ii) of this rule limiting the total quantum of office activity are considered inappropriate and counter to the purpose of PC14. Retention of clause (a)(i) of the rule would ensure that any demand for large floor plate offices or larger office tenants is satisfied within the CCB zone. Enabling smaller office tenancies to establish within the CC(SF)MUZ would support, and not otherwise compromise, the intended role of the CCB zone. Noting the above, clause (a)(ii) of this rule should be deleted.</p>	Support
Carter Group Limited/814.224	Kāinga Ora/ #FS2082.1054	Seek Amendment	<p>Delete activity standard (a) from Rule 15.13.1.1 P3, as follows:</p> <p>a. Outside the Health Precinct and/or the Innovation Precinct:</p> <p>i. Where office activities or commercial services are proposed on a site, individual tenancies shall not exceed 450m² of GLFA; and</p> <p>ii. The total area used for office activities and/or commercial services shall not exceed 450m² of GLFA per site, or 450m² of GLFA per 500m² of land area; whichever is greater. This limit may be exceeded where office activities and/or commercial services form part of a mixed-use development comprising residential activities, in which case the office activities and commercial services collectively shall not exceed 50% of the GLFA of the overall development.</p> <p>Given the central location of that part of this zone which is outside the Health and Innovation Precincts and that intensification of such land is likely to be realised by way of office development, the limitations in clause (a)(ii) of this rule limiting the total quantum of office activity are considered inappropriate and counter to the purpose of PC14. Retention of clause (a)(i) of the rule would ensure that any demand for large floor plate offices or larger office tenants is satisfied within the CCB zone. Enabling smaller office tenancies to establish within the CC(SF)MUZ would support, and not otherwise compromise, the intended role of the CCB zone. Noting the above, clause (a)(ii) of this rule should be deleted.</p>	Seek Amendment
Carter Group Limited/ #814.225		Oppose	Retain the status quo in respect of Rule 15.13.1.1 P13.	
Carter Group Limited/814.225	Kāinga Ora/ #FS2082.1055	Oppose	Retain the status quo in respect of Rule 15.13.1.1 P13. The proposed amendments now require 20m ² (rather than 10m ²) of outdoor living space for residential units with a ground floor habitable space and otherwise introduce additional design standards (re: glazing and outlook space requirements). Such changes are not necessary or appropriate for the purposes of promoting intensification and they impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.190		Seek Amendment	<p>Delete activity standard (a) from Rule 15.13.1.1 P3, as follows:</p> <p>a. Outside the Health Precinct and/or the Innovation Precinct:</p> <p>i. Where office activities or commercial services are proposed on a site, individual tenancies shall not exceed 450m² of GLFA; and</p>	

			<p>ii. The total area used for office activities and/or commercial services shall not exceed 450m² of GLFA per site, or 450m² of GLFA per 500m² of land area; whichever is greater. This limit may be exceeded where office activities and/or commercial services form part of a mixed use development comprising residential activities, in which case the office activities and commercial services collectively shall not exceed 50% of the GLFA of the overall development.</p>	
The Catholic Diocese of Christchurch /823.190	Anne Dingwall/ #FS2037.1422	Seek Amendment	<p>Delete activity standard (a) from Rule 15.13.1.1 P3, as follows: a. Outside the Health Precinct and/or the Innovation Precinct: i. Where office activities or commercial services are proposed on a site, individual tenancies shall not exceed 450m² of GLFA; and</p> <p>ii. The total area used for office activities and/or commercial services shall not exceed 450m² of GLFA per site, or 450m² of GLFA per 500m² of land area; whichever is greater. This limit may be exceeded where office activities and/or commercial services form part of a mixed use development comprising residential activities, in which case the office activities and commercial services collectively shall not exceed 50% of the GLFA of the overall development.</p> <p>Given the central location of that part of this zone which is outside the Health and Innovation Precincts and that intensification of such land is likely to be realised by way of office development, the limitations in clause (a)(ii) of this rule limiting the total quantum of office activity are considered inappropriate and counter to the purpose of PC14.</p> <p>Retention of clause (a)(i) of the rule would ensure that any demand for large floor plate offices or larger office tenants is satisfied within the CCB zone.</p> <p>Enabling smaller office tenancies to establish within the CC(SF)MUZ would support, and not otherwise compromise, the intended role of the CCB zone.</p> <p>Noting the above, clause (a)(ii) of this rule should be deleted.</p>	Oppose
The Catholic Diocese of Christchurch /823.190	Carter Group Limited/ #FS2045.363	Seek Amendment	<p>Delete activity standard (a) from Rule 15.13.1.1 P3, as follows: a. Outside the Health Precinct and/or the Innovation Precinct: i. Where office activities or commercial services are proposed on a site, individual tenancies shall not exceed 450m² of GLFA; and</p> <p>ii. The total area used for office activities and/or commercial services shall not exceed 450m² of GLFA per site, or 450m² of GLFA per 500m² of land area; whichever is greater. This limit may be exceeded where office activities and/or commercial services form part of a mixed use development comprising residential activities, in which case the office activities and commercial services collectively shall not exceed 50% of the GLFA of the overall development.</p> <p>Given the central location of that part of this zone which is outside the Health and Innovation Precincts and that intensification of such land is likely to be realised by way of office development, the limitations in clause (a)(ii) of this rule limiting the total quantum of office activity are considered inappropriate and counter to the purpose of PC14.</p> <p>Retention of clause (a)(i) of the rule would ensure that any demand for large floor plate offices or larger office tenants is satisfied within the CCB zone.</p> <p>Enabling smaller office tenancies to establish within the CC(SF)MUZ would support, and not otherwise compromise, the intended role of the CCB zone.</p> <p>Noting the above, clause (a)(ii) of this rule should be deleted.</p>	Support
The Catholic Diocese of Christchurch /823.190	Kāinga Ora/ #FS2082.1200	Seek Amendment	<p>Delete activity standard (a) from Rule 15.13.1.1 P3, as follows: a. Outside the Health Precinct and/or the Innovation Precinct: i. Where office activities or commercial services are proposed on a site, individual tenancies shall not exceed 450m² of GLFA; and</p> <p>ii. The total area used for office activities and/or commercial services shall not exceed 450m² of GLFA per site, or 450m² of GLFA per 500m² of land area; whichever is greater. This limit may be exceeded where office activities and/or commercial services form part of a mixed use development</p>	Seek Amendment

			<p>comprising residential activities, in which case the office activities and commercial services collectively shall not exceed 50% of the GLFA of the overall development.</p> <p>Given the central location of that part of this zone which is outside the Health and Innovation Precincts and that intensification of such land is likely to be realised by way of office development, the limitations in clause (a)(ii) of this rule limiting the total quantum of office activity are considered inappropriate and counter to the purpose of PC14.</p> <p>Retention of clause (a)(i) of the rule would ensure that any demand for large floor plate offices or larger office tenants is satisfied within the CCB zone.</p> <p>Enabling smaller office tenancies to establish within the CC(SF)MUZ would support, and not otherwise compromise, the intended role of the CCB zone.</p> <p>Noting the above, clause (a)(ii) of this rule should be deleted.</p>	
The Catholic Diocese of Christchurch / #823.191		Oppose	Retain the status quo in respect of Rule 15.13.1.1 P13.	
The Catholic Diocese of Christchurch /823.191	Anne Dingwall/ #FS2037.1423	Oppose	<p>Retain the status quo in respect of Rule 15.13.1.1 P13.</p> <p>The proposed amendments now require 20m² (rather than 10m²) of outdoor living space for residential units with a ground floor habitable space and otherwise introduce additional design standards (re: glazing and outlook space requirements).</p> <p>Such changes are not necessary or appropriate for the purposes of promoting intensification and they impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty.</p> <p>Accordingly, these amendments should be deleted.</p>	Oppose
The Catholic Diocese of Christchurch /823.191	Carter Group Limited/ #FS2045.364	Oppose	<p>Retain the status quo in respect of Rule 15.13.1.1 P13.</p> <p>The proposed amendments now require 20m² (rather than 10m²) of outdoor living space for residential units with a ground floor habitable space and otherwise introduce additional design standards (re: glazing and outlook space requirements).</p> <p>Such changes are not necessary or appropriate for the purposes of promoting intensification and they impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty.</p> <p>Accordingly, these amendments should be deleted.</p>	Support
The Catholic Diocese of Christchurch /823.191	Kāinga Ora/ #FS2082.1201	Oppose	<p>Retain the status quo in respect of Rule 15.13.1.1 P13.</p> <p>The proposed amendments now require 20m² (rather than 10m²) of outdoor living space for residential units with a ground floor habitable space and otherwise introduce additional design standards (re: glazing and outlook space requirements).</p> <p>Such changes are not necessary or appropriate for the purposes of promoting intensification and they impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty.</p> <p>Accordingly, these amendments should be deleted.</p>	Seek Amendment

Commercial > Rules - Central City Mixed Use Zone (South Frame) > Activity status tables- Central City Mixed Use Zone (South Frame) > Controlled activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Edward Jolly/ #669.3		Seek Amendment	Seek amendment to Urban Design Certification Pathway and Mana Whenua engagement method to remove requirement from this rule and include "a new section of the plan... that... provide[s] this mechanism... [developed as a separate process by] CCC under its Te Tiriti o Waitangi obligations [with] Mana Whenua to a level negotiated between these parties whom jointly develop associated mechanisms within the plan."	
Oyster Management Limited/ #872.3		Oppose	Delete Rule 15.13.1.2 C1	

Commercial > Rules - Central City Mixed Use Zone (South Frame) > Activity status tables - Central City Mixed Use Zone (South Frame) > Restricted discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kate Z/ #297.34		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Vickie Hearnshaw/ #305.17		Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	
Carter Group Limited/ #814.226		Oppose	Delete proposed new clauses (j)-(m) in Rule15.13.1.3 RD5.	
Carter Group Limited/814.226	Kāinga Ora/ #FS2082.1056	Oppose	Delete proposed new clauses (j)-(m) in Rule15.13.1.3 RD5. For the reasons set out below in respect ofthe corresponding built form standards thatare proposed, the amendments to rule RD2are also opposed, noting these specify arequirement for consent for a breach of thefollowing new rules:A. Maximum building heightB. Minimum number of floorsC. Upper floor setbacks, tower dimension and site coverageD. GlazingAs stated below, such changes are notnecessary or appropriate for the purposes ofpromoting intensification and they imposeadditional consenting requirements with associated implications in terms of time,cost, and uncertainty.Accordingly, these amendments should be deleted	Seek Amendment
The Catholic Diocese of Christchurch / #823.192		Oppose	Delete proposed new clauses (j)-(m) in Rule 15.13.1.3 RD5.	
The Catholic Diocese of Christchurch /823.192	Anne Dingwall/ #FS2037.1424	Oppose	Delete proposed new clauses (j)-(m) in Rule 15.13.1.3 RD5. For the reasons set out below in respect of the corresponding built form standards that are proposed, the amendments to rule RD2 are also opposed, noting these specify a requirement for consent for a breach of the following new rules: A. Maximum building height B. Minimum number of floors C. Upper floor setbacks, tower dimension and site coverage D. Glazing As stated below, such changes are not necessary or appropriate for the purposes of promoting intensification and they impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.192	Carter Group Limited/ #FS2045.365	Oppose	Delete proposed new clauses (j)-(m) in Rule 15.13.1.3 RD5. For the reasons set out below in respect of the corresponding built form standards that are proposed, the amendments to rule RD2 are also opposed, noting these specify a requirement for consent for a breach of the following new rules: A. Maximum building height B. Minimum number of floors C. Upper floor setbacks, tower dimension and site coverage D. Glazing As stated below, such changes are not necessary or appropriate for the purposes of promoting intensification and they impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.	Support
The Catholic Diocese of Christchurch /823.192	Kāinga Ora/ #FS2082.1202	Oppose	Delete proposed new clauses (j)-(m) in Rule 15.13.1.3 RD5. For the reasons set out below in respect of the corresponding built form standards that are	Seek Amendment

			<p>proposed, the amendments to rule RD2 are also opposed, noting these specify a requirement for consent for a breach of the following new rules:</p> <p>A. Maximum building height B. Minimum number of floors C. Upper floor setbacks, tower dimension and site coverage D. Glazing</p> <p>As stated below, such changes are not necessary or appropriate for the purposes of promoting intensification and they impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, these amendments should be deleted.</p>	
Kāinga Ora – Homes and Communities / #834.317		Oppose	<p>15.13.1.3(RD4)</p> <p>Amend the rule by deleting clauses (b) -glazing and (c) – outlook.</p>	
Kāinga Ora – Homes and Communities / #834.318		Oppose	<p>15.13.1.3(RD5)</p> <p>Amend the rule by deleting clauses (l) –upper floor setbacks and (m) – glazing.</p>	
Fire and Emergency/ #842.71		Support	[15.13.1.3 Restricteddiscretionary activitiesRD5] Retain as notified.	
Oyster Management Limited/ #872.4		Oppose	Delete Rule 15.13.1.3 RD1.	
Oyster Management Limited/ #872.5		Seek Amendment	<p>Amend Rule 15.13.1.3 RD5 as follows:</p> <p>Any activity listed in Rule 15.13.1.1 P1 to P156 and Rule 15.13.1.3 RD1 to RD4 and RD6 that does not meet one or more of the built form standards in Rule 15.13.2, except 15.13.2.1(a)(i)(b), unless otherwise specified.</p>	

Commercial > Rules - Central City Mixed Use Zone (South Frame) > Activity status tables - Central City Mixed Use Zone (South Frame) > Discretionary activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Oyster Management Limited/ #872.6		Oppose	Delete Rule 15.13.1.4 D2.	

Commercial > Rules - Central City Mixed Use Zone (South Frame) > Built form standards - Central City Mixed Use Zone (South Frame)

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Atlas Quarter Residents Group (22 owners) / #224.19		Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.	
Atlas Quarter Residents Group (22 owners) /224.19	Kāinga Ora/ #FS2082.183	Oppose	<p>That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.</p> <p>Who we are:</p> <p>This submission is made on behalf of the following persons, all of whom own units in the Atlas Quarter, 36 Welles Street, Christchurch Central:</p> <p>Richard Ball, Athena Ellis, Phil and Lynette Stenning, Max Lucas, Paul and Jeni Neilson, Jenny Jia and Zhongyang Yuan, Piers and Emma Bayley, Rachel and Tim Scanlan, Eileen and Vernon Payne, Bruce Fraser, Eléonore Dumaine, Peter and Faye Greenwood, Alan Steel, Gillian Smeith, Chelsea Kennedy, Deborah Bowker, Kate and Mike Peers, Peter Morris, Mathilde Vachon, Barbra Pullar, Martin Rumbold and Kirsty Stewart.</p>	Oppose

Key points:

We support well designed intensive residential and commercial development, integrated with sustainable transport options. We have already “put our money where our mouths are” by purchasing units in the Atlas Quarter, a large and successful inner-city development of 110 residential and three commercial units.

We oppose the greatly increased height limits proposed by Plan Change 14. They are unnecessary and inappropriate for Christchurch.

We support the inclusion of qualifying matters to enhance design quality and urban amenity across the City.

Relief sought:

1. That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
2. Where Government legislation and regulations require increases to height limits, that these are kept to the minimum extent possible for compliance with the regulations.
3. The need for greater intensification is supported but this does not require or justify the proposed increases in height limits as permitted activities.
4. The inclusion of the qualifying criteria is supported, independent of height limits, as a means of promoting good design and ensuring new buildings do not adversely impact existing buildings designed and constructed within the current District Plan requirements.

Reasons:

Following the Christchurch earthquakes, a comprehensive design process was undertaken for the City, particularly for the central city. Deliberate and well-informed decisions were made create a liveable city, with intensified development in the central city and around suburban centres, but with lower central city height limits than previously existed. This has created a compact central city with increased densities compared to before the earthquakes, but without the height of some of the buildings that Christchurch had pre-earthquake . The consolidation has resulted in many vacant sites becoming available which are gradually being filled.

This model was developed by looking at best practice around the world, combined with local input from residents and experts, to create an attractive and vibrant City. It set ambitious goals for increasing densities for residential living, especially in the central city and around suburban centres. It was fully integrated with future transport options and climate resilience objectives.

It has widespread local support and was developed with considerable input and investment from Government (via CERA) and Christchurch City Council. It integrated land use and transport, seeking higher densities and more sustainable transport, as reflected in the Land Use Recovery Plan, Christchurch Central Recovery Plan and the Central City Transport Plan. It was embedded into the District Plan through an Independent Hearing Panel of experts hand-picked by the Government.

The greatly increased height limits proposed Plan Change 14 undermines the objectives and principles that underpin the vision of the 2015 Christchurch Central Recovery Plan:

“To become one of the best small cities in the world, Christchurch needs a city centre that is:

- *an inspiring place to live*
- *an attractive place to invest*
- *the best urban environment in New Zealand.”*

The decision to limit heights was a deliberate choice in achieving this vision. The proposed changes will undermine existing investments, entered into in good faith based on the Recovery Plans, while also reducing the central city’s design coherence and creating a less attractive City.

The many empty sites and carparks that still exist post-earthquake provide adequate future capacity for the foreseeable future, including the “competitive margin” required by Government regulations. The only apparent reason for increasing the height limits appears to be compliance with new Government regulations. If the height limits are to be increased, this change should be done to the minimum extent needed to comply with these ill-considered Government requirements. There is no other justification for the proposed rules.

			<p>The proposed rules allow new development to be concentrated in a small number of very tall buildings, with the negative impacts such as greater shading and wind tunnels, accompanied by a continuation of many empty and ugly lots in the central city. As the vacant sites are largely filled with cheap carparking, this further undermines the stated transport sustainability and climate resilience objectives.</p> <p>The scale of the buildings permitted under PC14 is not consistent with the extensive post-earthquake developments that have already occurred. The post-quake developments have created a very attractive City which will be undermined by these proposals. Existing intensive residential developments, such as the Atlas Quarter, could be overshadowed by new buildings of nearly twice the height on the east and west, blocking sunlight. Others may be blocked to the north.</p> <p>In short, the proposal for increased heights across the City are ill-considered solutions for problems that exist in Auckland, Wellington, and possibly other centres, but are not applicable to Christchurch. The geography and existing development of these other centres constrains new development. Post-earthquake Christchurch is quite different from these other centres: it is not constrained for growth opportunities, as demonstrated by the far slower growth in property prices over recent years. Even before the earthquakes, Christchurch had far more stable (less volatile) prices than Auckland and Wellington – a trend that has persisted since at least the 1970's. In Christchurch there is housing choice, particularly with substantial increases in the number of higher density residential apartments.</p> <p>Maximising the benefits of intensification needs to consider the dis-benefits. The proposed Plan identifies loss of tree cover as a disbenefit but does appear to put sufficient emphasis on other matters. Why does it propose financial contributions for loss of tree cover but not for loss of sunlight to others, wind tunnel effects or loss of amenity? In the Christchurch context, the widespread demolition of much of the central city, including most of the taller buildings, and consolidation of activities into more compact precincts, has created a much more attractive City with a visual appearance and aesthetic appropriate for the size of the City, reflected in the Central City Recovery Plan issued by CERA after extensive public and expert engagement. Both residents and visitors are commenting on the attractiveness of this new look. Re-introducing unnecessarily large buildings undermines this new and attractive look. Even with setbacks and other requirements, it has the potential to detract from the amenity and value of the very substantial public and private investment made for the City's re-build and recovery.</p>	
Tony Pennell/ #308.11		Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.	
Tony Pennell/308.11	Kāinga Ora/ #FS2082.257	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible. I would suggest this as part of the future sustainability mission for our smartcity development. Many of us wish to have solar power on the roof. A 12mtr building with a terrace or green roof is ideal. A 12mtr structure will probably preclude solar panels unless designed in.	Oppose
Plain and Simple Ltd/ #627.21		Seek Amendment	[New standards for] accessibility and environmentally responsible design, [such as]: <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping 	
Canterbury / Westland Branch of Architectural Designers NZ/ #685.22		Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	
Canterbury / Westland Branch of Architectural Designers NZ/685.22	Anne Dingwall/ #FS2037.1126	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.22	Kāinga Ora/ #FS2082.366	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Oppose

Commercial > Rules - Central City Mixed Use Zone (South Frame) > Built form standards - Central City Mixed Use Zone (South Frame) > Building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Rosemary Fraser/ #26.9		Seek Amendment	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls.	
Rosemary Fraser/26.9	Cambridge 137 Limited/ #FS2042.9	Seek Amendment	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls. Wind tunnels occur between taller buildings as happens on Colombo Street between the library and TePai. As Christchurch experiences strong winds and is flat, it could create dangerous situations if there are tall buildings on both side of street. Even with appropriate foundations they would still sway terrifying people on the higher floors. Also, the taller the building the more difficult it would be to escape if there was a fire. Also, with increased shading, there is likely to be for ice on paths for longer in winter.	Oppose
Rosemary Fraser/26.9	Kāinga Ora/ #FS2082.13	Seek Amendment	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls. Wind tunnels occur between taller buildings as happens on Colombo Street between the library and TePai. As Christchurch experiences strong winds and is flat, it could create dangerous situations if there are tall buildings on both side of street. Even with appropriate foundations they would still sway terrifying people on the higher floors. Also, the taller the building the more difficult it would be to escape if there was a fire. Also, with increased shading, there is likely to be for ice on paths for longer in winter.	Oppose
Paul McNoe/ #171.6		Seek Amendment	[Reduce permitted building height] That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible	
Steve Burns/ #276.29		Seek Amendment	Seek maximum height of 5 stories in Christchurch	
Kate Z/ #297.35		Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	
Anna Melling/ #337.23		Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.	
Kate Revell/ #338.13		Seek Amendment	Restrict building heights to a maximum of 22 metres.	
Chris Neame/ #339.13		Seek Amendment	Restrict maximum height for development to 22 metres	
Luke Baker-Garters/ #344.15		Oppose	Removal of all central city maximum building height overlays.	
Marina Steinke/ #378.4		Oppose	Retain the existing height limits for the central city.	
Peter Troon/ #422.9		Seek Amendment	[Reduce] the height and density of inner city dwellings.	
Waka Kotahi (NZ Transport Agency) / #805.3		Seek Amendment	[T]hat the maximum enabled height of 32m (10 storeys) for residential activities should be applied to the City Centre, rather 3 than the current proposed approach with two heights (32m in the immediate surrounds, then 20m thereafter).	
Waka Kotahi (NZ Transport Agency) /805.3	Chapman Tripp/ #FS2063.101	Seek Amendment	[T]hat the maximum enabled height of 32m (10 storeys) for residential activities should be applied to the City Centre, rather 3 than the current proposed approach with two heights (32m in the immediate surrounds, then 20m thereafter). Waka Kotahi supports the use of walkable catchments around key commercial areas and the associated upzoning of these areas. However, the 1200m city centre walkable catchment as proposed is not supported does not reflect the walkable catchment of the city centre or realises the development capacity required by the NPS-UD. It is considered that the extent of the city centre walkable catchment should be at least 1500m for the following reasons:	Support

			<ul style="list-style-type: none"> • This reflects the s32 Walkability Assessment that outlines that people are generally comfortable to walk for 20min, which relates to approximately 1500m. • Christchurch is flat and relatively central to many residential neighbourhoods where people would typically use active modes of transport to get to the City Centre rather than travelling by private vehicle, which increases the walkability of the city. • As many centres as possible should be up-zoned to the fullest extent possible to provide for local services for people who will be living in the walkable catchments. Enabling additional densities in these areas will also support provision of public transport and active transport infrastructure in the future by concentrating population– Council should take a long term view approach to enabling increased density. • This achieves the objectives of the NPS-UD in creating well-functioning urban environments. 	
Waka Kotahi (NZ Transport Agency) /805.3	Chapman Tripp/ #FS2064.98	Seek Amendment	<p>[T]hat the maximum enabled height of 32m (10 storeys) for residential activities should be applied to the City Centre, rather 3 than the current proposed approach with two heights (32m in the immediate surrounds, then 20m thereafter).</p> <p>Waka Kotahi supports the use of walkable catchments around key commercial areas and the associated upzoning of these areas. However, the 1200m city centre walkable catchment as proposed is not supported does not reflect the walkable catchment of the city centre or realises the development capacity required by the NPS-UD. It is considered that the extent of the city centre walkable catchment should be at least 1500m for the following reasons:</p> <ul style="list-style-type: none"> • This reflects the s32 Walkability Assessment that outlines that people are generally comfortable to walk for 20min, which relates to approximately 1500m. • Christchurch is flat and relatively central to many residential neighbourhoods where people would typically use active modes of transport to get to the City Centre rather than travelling by private vehicle, which increases the walkability of the city. • As many centres as possible should be up-zoned to the fullest extent possible to provide for local services for people who will be living in the walkable catchments. Enabling additional densities in these areas will also support provision of public transport and active transport infrastructure in the future by concentrating population– Council should take a long term view approach to enabling increased density. • This achieves the objectives of the NPS-UD in creating well-functioning urban environments. 	Support
Carter Group Limited/ #814.227		Seek Amendment	<p>Delete rule 15.13.2.1 as proposed and replace withthe following:</p> <p>15.13.2.1 Building height</p> <p>a. The maximum height of any building shall be 32metres.b. Any application arising from this rule shall not belimited or publicly notified.</p>	
Carter Group Limited/814.227	Kāinga Ora/ #FS2082.1057	Seek Amendment	<p>Delete rule 15.13.2.1 as proposed and replace withthe following:</p> <p>15.13.2.1 Building height</p> <p>a. The maximum height of any building shall be 32metres.b. Any application arising from this rule shall not belimited or publicly notified.</p> <p>The variable building heights and maximum building base heights are inadequate and inappropriate for a commercial zone within the central city, accounting for Policy 3(a) and Policy 3 (c) of the NPS-UD directs that development of up to six stories is to be ‘enabled’ as a minimum. Accounting for this, the submitter seeks that the rule provide for a permitted maximum building height of at least 32m.</p>	Seek Amendment
The Catholic Diocese of Christchurch / #823.193		Oppose	<p>Delete rule 15.13.2.1 as proposed and replace with the following:</p> <p>15.13.2.1 Building height</p> <p>a. The maximum height of any building shall be 32 metres.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	
The Catholic Diocese of Christchurch /823.193	Anne Dingwall/ #FS2037.1425	Oppose	<p>Delete rule 15.13.2.1 as proposed and replace with the following:</p>	Oppose

			<p>15.13.2.1 Building height a. The maximum height of any building shall be 32 metres.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p> <p>The variable building heights and maximum building base heights are inadequate and inappropriate for a commercial zone within the central city, accounting for Policy 3(a) and Policy 3 (c) of the NPS-UD directs that development of up to six stories is to be 'enabled' as a minimum.</p> <p>Accounting for this, the submitter seeks that the rule provide for a permitted maximum building height of at least 32m.</p>	
The Catholic Diocese of Christchurch /823.193	Carter Group Limited/ #FS2045.366	Oppose	<p>Delete rule 15.13.2.1 as proposed and replace with the following:</p> <p>15.13.2.1 Building height a. The maximum height of any building shall be 32 metres.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p> <p>The variable building heights and maximum building base heights are inadequate and inappropriate for a commercial zone within the central city, accounting for Policy 3(a) and Policy 3 (c) of the NPS-UD directs that development of up to six stories is to be 'enabled' as a minimum.</p> <p>Accounting for this, the submitter seeks that the rule provide for a permitted maximum building height of at least 32m.</p>	Support
The Catholic Diocese of Christchurch /823.193	Kāinga Ora/ #FS2082.1203	Oppose	<p>Delete rule 15.13.2.1 as proposed and replace with the following:</p> <p>15.13.2.1 Building height a. The maximum height of any building shall be 32 metres.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p> <p>The variable building heights and maximum building base heights are inadequate and inappropriate for a commercial zone within the central city, accounting for Policy 3(a) and Policy 3 (c) of the NPS-UD directs that development of up to six stories is to be 'enabled' as a minimum.</p> <p>Accounting for this, the submitter seeks that the rule provide for a permitted maximum building height of at least 32m.</p>	Seek Amendment
Kāinga Ora – Homes and Communities / #834.319		Seek Amendment	<p>15.13.2.1</p> <p>Delete the rule and replace as follows:</p> <p>The maximum height of all buildings shall be 32m.</p> <p>Retain clause (b).</p>	
Kāinga Ora – Homes and Communities /834.319	Chapman Tripp/ #FS2063.156	Seek Amendment		Support

			<p>15.13.2.1</p> <p>Delete the rule and replace as follows:</p> <p>The maximum height of all buildings shall be 32m.</p> <p>Retain clause (b).</p> <p>The maximum height of 32m is supported as being appropriately enabling within an approximate distance to the City Centre Zone. The restrictions associated with it are opposed as unnecessary, in conjunction with the absence of clarity in the definition associated with 'building base' as discussed in this submission. The provision as associated with notification is sought to be consistent with that associated with the Central City – Mixed Use zone.</p>	
Kāinga Ora – Homes and Communities /834.319	Chapman Tripp/ #FS2064.150	Seek Amendment	<p>15.13.2.1</p> <p>Delete the rule and replace as follows:</p> <p>The maximum height of all buildings shall be 32m.</p> <p>Retain clause (b).</p> <p>The maximum height of 32m is supported as being appropriately enabling within an approximate distance to the City Centre Zone. The restrictions associated with it are opposed as unnecessary, in conjunction with the absence of clarity in the definition associated with 'building base' as discussed in this submission. The provision as associated with notification is sought to be consistent with that associated with the Central City – Mixed Use zone.</p>	Support
Susanne Antill/ #870.10		Oppose	Oppose increased height limits of buildings.	
Oyster Management Limited/ #872.7		Seek Amendment	Retain Standard 15.13.2.1(a)(i)(a) and delete 15.13.2.1(a)(i)(b).	
Susanne and Janice Antill/ #893.11		Oppose	Oppose increased height limits of buildings.	

Commercial > Rules - Central City Mixed Use Zone (South Frame) > Built form standards - Central City Mixed Use Zone (South Frame) > Flexibility in building design for future uses

Submission Number	Further Submission No	Position	Decision Requested	FS Position
New Zealand Institute of Architects Canterbury Branch/ #762.37		Seek Amendment	[Increase measurement] from 3.5m to a minimum between 4.2 & 4.5m [This rule is not to be changed under PC14],	
New Zealand Institute of Architects Canterbury Branch/762.37	Anne Dingwall/ #FS2037.802	Seek Amendment	[Increase measurement] from 3.5m to a minimum between 4.2 & 4.5m [This rule is not to be changed under PC14], We propose that this measurement is increased from 3.5m to a minimum between 4.2 & 4.5m to enable a wider range of future functions to occur within the ground floor space the 3.5 minimum is restrictive on future programme.	Support

Commercial > Rules - Central City Mixed Use Zone (South Frame) > Built form standards - Central City Mixed Use Zone (South Frame) > Sunlight and outlook

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Steve Burns/ #276.20		Support	[Retain sunlight access provisions]	
Anna Melling/ #337.24		Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.	

Commercial > Rules - Central City Mixed Use Zone (South Frame) > Built form standards - Central City Mixed Use Zone (South Frame) > Street scene, landscaping and open space

Submission Number	Further Submission No	Position	Decision Requested	FS Position
James Harwood/ #571.25		Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
Analija Thomas/ #615.20		Support	Seek that the council retains the tree canopy requirement and contributions plan.	
Christchurch City Council/ #751.92		Seek Amendment	Insert "maturity" shown as bold strikethroughbefore the proposed new defined term shownin bold green and underlined	
Christchurch City Council/751.92	Anne Dingwall/ #FS2037.914	Seek Amendment	Insert "maturity" shown as bold strikethroughbefore the proposed new defined term shownin bold green and underlined The term "maturity" is a new definedterm under this plan change. Needto amend by showing the term inbold strikethrough before theproposed new defined term shownin bold green and underlined.	Support
Kāinga Ora – Homes and Communities / #834.320		Oppose	15.13.2.4(f) 'Street scene,landscaping and trees' Amend the rule by deleting the PC14amendments and retaining the OperativePlan rule wording.	

Commercial > Rules - Central City Mixed Use Zone (South Frame) > Built form standards - Central City Mixed Use Zone (South Frame) > Minimum number of floors

Submission Number	Further Submission No	Position	Decision Requested	FS Position
New Zealand Institute of Architects Canterbury Branch/ #762.34		Seek Amendment	[A]dd a minimum height restriction to aid in producing larger scale buildings within the city centre zone and restrict the development of unfittingly small-scale developments	
New Zealand Institute of Architects Canterbury Branch/762.34	Anne Dingwall/ #FS2037.799	Seek Amendment	[A]dd a minimum height restriction to aid in producing larger scale buildings within the city centre zone and restrict the development of unfittingly small-scale developments We propose to also add a minimum height restriction to aid in producing larger scale buildings within the city centre zone and restrict the development of unfittingly small-scale developments which will take up room without realising the necessary development to contribute to the primacy and vitality of the central city.	Support
New Zealand Institute of Architects Canterbury Branch/762.34	Kāinga Ora/ #FS2082.564	Seek Amendment	[A]dd a minimum height restriction to aid in producing larger scale buildings within the city centre zone and restrict the development of unfittingly small-scale developments We propose to also add a minimum height restriction to aid in producing larger scale buildings within the city centre zone and restrict the development of unfittingly small-scale developments which will take up room without realising the necessary development to contribute to the primacy and vitality of the central city.	Oppose
Carter Group Limited/ #814.229		Oppose	Oppose 15.13.2.8. Retain the status quo.	
Carter Group Limited/814.229	Kāinga Ora/ #FS2082.1059	Oppose	Oppose 15.13.2.8. Retain the status quo. The requirement for a minimum of 3, rather than 2 floors does not reflect the functional or operational requirements of many permitted activities that are expected to establish with the zone. This change is not otherwise necessary or appropriate for the purposes of promoting intensification and will in fact be counter to intensification by limiting more efficient forms of development based on a 3m ground floor height. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.194		Oppose	Retain the status quo in respect of Rule 15.13.2.10.	
The Catholic Diocese of Christchurch /823.194	Anne Dingwall/ #FS2037.1426	Oppose	Retain the status quo in respect of Rule 15.13.2.10. The requirement for a minimum of 3, rather than 2 floors does not reflect the functional or operational requirements of many permitted activities that are expected to establish with the zone.	Oppose

			<p>This change is not otherwise necessary or appropriate for the purposes of promoting intensification and will in fact be counter to intensification by limiting more efficient forms of development based on a 3m ground floor height. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty.</p> <p>Accordingly, this amendment should be deleted.</p>	
The Catholic Diocese of Christchurch /823.194	Carter Group Limited/ #FS2045.367	Oppose	<p>Retain the status quo in respect of Rule 15.13.2.10.</p> <p>The requirement for a minimum of 3, rather than 2 floors does not reflect the functional or operational requirements of many permitted activities that are expected to establish with the zone.</p> <p>This change is not otherwise necessary or appropriate for the purposes of promoting intensification and will in fact be counter to intensification by limiting more efficient forms of development based on a 3m ground floor height. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty.</p> <p>Accordingly, this amendment should be deleted.</p>	Support
The Catholic Diocese of Christchurch /823.194	Kāinga Ora/ #FS2082.1204	Oppose	<p>Retain the status quo in respect of Rule 15.13.2.10.</p> <p>The requirement for a minimum of 3, rather than 2 floors does not reflect the functional or operational requirements of many permitted activities that are expected to establish with the zone.</p> <p>This change is not otherwise necessary or appropriate for the purposes of promoting intensification and will in fact be counter to intensification by limiting more efficient forms of development based on a 3m ground floor height. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty.</p> <p>Accordingly, this amendment should be deleted.</p>	Seek Amendment

Commercial > Rules - Central City Mixed Use Zone (South Frame) > Built form standards - Central City Mixed Use Zone (South Frame) > Water supply for fire fighting

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Fire and Emergency/ #842.72		Seek Amendment	<p>Amend 15.13.2.9-Water supply for fire fighting as follows:</p> <p>...</p> <p>Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission Fire and Emergency New Zealand (absent its written approval).</p>	

Commercial > Rules - Central City Mixed Use Zone (South Frame) > Built form standards - Central City Mixed Use Zone (South Frame) > Building tower setbacks

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.13		Seek Amendment	[Clarify] that the building base [is] the part of the building below the base height (either 17m or 28m) and that the tower would be the part above it.	

Christchurch City Council/751.13	Anne Dingwall/ #FS2037.835	Seek Amendment	[Clarify] that the building base [is] the part of the building below the base height (either 17m or 28m) and that the tower would be the part above it. At present, the tower is defined as the part of the building above the permitted height (32m or 90m).	Support
Carter Group Limited/ #814.228		Oppose	Oppose 15.13.2.10. Seek that this be deleted.	
Carter Group Limited/814.228	Kāinga Ora/ #FS2082.1058	Oppose	Oppose 15.13.2.10. Seek that this be deleted. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.195		Oppose	Delete Rule 15.12.2.10 in its entirety.	
The Catholic Diocese of Christchurch /823.195	Anne Dingwall/ #FS2037.1427	Oppose	Delete Rule 15.12.2.10 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.195	Carter Group Limited/ #FS2045.368	Oppose	Delete Rule 15.12.2.10 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Support
The Catholic Diocese of Christchurch /823.195	Kāinga Ora/ #FS2082.1205	Oppose	Delete Rule 15.12.2.10 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.321		Oppose	15.13.2.10 – Building Tower Setbacks - delete rules	

Commercial > Rules - Central City Mixed Use Zone (South Frame) > Built form standards - Central City Mixed Use Zone (South Frame) > Building tower site coverage

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.14		Seek Amendment	[Clarify] that the building base [is] the part of the building below the base height (either 17m or 28m) and that the tower would be the part above it.	
Christchurch City Council/751.14	Anne Dingwall/ #FS2037.836	Seek Amendment	[Clarify] that the building base [is] the part of the building below the base height (either 17m or 28m) and that the tower would be the part above it. At present, the tower is defined as the part of the building above the permitted height (32m or 90m).	Support
Carter Group Limited/ #814.230		Oppose	Oppose 15.13.2.11. Seek that this is deleted.	
Carter Group Limited/814.230	Kāinga Ora/ #FS2082.1060	Oppose	Oppose 15.13.2.11. Seek that this is deleted. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.196		Oppose	Delete Rule 15.12.2.11 in its entirety.	
The Catholic Diocese of Christchurch /823.196	Anne Dingwall/ #FS2037.1428	Oppose	Delete Rule 15.12.2.11 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.196	Carter Group Limited/ #FS2045.369	Oppose	Delete Rule 15.12.2.11 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Support

The Catholic Diocese of Christchurch /823.196	Kāinga Ora/ #FS2082.1206	Oppose	Delete Rule 15.12.2.11 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.322		Oppose	Delete 15.13.2.11 – tower coverage	

Commercial > Rules - Central City Mixed Use Zone (South Frame) > Built form standards - Central City Mixed Use Zone (South Frame) > Glazing

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Geordie Shaw/ #235.11		Seek Amendment	[That the minimum glazing standard allows more flexibility in achieving the intent of the policies]	
Carter Group Limited/ #814.231		Oppose	Oppose 15.13.2.12. Seek that this is deleted.	
Carter Group Limited/814.231	Kāinga Ora/ #FS2082.1061	Oppose	Oppose 15.13.2.12. Seek that this is deleted. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.197		Oppose	Delete Rule 15.12.2.12 in its entirety.	
The Catholic Diocese of Christchurch /823.197	Anne Dingwall/ #FS2037.1429	Oppose	Delete Rule 15.12.2.12 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.197	Carter Group Limited/ #FS2045.370	Oppose	Delete Rule 15.12.2.12 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Support
The Catholic Diocese of Christchurch /823.197	Kāinga Ora/ #FS2082.1207	Oppose	Delete Rule 15.12.2.12 in its entirety. Imposing new, additional rules regulating the design of buildings in a manner that may not be functional, efficient, economically viable and which may constrain the realisation of central city intensification is at odds with the NPS-UD and the purpose of PC14 and accordingly this rule should be deleted.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.323		Oppose	Delete Rule 15.13.2.12	

Commercial > Rules - Matters of control and discretion > Urban design

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Edward Jolly/ #669.2		Seek Amendment	Seek amendment to Urban Design Certification Pathway and Mana Whenua engagement method to remove requirement from this rule and include "a new section of the plan... that... provide[s] this mechanism... [developed as a separate process by] CCC under its Te Tiriti o Waitangi obligations [with] Mana Whenua to a level negotiated between these parties whom jointly develop associated mechanisms within the plan."	

Commercial > Rules - Matters of control and discretion > Matters of discretion for activity specific standards > Residential activity

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Commercial > Rules - Matters of control and discretion > Matters of discretion for activity specific standards > City Centre and Central City Mixed Use Zones urban design

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Vickie Hearnshaw/ #305.14		Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	
Clair Higginson/ #657.1		Seek Amendment	Add new point (viii) to 15.13.14.2.6 Commercial-Central City Business City Centre and Central City Mixed Use Zones urban design: Whether the increased height, or reduced setbacks, or recession plane intrusion would result in that do not compromise the amenity of adjacent properties planned urban built, taking into account the following matters of discretion apply: <ol style="list-style-type: none"> Building bulk and dominance effects on surrounding neighbours; Privacy and shading effects on surrounding neighbours, including on habitable rooms or outdoor living spaces 	
Mark Darbyshire/ #768.5		Seek Amendment	Seeks that 15.14.2.6 is amended to incorporated matters of discretion similar to those in 14.15.3.a or 14.15.3.c (regarding sensitive urban design principles and building dominance effects).	

Commercial > Rules - Matters of control and discretion > Matters of discretion for activity specific standards > Urban Design in the Central City Mixed Use Zone (South Frame)

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Vickie Hearnshaw/ #305.15		Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	

Commercial > Rules - Matters of control and discretion > Matters of discretion for activity specific standards > Retirement villages

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Vickie Hearnshaw/ #305.16		Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	

Commercial > Rules - Matters of control and discretion > Matters of discretion for built form standards > Maximum building height

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.232		Seek Amendment	Retain the status quo in respect of Rule 15.14.3.1(and delete the proposed assessment matters in clause (b) in their entirety).	
Carter Group Limited/814.232	Kāinga Ora/ #FS2082.1062	Seek Amendment	Retain the status quo in respect of Rule 15.14.3.1(and delete the proposed assessment matters in clause (b) in their entirety). The proposed new matters of discretion in clause (b) for applications exceeding the permitted maximum building height are: a. Unnecessary, insofar that they introduce matters that are otherwise within the scope of the operative matters. b. Unclear and uncertain. c. Excessively broad in scope. These changes undermine the enablement of building height as directed by the NPS-UD and they are not otherwise necessary or appropriate for the purposes of promoting intensification. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Seek Amendment

The Catholic Diocese of Christchurch / #823.198		Oppose	Retain the status quo in respect of Rule 15.14.3.1 (and delete the proposed assessment matters in clause (b) in their entirety).	
The Catholic Diocese of Christchurch /823.198	Anne Dingwall/ #FS2037.1430	Oppose	<p>Retain the status quo in respect of Rule 15.14.3.1 (and delete the proposed assessment matters in clause (b) in their entirety).</p> <p>The proposed new matters of discretion in clause (b) for applications exceeding the permitted maximum building height are:</p> <ol style="list-style-type: none"> Unnecessary, insofar that they introduce matters that are otherwise within the scope of the operative matters . Unclear and uncertain. Excessively broad in scope. <p>These changes undermine the enablement of building height as directed by the NPS-UD and they are not otherwise necessary or appropriate for the purposes of promoting intensification. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty.</p> <p>Accordingly, this amendment should be deleted.</p>	Oppose
The Catholic Diocese of Christchurch /823.198	Carter Group Limited/ #FS2045.371	Oppose	<p>Retain the status quo in respect of Rule 15.14.3.1 (and delete the proposed assessment matters in clause (b) in their entirety).</p> <p>The proposed new matters of discretion in clause (b) for applications exceeding the permitted maximum building height are:</p> <ol style="list-style-type: none"> Unnecessary, insofar that they introduce matters that are otherwise within the scope of the operative matters . Unclear and uncertain. Excessively broad in scope. <p>These changes undermine the enablement of building height as directed by the NPS-UD and they are not otherwise necessary or appropriate for the purposes of promoting intensification. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty.</p> <p>Accordingly, this amendment should be deleted.</p>	Support
The Catholic Diocese of Christchurch /823.198	Kāinga Ora/ #FS2082.1208	Oppose	<p>Retain the status quo in respect of Rule 15.14.3.1 (and delete the proposed assessment matters in clause (b) in their entirety).</p> <p>The proposed new matters of discretion in clause (b) for applications exceeding the permitted maximum building height are:</p> <ol style="list-style-type: none"> Unnecessary, insofar that they introduce matters that are otherwise within the scope of the operative matters . Unclear and uncertain. Excessively broad in scope. <p>These changes undermine the enablement of building height as directed by the NPS-UD and they are not otherwise necessary or appropriate for the purposes of promoting intensification. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty.</p> <p>Accordingly, this amendment should be deleted.</p>	Seek Amendment
Kāinga Ora – Homes and Communities / #834.324		Oppose	<p>Delete clause (b), with the exception of clause (v) (subject to the below amendment):</p> <p>v. The individual or cumulative effects of shading, visual bulk and dominance, and reflected heat from glass on sites in adjoining residential zones or on the character, quality and use of public open space and in particular the Ōtākaro Avon River corridor, Earthquake Memorial, Victoria Square and Cathedral Square;</p>	
Kāinga Ora – Homes and Communities /834.324	Anne Dingwall/ #FS2037.35	Oppose	<p>Delete clause (b), with the exception of clause (v) (subject to the below amendment):</p>	Support

			<p>v. The individual or cumulative effects of shading, visual bulk and dominance, and reflected heat from glass on sites in adjoining residential zones or on the character, quality and use of public open space and in particular the Ōtākaro Avon River corridor, Earthquake Memorial, Victoria Square and Cathedral Square;</p> <p>Additional assessment matters set out in clause (b) are unnecessary as the key issues are already addressed in clause (a), or are matters to be deleted as a consequential amendment in association with the submission seeking the deletion of street wall, wind, and tower rules.</p>	
Kāinga Ora – Homes and Communities /834.324	Catholic Diocese of Christchurch/ #FS2044.123	Oppose	<p>Delete clause (b), with the exception of clause (v) (subject to the below amendment):</p> <p>v. The individual or cumulative effects of shading, visual bulk and dominance, and reflected heat from glass on sites in adjoining residential zones or on the character, quality and use of public open space and in particular the Ōtākaro Avon River corridor, Earthquake Memorial, Victoria Square and Cathedral Square;</p> <p>Additional assessment matters set out in clause (b) are unnecessary as the key issues are already addressed in clause (a), or are matters to be deleted as a consequential amendment in association with the submission seeking the deletion of street wall, wind, and tower rules.</p>	Support
Kāinga Ora – Homes and Communities /834.324	Carter Group Limited/ #FS2045.127	Oppose	<p>Delete clause (b), with the exception of clause (v) (subject to the below amendment):</p> <p>v. The individual or cumulative effects of shading, visual bulk and dominance, and reflected heat from glass on sites in adjoining residential zones or on the character, quality and use of public open space and in particular the Ōtākaro Avon River corridor, Earthquake Memorial, Victoria Square and Cathedral Square;</p> <p>Additional assessment matters set out in clause (b) are unnecessary as the key issues are already addressed in clause (a), or are matters to be deleted as a consequential amendment in association with the submission seeking the deletion of street wall, wind, and tower rules.</p>	Support

Commercial > Rules - Matters of control and discretion > Matters of discretion for built form standards > Minimum building setback from the railway corridor

Submission Number	Further Submission No	Position	Decision Requested	FS Position		
Kiwi Rail/ #829.21		Seek Amendment	<p>Amend 15.14.3.10 as follows:</p> <table border="1"> <tr> <td>15.14.3 Matters of discretion for built form standards</td> <td> <p>15.14.3.10 Minimum building setback from the railway corridor</p> <p>a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor, <u>while providing for the safe and efficient operation of the rail network.</u></p> </td> </tr> </table>	15.14.3 Matters of discretion for built form standards	<p>15.14.3.10 Minimum building setback from the railway corridor</p> <p>a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor, <u>while providing for the safe and efficient operation of the rail network.</u></p>	
15.14.3 Matters of discretion for built form standards	<p>15.14.3.10 Minimum building setback from the railway corridor</p> <p>a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor, <u>while providing for the safe and efficient operation of the rail network.</u></p>					
Kiwi Rail/829.21	Anne Dingwall/ #FS2037.715	Seek Amendment	<p>Amend 15.14.3.10 as follows:</p>	Support		

			<p>15.14.3 Matters of discretion for built form standards</p>	<p>15.14.3.10 Minimum building setback from the railway corridor a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor, <u>while providing for the safe and efficient operation of the rail network.</u></p>		
			Seeks amendment to the Matter of Discretion 15.14.3.10 to include assessment of providing for the safe and efficient operation of the rail network.			
Kiwi Rail/829.21	Kāinga Ora/ #FS2082.755	Seek Amendment	Amend 15.14.3.10 as follows:			Oppose
			<p>15.14.3 Matters of discretion for built form standards</p>	<p>15.14.3.10 Minimum building setback from the railway corridor a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor, <u>while providing for the safe and efficient operation of the rail network.</u></p>		
			Seeks amendment to the Matter of Discretion 15.14.3.10 to include assessment of providing for the safe and efficient operation of the rail network.			

Commercial > Rules - Matters of control and discretion > Matters of discretion for built form standards > Minimum setback from the boundary with a residential zone or from an internal boundary

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Addington Neighbourhood Association / #205.9		Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	
Addington Neighbourhood Association /205.9	Chapman Tripp/ #FS2063.32	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Oppose
Addington Neighbourhood Association /205.9	Chapman Tripp/ #FS2064.31	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Oppose
Addington Neighbourhood Association /205.9	Kāinga Ora/ #FS2082.129	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Oppose

Commercial > Rules - Matters of control and discretion > Matters of discretion for built form standards > Upper floor setbacks, tower dimension and site coverage in the central city

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.233		Oppose	Delete Rule 15.14.3.35 in its entirety.	
Carter Group Limited/814.233	Kāinga Ora/ #FS2082.1063	Oppose	Delete Rule 15.14.3.35 in its entirety. The proposed new matters of discretion relate to rules that are otherwise opposed, and as such these should be deleted. These changes undermine the enablement of building height as directed by the NPS-UD and they are not otherwise necessary or appropriate for the purposes of promoting intensification. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.199		Oppose	Delete Rule 15.14.3.35 in its entirety.	
The Catholic Diocese of Christchurch /823.199	Anne Dingwall/ #FS2037.1431	Oppose	Delete Rule 15.14.3.35 in its entirety. The proposed new matters of discretion relate to rules that are otherwise opposed, and as such these should be deleted. These changes undermine the enablement of building height as directed by the NPS-UD and they are not otherwise necessary or appropriate for the purposes of promoting intensification. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.199	Carter Group Limited/ #FS2045.372	Oppose	Delete Rule 15.14.3.35 in its entirety. The proposed new matters of discretion relate to rules that are otherwise opposed, and as such these should be deleted. These changes undermine the enablement of building height as directed by the NPS-UD and they are not otherwise necessary or appropriate for the purposes of promoting intensification. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Support
The Catholic Diocese of Christchurch /823.199	Kāinga Ora/ #FS2082.1209	Oppose	Delete Rule 15.14.3.35 in its entirety. The proposed new matters of discretion relate to rules that are otherwise opposed, and as such these should be deleted. These changes undermine the enablement of building height as directed by the NPS-UD and they are not otherwise necessary or appropriate for the purposes of promoting intensification. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.325		Oppose	Delete the following assessment matters:15.14.3.35 – upper floor setbacks	
Kāinga Ora – Homes and Communities /834.325	Catholic Diocese of Christchurch/ #FS2044.124	Oppose	Delete the following assessment matters:15.14.3.35 – upper floor setbacks Additional controls are unnecessary, subjective and overly broad. These matters are all addressed by Rule 15.14.2.6'Urban Design'. Deletion of the assessment matters sought as a consequential amendment associated with the submission seeking the deletion of the upper floor setback rule.	Support
Kāinga Ora – Homes and Communities /834.325	Carter Group Limited/ #FS2045.128	Oppose	Delete the following assessment matters:15.14.3.35 – upper floor setbacks Additional controls are unnecessary, subjective and overly broad. These matters are all addressed by Rule 15.14.2.6'Urban Design'. Deletion of the assessment matters sought as a consequential amendment associated with the submission seeking the deletion of the upper floor setback rule.	Support
Kāinga Ora – Homes and Communities /834.325	Carter Group Limited/ #FS2045.130	Oppose	Delete the following assessment matters:15.14.3.35 – upper floor setbacks Additional controls are unnecessary, subjective and overly broad. These matters are all addressed by Rule 15.14.2.6'Urban Design'. Deletion of the assessment matters sought as a consequential amendment associated with the submission seeking the deletion of the upper floor setback rule.	Support

Commercial > Rules - Matters of control and discretion > Matters of discretion for built form standards > Building height in the Central City Mixed Use Zones

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Addington Neighbourhood Association / #205.10		Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	
Addington Neighbourhood Association /205.10	Chapman Tripp/ #FS2063.33	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Oppose
Addington Neighbourhood Association /205.10	Chapman Tripp/ #FS2064.32	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing	Oppose

			properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	
Addington Neighbourhood Association /205.10	Kāinga Ora/ #FS2082.130	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading. Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Oppose
Carter Group Limited/ #814.234		Oppose	Delete Rule 15.14.3.36 in its entirety	
Carter Group Limited/814.234	Kāinga Ora/ #FS2082.1064	Oppose	Delete Rule 15.14.3.36 in its entirety The proposed new matters of discretion in this rule are unnecessary, insofar that they introduce matters that are otherwise within the scope of the operative matters in Rule 15.14.3.1 clause (a). These changes undermine the enablement of building height as directed by the NPS-UD and they are not otherwise necessary or appropriate for the purposes of promoting intensification. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.200		Oppose	Delete Rule 15.14.3.36 in its entirety.	
The Catholic Diocese of Christchurch /823.200	Anne Dingwall/ #FS2037.1432	Oppose	Delete Rule 15.14.3.36 in its entirety. The proposed new matters of discretion in this rule are unnecessary, insofar that they introduce matters that are otherwise within the scope of the operative matters in Rule 15.14.3.1 clause (a). These changes undermine the enablement of building height as directed by the NPS-UD and they are not otherwise necessary or appropriate for the purposes of promoting intensification. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.200	Carter Group Limited/ #FS2045.373	Oppose	Delete Rule 15.14.3.36 in its entirety. The proposed new matters of discretion in this rule are unnecessary, insofar that they introduce matters that are otherwise within the scope of the operative matters in Rule 15.14.3.1 clause (a). These changes undermine the enablement of building height as directed by the NPS-UD and they are not otherwise necessary or appropriate for the purposes of promoting intensification. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Support
The Catholic Diocese of Christchurch /823.200	Kāinga Ora/ #FS2082.1210	Oppose	Delete Rule 15.14.3.36 in its entirety. The proposed new matters of discretion in this rule are unnecessary, insofar that they introduce matters that are otherwise within the scope of the operative matters in Rule 15.14.3.1 clause (a). These changes undermine the enablement of building height as directed by the NPS-UD and they are not otherwise necessary or appropriate for the purposes of promoting intensification. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.326		Oppose	Delete assessment matters 15.14.3.36 – height in Central City Mixed Use Zone	

Kāinga Ora – Homes and Communities /834.326	Catholic Diocese of Christchurch/ #FS2044.125	Oppose	Delete assessment matters 15.14.3.36 – height in Central City MixedUse Zone Additional controls are unnecessary, subjective and overly broad. These matters are all addressed by Rule 15.14.2.6 ‘Urban Design’. Deletion of the assessment matters sought as a consequential amendment associated with the submission seeking the deletion of the upper floor setback rule.	Support
Kāinga Ora – Homes and Communities /834.326	Carter Group Limited/ #FS2045.129	Oppose	Delete assessment matters 15.14.3.36 – height in Central City MixedUse Zone Additional controls are unnecessary, subjective and overly broad. These matters are all addressed by Rule 15.14.2.6 ‘Urban Design’. Deletion of the assessment matters sought as a consequential amendment associated with the submission seeking the deletion of the upper floor setback rule.	Support
Kāinga Ora – Homes and Communities /834.326	Carter Group Limited/ #FS2045.131	Oppose	Delete assessment matters 15.14.3.36 – height in Central City MixedUse Zone Additional controls are unnecessary, subjective and overly broad. These matters are all addressed by Rule 15.14.2.6 ‘Urban Design’. Deletion of the assessment matters sought as a consequential amendment associated with the submission seeking the deletion of the upper floor setback rule.	Support

Commercial > Rules - Matters of control and discretion > Matters of discretion for built form standards > Glazing

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.235		Oppose	Delete Rule 15.14.3.37 in its entirety.	
Carter Group Limited/814.235	Kāinga Ora/ #FS2082.1065	Oppose	Delete Rule 15.14.3.37 in its entirety. The proposed new matters of discretion relate to rules that are otherwise opposed, and as such these should be deleted. These changes undermine the enablement of building height as directed by the NPS-UD and they are not otherwise necessary or appropriate for the purposes of promoting intensification. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.201		Oppose	Delete Rule 15.14.3.37 in its entirety.	
The Catholic Diocese of Christchurch /823.201	Anne Dingwall/ #FS2037.1433	Oppose	Delete Rule 15.14.3.37 in its entirety. The proposed new matters of discretion relate to rules that are otherwise opposed, and as such these should be deleted. These changes undermine the enablement of building height as directed by the NPS-UD and they are not otherwise necessary or appropriate for the purposes of promoting intensification. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.201	Carter Group Limited/ #FS2045.374	Oppose	Delete Rule 15.14.3.37 in its entirety. The proposed new matters of discretion relate to rules that are otherwise opposed, and as such these should be deleted. These changes undermine the enablement of building height as directed by the NPS-UD and they are not otherwise necessary or appropriate for the purposes of promoting intensification. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Support
The Catholic Diocese of Christchurch /823.201	Kāinga Ora/ #FS2082.1211	Oppose	Delete Rule 15.14.3.37 in its entirety. The proposed new matters of discretion relate to rules that are otherwise opposed, and as such these should be deleted. These changes undermine the enablement of building height as directed by the NPS-UD and they are not otherwise necessary or appropriate for the purposes of promoting intensification. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty.	Seek Amendment

			Accordingly, this amendment should be deleted.	
Kāinga Ora – Homes and Communities / #834.327		Oppose	15.14.3.37 Glazing - delete assessment matters	
Kāinga Ora – Homes and Communities /834.327	Catholic Diocese of Christchurch/ #FS2044.126	Oppose	15.14.3.37 Glazing - delete assessment matters Additional controls are unnecessary, subjective and overly broad. These matters are all addressed by Rule 15.14.2.6 'Urban Design'. Deletion of the assessment matters sought as a consequential amendment associated with the submission seeking the deletion of the upper floor setback rule.	Support
Kāinga Ora – Homes and Communities /834.327	Carter Group Limited/ #FS2045.132	Oppose	15.14.3.37 Glazing - delete assessment matters Additional controls are unnecessary, subjective and overly broad. These matters are all addressed by Rule 15.14.2.6 'Urban Design'. Deletion of the assessment matters sought as a consequential amendment associated with the submission seeking the deletion of the upper floor setback rule.	Support

Commercial > Rules - Matters of control and discretion > Matters of discretion for built form standards > Outlook Spaces

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.236		Oppose	Delete Rule 15.14.3.38 in its entirety.	
Carter Group Limited/814.236	Kāinga Ora/ #FS2082.1066	Oppose	Delete Rule 15.14.3.38 in its entirety. These changes are not necessary or appropriate for the purposes of promoting intensification. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.211		Oppose	Delete Rule 15.14.3.38 in its entirety.	
The Catholic Diocese of Christchurch /823.211	Anne Dingwall/ #FS2037.1443	Oppose	Delete Rule 15.14.3.38 in its entirety. These changes are not necessary or appropriate for the purposes of promoting intensification. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.211	Carter Group Limited/ #FS2045.384	Oppose	Delete Rule 15.14.3.38 in its entirety. These changes are not necessary or appropriate for the purposes of promoting intensification. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Support
The Catholic Diocese of Christchurch /823.211	Kāinga Ora/ #FS2082.1221	Oppose	Delete Rule 15.14.3.38 in its entirety. These changes are not necessary or appropriate for the purposes of promoting intensification. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.328		Oppose	15.14.3.38 Outdoor Spaces - delete the following assessment matters	
Kāinga Ora – Homes and Communities /834.328	Catholic Diocese of Christchurch/ #FS2044.127	Oppose	15.14.3.38 Outdoor Spaces - delete the following assessment matters Additional controls are unnecessary, subjective and overly broad. These matters are all addressed by Rule 15.14.2.6 'Urban Design'. Deletion of the assessment matters sought as a consequential amendment associated with the submission seeking the deletion of the upper floor setback rule.	Support
Kāinga Ora – Homes and Communities /834.328	Carter Group Limited/ #FS2045.133	Oppose	15.14.3.38 Outdoor Spaces - delete the following assessment matters Additional controls are unnecessary, subjective and overly broad. These matters are all	Support

			addressed by Rule 15.14.2.6'Urban Design'. Deletion of the assessment matters sought as a consequential amendment associated with the submission seeking the deletion of the upper floor setback rule.	
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Commercial > Rules - Matters of control and discretion > Matters of discretion for built form standards > Wind

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.237		Oppose	Delete Rule 15.14.3.39 in its entirety	
Carter Group Limited/814.237	Kāinga Ora/ #FS2082.1067	Oppose	Delete Rule 15.14.3.39 in its entirety The proposed new matters of discretion relate to rules that are otherwise opposed, and as such these should be deleted. These changes undermine the enablement of building height as directed by the NPS-UD and they are not otherwise necessary or appropriate for the purposes of promoting intensification. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Seek Amendment
The Catholic Diocese of Christchurch / #823.210		Oppose	Delete Rule 15.14.3.39 in its entirety.	
The Catholic Diocese of Christchurch /823.210	Anne Dingwall/ #FS2037.1442	Oppose	Delete Rule 15.14.3.39 in its entirety. The proposed new matters of discretion relate to rules that are otherwise opposed, and as such these should be deleted. These changes undermine the enablement of building height as directed by the NPS-UD and they are not otherwise necessary or appropriate for the purposes of promoting intensification. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Oppose
The Catholic Diocese of Christchurch /823.210	Carter Group Limited/ #FS2045.383	Oppose	Delete Rule 15.14.3.39 in its entirety. The proposed new matters of discretion relate to rules that are otherwise opposed, and as such these should be deleted. These changes undermine the enablement of building height as directed by the NPS-UD and they are not otherwise necessary or appropriate for the purposes of promoting intensification. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Support
The Catholic Diocese of Christchurch /823.210	Kāinga Ora/ #FS2082.1220	Oppose	Delete Rule 15.14.3.39 in its entirety. The proposed new matters of discretion relate to rules that are otherwise opposed, and as such these should be deleted. These changes undermine the enablement of building height as directed by the NPS-UD and they are not otherwise necessary or appropriate for the purposes of promoting intensification. The rule change will also impose additional consenting requirements with associated implications in terms of time, cost, and uncertainty. Accordingly, this amendment should be deleted.	Seek Amendment
Kāinga Ora – Homes and Communities / #834.329		Oppose	15.14.3.39 Wind - delete the following assessment matters	
Kāinga Ora – Homes and Communities /834.329	Catholic Diocese of Christchurch/ #FS2044.128	Oppose	15.14.3.39 Wind - delete the following assessment matters Additional controls are unnecessary, subjective and overly broad. These matters are all addressed by Rule 15.14.2.6'Urban Design'. Deletion of the assessment matters sought as a consequential amendment associated with the submission seeking the deletion of the upper floor setback rule.	Support
Kāinga Ora – Homes and Communities /834.329	Carter Group Limited/ #FS2045.134	Oppose	15.14.3.39 Wind - delete the following assessment matters Additional controls are unnecessary, subjective and overly broad. These matters are all addressed	Support

			by Rule 15.14.2.6'Urban Design'. Deletion of the assessment matters sought as a consequential amendment associated with the submission seeking the deletion of the upper floor setback rule.	
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Commercial > Rules - Matters of control and discretion > Matters of discretion for built form standards > Comprehensive residential development in the Mixed Use Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
ChristchurchNZ/ #760.23		Seek Amendment	<ul style="list-style-type: none"> Amend (i)(O) to read: The extent to which alternative forms of housing models and/or a range Amend (i)(P) to read: "The extent to which accessible residential units including apartments, are provided.... <p>[Retain the remainder of the provisions as notified]</p>	
Kāinga Ora – Homes and Communities / #834.287		Oppose	Delete all existing provisions and provide a suite of workable and clear rules that encourage and enable large scale redevelopment. Remove statutory impediments in Appendix 15.15.12 – Sydenham and Appendix 15.15.13 requiring 'Greenways' and 'Shared Pedestrian / Cycleways' and seek to facilitate through more appropriate means – such as negotiated purchase.	
Kāinga Ora – Homes and Communities /834.287	ChristchurchNZ/ #FS2048.17	Oppose	<p>Delete all existing provisions and provide a suite of workable and clear rules that encourage and enable large scale redevelopment. Remove statutory impediments in Appendix 15.15.12 – Sydenham and Appendix 15.15.13 requiring 'Greenways' and 'Shared Pedestrian / Cycleways' and seek to facilitate through more appropriate means – such as negotiated purchase.</p> <p>These provisions are overtly complicated, unworkable and provide inappropriate mechanisms to manage development and acquire public laneways (Appendix 15.15.12 – Sydenham and Appendix 15.15.13).</p> <p>Clarity needs to be improved in (P27) that those provisions apply to all MUZ except:</p> <p>(i) Blenheim Road / Main South Road 15.10.1.4(D1); and</p> <p>(ii) Comprehensive Housing Precinct (15.10.1.3 (RD3) and (RD4).</p> <p>Reference in 15.10.1.3(RD3) to 15.14.3.40(a)(iv) and (v) is incorrect, as these provisions do not exist. The respective matters identified in relation to 15.10.1.3(RD4) are overly excessive and broad. 15.10.1.5(NC3) has the statutory function of deeming all Comprehensive Residential Development within the precinct identified for such (at Appendix 15.15.12 and 15.15.13) noncomplying. This inconsistency and error needs to be corrected. The matters expressed in 15.14.3.40 are overly excessive and broad (effectively not restricting the matters to be assessed), lack certainty of achievement, and are absent a resource management purpose. Collectively these matters are the antithesis of the achievement of Objective 3.3.1 and Objective 3.3.2 and will disenable investment and redevelopment. Reference is sought to be made to a good quality living environment that positively contributes to local amenity as a high quality environment is contextually unobtainable in a transitioning Mixed Use Environment. The requirements in Appendix 15.15.12 – Sydenham and Appendix 15.15.13. Appendix 15.15.14 are not the most appropriate in terms of s32 of the Act, and will act to disenable redevelopment and the purpose of the Zone.</p>	Oppose
Kāinga Ora – Homes and Communities / #834.330		Oppose	15.14.3.40 – Comprehensive Residential Development in the Mixed Use Zones - Delete assessment matters	
Kāinga Ora – Homes and Communities /834.330	Catholic Diocese of Christchurch/ #FS2044.129	Oppose	15.14.3.40 – Comprehensive Residential Development in the Mixed Use Zones - Delete assessment matters Additional controls are unnecessary, subjective and overly broad. These matters are all addressed by Rule 15.14.2.6'Urban Design'. Deletion of the assessment matters sought as a consequential amendment associated with the submission seeking the deletion of the upper floor setback rule.	Support
Kāinga Ora – Homes and Communities /834.330	Carter Group Limited/ #FS2045.135	Oppose	15.14.3.40 – Comprehensive Residential Development in the Mixed Use Zones - Delete assessment matters Additional controls are unnecessary, subjective and overly broad. These matters are all addressed by Rule 15.14.2.6'Urban Design'. Deletion of the assessment matters sought as a consequential amendment associated with the submission seeking the deletion of the upper floor setback rule.	Support
Kāinga Ora – Homes and Communities /834.330	ChristchurchNZ/ #FS2048.18	Oppose	15.14.3.40 – Comprehensive Residential Development in the Mixed Use Zones - Delete assessment matters Additional controls are unnecessary, subjective and overly broad. These matters are all addressed by Rule 15.14.2.6'Urban Design'. Deletion of the assessment matters sought as a consequential amendment associated with the submission seeking the deletion of the upper floor setback rule.	Oppose

Commercial > Rules - Matters of control and discretion > Matters of discretion for area-specific standards > Area-specific rules - Matters of discretion - Town Centre Zone (North Halswell) Outline Development Plan area > Commercial layout

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Spreydon Lodge Limited/ #118.4		Seek Amendment	Delete Matters of Discretion Rule 15.1314.4.3.2(a)(i) 'Commercial layout' as it references therequirement to have a critical mass of activity centred upon the Main Street as follows: 15.1314.4.3.2 Commercial layout. The extent to which development: i. ensures a critical mass of activity is centred upon the open air Main Street including an appropriatebalance of large format retail activity and concentration of finer grain commercial activities; ii. supports a retail mix (large format and finer grain retailing) which ensures the centre meets its roleas a District-Town Centre and Key Activity Centre and meets the needs of the catchment population; and iii. functions operationally and visually as an integrated commercial entity	

Commercial > Rules - Matters of control and discretion > Matters of discretion for area-specific standards > Area-specific rules - Matters of discretion - Town Centre Zone (North Halswell) Outline Development Plan area > Transport

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Spreydon Lodge Limited/ #118.5		Seek Amendment	Delete Matters of Discretion Rule 15.1314.4.3.4(a)(i-iii) 'Transport' as it references the main street,public transport interchange and carparking area as follows: 15.1314.4.3.4 Transporta) The extent to which development: i. provides for an easily accessible, readily visible public transport interchange located centrally withinthe commercial core of the Key Activity Centre; ii. provides car parking areas as shared spaces, available for shared use, which does not visually orphysically dominate the area; iii. provides for pedestrian priority within the retail core, particularly in respect to the open air mainstreet environment;	

Commercial > Rules - Matters of control and discretion > Matters of discretion for area-specific standards > Area-specific rules - Matters of discretion - Town Centre Zone (North Halswell) Outline Development Plan area > Civic Square

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Spreydon Lodge Limited/ #118.6		Seek Amendment	Delete Matters of Discretion Rule 15.1314.4.3.5 'Civic Square' as it refers to the civic square asillustrated within the ODP for North Halswell. 15.1314.4.3.5 Civic Squarea. The extent to which development: i. connects the civic square and the Main Street, both visually and physically; ii. provides for a civic square of a sufficient size to allow for a range of community activities, events andinteraction; and iii. provides a high quality civic square laid out and designed in a manner that achieves a high qualityand safe, open space environment.	

Commercial > Rules - Matters of control and discretion > Matters of control and discretion for other matters > Buildings at 136 Barbadoes Street

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Carter Group Limited/ #814.238		Seek Amendment	Amend Rule 15.14.5.2 as follows: 15.14.5.2 The Building of a new CatholicCathedral Buildings at 136 Barbadoes Street	

			a. The extent to which the building of a new Catholic Cathedral within the city block bounded by Colombo /Armagh / Manchester Streets and Oxford Terrace ...	
Carter Group Limited/814.238	Kāinga Ora/ #FS2082.1068	Seek Amendment	Amend Rule 15.14.5.2 as follows: 15.14.5.2 The Building of a new Catholic Cathedral Buildings at 136 Barbadoes Street a. The extent to which the building of a new Catholic Cathedral within the city block bounded by Colombo /Armagh / Manchester Streets and Oxford Terrace ... Consistent with the submission on the corresponding policy (15.2.5.1, which specifically refers to 'Cathedrals in Central City') and rule 15.12.1.2 C1, this provision should be amended to recognise and provide for the establishment of a new cathedral for the Catholic Diocese of Christchurch within the city block bounded by Colombo /Armagh / Manchester Streets and Oxford Terrace. Given that the purpose of PC14 is to support intensification, amendments to the rule to support the establishment of the new cathedral (and its design, form and function requirements) on its central city site is appropriate.	Seek Amendment
The Catholic Diocese of Christchurch / #823.202		Support	Retain as notified, noting some consequential amendments might be required to the rule title given other submission points sought.	
The Catholic Diocese of Christchurch /823.202	Anne Dingwall/ #FS2037.1434	Support	Retain as notified, noting some consequential amendments might be required to the rule title given other submission points sought. Amend rule title as necessary given the above submission point.	Oppose
The Catholic Diocese of Christchurch /823.202	Carter Group Limited/ #FS2045.375	Support	Retain as notified, noting some consequential amendments might be required to the rule title given other submission points sought. Amend rule title as necessary given the above submission point.	Support
The Catholic Diocese of Christchurch /823.202	Kāinga Ora/ #FS2082.1212	Support	Retain as notified, noting some consequential amendments might be required to the rule title given other submission points sought. Amend rule title as necessary given the above submission point.	Seek Amendment

Commercial > Rules - Matters of control and discretion > Matters of control and discretion for other matters > City Spine Transport Corridor

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Waka Kotahi (NZ Transport Agency) / #805.16		Oppose	Delete the City Spine Transport Corridor Qualifying Matter.	
Kāinga Ora – Homes and Communities / #834.104		Oppose	Delete the Key Transport Corridors – City Spine Qualifying Matter and all associated provisions.	
Kāinga Ora – Homes and Communities /834.104	Catholic Diocese of Christchurch/ #FS2044.73	Oppose	Delete the Key Transport Corridors – City Spine Qualifying Matter and all associated provisions. Kāinga Ora oppose the 'City Spine' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. The associated rules require buildings and outdoor living spaces to be set back from spine road corridors in both residential and commercial zones. In commercial zones there is a direct conflict in urban design outcomes (and rules) where the Key Pedestrian Frontage rules require buildings to be built up to the road boundary in order to deliver good urban design outcomes and facilitates a continuous street edge (often with veranda cover for pedestrians). It is understood that the intention of the rule is to enable road widening in the future to accommodate public rapid transit. If Council's intention is to acquire land in the future to facilitate public works then it should use the designation powers available to it. Given the highly developed nature of these existing corridors with lengthy sections of commercial property built to the road boundary, it is unclear how any corridor-long road widening will occur without major land acquisition and demolition.	Support
Kāinga Ora – Homes and Communities /834.104	Carter Group Limited/ #FS2045.77	Oppose	Delete the Key Transport Corridors – City Spine Qualifying Matter and all associated provisions. Kāinga Ora oppose the 'City Spine' being a qualifying matter and considers this to be inconsistent with the requirements of Section 77L. The associated rules require buildings and outdoor living spaces to be set back from spine road corridors in both residential and commercial zones. In commercial zones there is a direct conflict in urban design outcomes (and rules) where the Key Pedestrian Frontage rules require buildings to be built up to the road boundary in order to deliver good urban design outcomes and facilitates a continuous street edge (often with veranda cover for pedestrians). It is understood that the intention of the rule is to enable road widening in the future to accommodate public rapid transit. If Council's intention is to acquire land in the future to facilitate public works then it should use the designation powers available to it. Given the	Support

			highly developed nature of these existing corridors with lengthy sections of commercial property built to the road boundary, it is unclear how any corridor-long road widening will occur without major land acquisition and demolition.	
Kāinga Ora – Homes and Communities / #834.331		Oppose	15.14.5.3 City Spine Transport Corridor - delete assessment matters	
Kāinga Ora – Homes and Communities /834.331	Catholic Diocese of Christchurch/ #FS2044.130	Oppose	15.14.5.3 City Spine Transport Corridor - delete assessment matters Additional controls are unnecessary, subjective and overly broad. These matters are all addressed by Rule 15.14.2.6 'Urban Design'. Deletion of the assessment matters sought as a consequential amendment associated with the submission seeking the deletion of the upper floor setback rule.	Support
Kāinga Ora – Homes and Communities /834.331	Carter Group Limited/ #FS2045.136	Oppose	15.14.5.3 City Spine Transport Corridor - delete assessment matters Additional controls are unnecessary, subjective and overly broad. These matters are all addressed by Rule 15.14.2.6 'Urban Design'. Deletion of the assessment matters sought as a consequential amendment associated with the submission seeking the deletion of the upper floor setback rule.	Support

Commercial > Appendices

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Kāinga Ora – Homes and Communities / #834.289		Oppose	Appendix 15.15.12 – Sydenham and Appendix 15.15.13. Appendix 15.15.14 Delete all existing provisions and provide a suite of workable and clear rules that encourage and enable large scale redevelopment. Remove statutory impediments in Appendix 15.15.12 – Sydenham and Appendix 15.15.13 requiring 'Greenways' and 'Shared Pedestrian / Cycleways' and seek to facilitate through more appropriate means – such as negotiated purchase.	
Kāinga Ora – Homes and Communities /834.289	ChristchurchNZ/ #FS2048.16	Oppose	Appendix 15.15.12 – Sydenham and Appendix 15.15.13. Appendix 15.15.14 Delete all existing provisions and provide a suite of workable and clear rules that encourage and enable large scale redevelopment. Remove statutory impediments in Appendix 15.15.12 – Sydenham and Appendix 15.15.13 requiring 'Greenways' and 'Shared Pedestrian / Cycleways' and seek to facilitate through more appropriate means – such as negotiated purchase. These provisions are overly complicated, unworkable and provide inappropriate mechanisms to manage development and acquire public laneways (Appendix 15.15.12 – Sydenham and Appendix 15.15.13). Clarity needs to be improved in (P27) that those provisions apply to all MUZ except: (i) Blenheim Road / Main South Road 15.10.1.4(D1); and (ii) Comprehensive Housing Precinct (15.10.1.3 (RD3) and (RD4). Reference in 15.10.1.3(RD3) to 15.14.3.40(a)(iv) and (v) is incorrect, as these provisions do not exist. The respective matters identified in relation to 15.10.1.3(RD4) are overly excessive and broad. 15.10.1.5(NC3) has the statutory function of deeming all Comprehensive Residential Development within the precinct identified for such (at Appendix 15.15.12 and 15.15.13) noncomplying. This inconsistency and error needs to be corrected. The matters expressed in 15.14.3.40 are overly excessive and broad (effectively not restricting the matters to be assessed), lack certainty of achievement, and are absent a resource management purpose. Collectively these matters are the antithesis of the achievement of Objective 3.3.1 and Objective 3.3.2 and will disenable investment and redevelopment. Reference is sought to be made to a good quality living environment that positively contributes to local amenity as a high quality environment is contextually unobtainable in a transitioning Mixed Use Environment. The requirements in Appendix 15.15.12 – Sydenham and Appendix 15.15.13. Appendix 15.15.14 are not the most appropriate in terms of s32 of the Act, and will act to disenable redevelopment and the purpose of the Zone.	Oppose

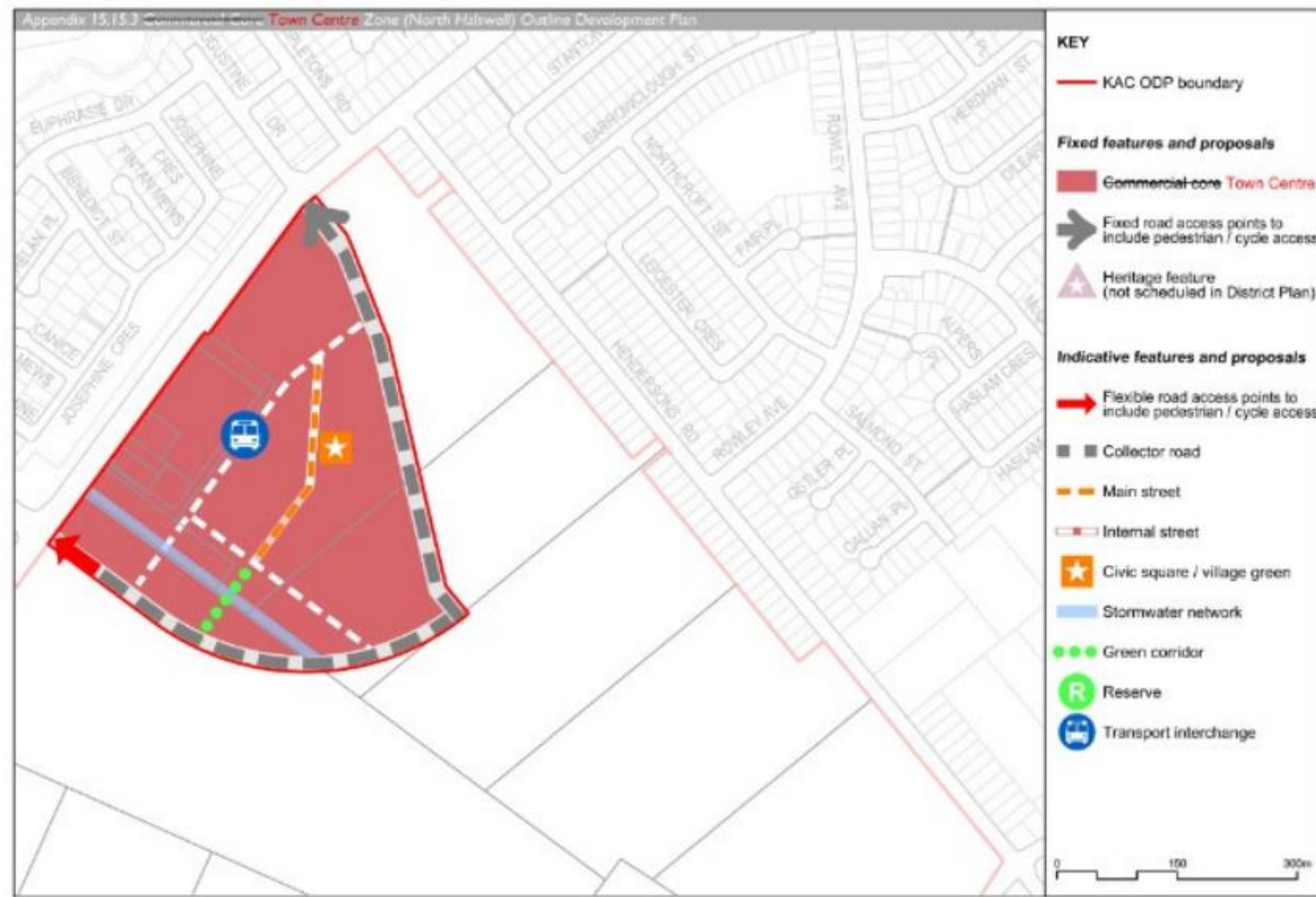
Commercial > Appendices > Appendix - Town Centre Zone (Belfast/Northwood) Outline Development Plan

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Ryman Healthcare Limited/ #749.3		Oppose	[S]eeks the removal of the Town Centre Zone (Belfast Northwood) Outline Development Plan (Appendix 15.15.1) (ODP), and the associated policy and rules.	
Kāinga Ora – Homes and Communities / #834.36		Oppose	Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety.	
Kāinga Ora – Homes and Communities /834.36	Catholic Diocese of Christchurch/ #FS2044.30	Oppose	Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety. Kāinga Ora considers this qualifying matter is unnecessary and seek that it is deleted. While the use of areas for open space purposes is identified as a qualifying matter under RMAs 770(f), the areas zoned Open Space are owned by CCC and many are administered under the Reserves Act 1977. Council ownership, and Open Space zoning, makes it unlikely that these areas will be developed for medium density housing and such development would also be contrary to the purposes for which these sites were reserved. Further, the Housing Supply Act only requires CCC to incorporate MDRS into every relevant residential zone (not Open Space Zone). The s770(f) matter is noted as being relevant for other councils where their District Plan does not include an Open Space zone and instead reserves often have a residential zoning. As with the Open Space Zones, Kāinga Ora note that the Ōtākaro 'red zone' area has been subject to detailed place based assessment, with large scale residential development not anticipated in this area.	Support
Kāinga Ora – Homes and Communities /834.36	Carter Group Limited/ #FS2045.29	Oppose	Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety. Kāinga Ora considers this qualifying matter is unnecessary and seek that it is deleted. While the use of areas for open space purposes is identified as a qualifying matter under RMAs 770(f), the areas zoned Open Space are owned by CCC and many are administered under the Reserves Act 1977. Council ownership, and Open Space zoning, makes it unlikely that these areas will be developed for medium density housing and such development would also be contrary to the purposes for which these sites were reserved. Further, the Housing Supply Act only requires CCC to incorporate MDRS into every relevant residential zone (not Open Space Zone). The s770(f) matter is noted as being relevant for other councils where their District Plan does not include an Open Space zone and instead reserves often have a residential zoning. As with the Open Space Zones, Kāinga Ora note that the Ōtākaro 'red zone' area has been subject to detailed place based assessment, with large scale residential development not anticipated in this area.	Support
Kāinga Ora – Homes and Communities /834.36	LMM Investments 2012 Limited/ #FS2049.21	Oppose	Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety. Kāinga Ora considers this qualifying matter is unnecessary and seek that it is deleted. While the use of areas for open space purposes is identified as a qualifying matter under RMAs 770(f), the areas zoned Open Space are owned by CCC and many are administered under the Reserves Act 1977. Council ownership, and Open Space zoning, makes it unlikely that these areas will be developed for medium density housing and such development would also be contrary to the purposes for which these sites were reserved. Further, the Housing Supply Act only requires CCC to incorporate MDRS into every relevant residential zone (not Open Space Zone). The s770(f) matter is noted as being relevant for other councils where their District Plan does not include an Open Space zone and instead reserves often have a residential zoning. As with the Open Space Zones, Kāinga Ora note that the Ōtākaro 'red zone' area has been subject to detailed place based assessment, with large scale residential development not anticipated in this area.	Support
Kāinga Ora – Homes and Communities / #834.109		Not Stated		

Commercial > Appendices > Appendix - Town Centre Zone (North Halswell) Outline Development Plan

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Spreydon Lodge Limited/ #118.1		Oppose	Delete the main street, civic square/village green and green corridor from the ODP for North Halswell (contained at Appendix 15.15.3 Town Centre Zone (North Halswell) ODP).	
Spreydon Lodge Limited/ #118.7		Seek Amendment	Opposes the inclusion of the transport interchange, main street, civic square/village green and green corridor as illustrated within the ODP for North Halswell (contained at Appendix 15.15.3) and seek to have them removed (Figure 1).	



Commercial > Appendices > Appendix - Design guidelines – Akaroa Commercial Banks Peninsula Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council / #1058.4		Seek Amendment	In App 15.15.7, c.iv. Replace 'Design and Appearance Committee' with 'Design Review Panel'.	

Commercial > Appendices > Appendix - Mixed Use Zones

Submission Number	Further Submission No	Position	Decision Requested	FS Position
ChristchurchNZ/ #760.20		Seek Amendment	Amend Appendix to: <ul style="list-style-type: none"> show zoning consistent with the planning maps. add labels for the new MUZ areas e.g. Sydenham and Waltham add a label 'Main South Road' 	

Commercial > Appendices > Appendix - Commercial Core Zone (North-West Belfast) Outline Development Plan

Submission Number	Further Submission No	Position	Decision Requested	FS Position

Belfast Village Centre Limited/ #917.5		Seek Amendment	Amend Appendix 15.15.11 – Town Centre Zone (North-West Belfast) Outline Development Plan to extend the North-West Belfast Commercial Centre across land at 40B Johns Road.	
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Commercial > Appendices > Appendix - Comprehensive Housing Development Plan - Sydenham

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.86		Seek Amendment	Add "Sites subject to' to the key of Appendix 15.15.12 3 so it reads "Sites subject to shared pedestrian/cycleway 8m wide connection" and "Sites subject to greenway 12m wide connection".	
Christchurch City Council/ 751.86	Anne Dingwall/ #FS2037.908	Seek Amendment	Add "Sites subject to' to the key of Appendix 15.15.12 3 so it reads "Sites subject to shared pedestrian/cycleway 8m wide connection" and "Sites subject to greenway 12m wide connection". The key for Appendix 15.15.12 is unclear on what specific plots are subject to the rules in chapter 15.10	Support
Christchurch City Council/ 751.86	ChristchurchNZ/ #FS2048.19	Seek Amendment	Add "Sites subject to' to the key of Appendix 15.15.12 3 so it reads "Sites subject to shared pedestrian/cycleway 8m wide connection" and "Sites subject to greenway 12m wide connection". The key for Appendix 15.15.12 is unclear on what specific plots are subject to the rules in chapter 15.10	Support
ChristchurchNZ/ #760.21		Seek Amendment	Amend to: <ul style="list-style-type: none"> add a requirement for a future transport connection to connect Kent Street to Disraeli and Burke Streets. Consider the potential for further connections either as part of this process or subsequently. 	

Commercial > Appendices > Appendix - Comprehensive Housing Precinct Development Plan – Lancaster Park

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.87		Seek Amendment	Add "Sites subject to' to the key of Appendix 15.15.13 so it reads "Sites subject to shared pedestrian/cycleway 8m wide connection" and "Sites subject to greenway 12m wide connection".	
Christchurch City Council/ 751.87	Anne Dingwall/ #FS2037.909	Seek Amendment	Add "Sites subject to' to the key of Appendix 15.15.13 so it reads "Sites subject to shared pedestrian/cycleway 8m wide connection" and "Sites subject to greenway 12m wide connection". The key for Appendix 15.15.13 is unclear on what specific plots are subject to the rules in chapter 15.10.	Support
Christchurch City Council/ 751.87	ChristchurchNZ/ #FS2048.20	Seek Amendment	Add "Sites subject to' to the key of Appendix 15.15.13 so it reads "Sites subject to shared pedestrian/cycleway 8m wide connection" and "Sites subject to greenway 12m wide connection". The key for Appendix 15.15.13 is unclear on what specific plots are subject to the rules in chapter 15.10.	Support

Commercial > Appendices > Appendix - Comprehensive Housing Precinct Bulk and Built Form Standards Diagram

Submission Number	Further Submission No	Position	Decision Requested	FS Position
ChristchurchNZ/ #760.22		Seek Amendment	Amend to include reference to 'greenway' as well as 'street' to clarify that the built form standards apply to a greenway in the same way that they would if it was a street.	

Industrial

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Alison Dockery/ #445.5		Oppose	Oppose the concentration of high polluting industries in one area.	
Cindy Gibb/ #481.4		Seek Amendment	Limit the height of any building in Christchurch to a maximum of 4 storeys.	

Industrial > Objectives and policies > Objective - Brownfield redevelopment

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Environment Canterbury / Canterbury Regional Council/ #689.71		Support	[Retain Objective as notified]	
Environment Canterbury / Canterbury Regional Council/689.71	Anne Dingwall/ #FS2037.1093	Support	[Retain Objective as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
880 Main North Road Limited/ #904.3		Seek Amendment	Amend policy 16.2.2(a) (iv) to recognise an additional Brownfield Development site at 874-880 Main Road, North Belfast.	

Industrial > Objectives and policies > Objective - Brownfield redevelopment > Policy - Brownfield redevelopment

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Property Council New Zealand/ #242.14		Support	Support the proposed amendments that seek to introduce Brownfield Overlay in the Industrial General Zone for land close to identified commercial centres that enables residential and mixed-use development.	
Williams Corporation Limited/ #663.2		Seek Amendment	Seeks amendments to Policy 16.2.2.2(i) to read as any redevelopment will not give rise to significant reverse sensitivity effects onexisting industrial activities	
Environment Canterbury / Canterbury Regional Council/ #689.72		Support	[Retain Policy as notified]	
Environment Canterbury / Canterbury Regional Council/689.72	Anne Dingwall/ #FS2037.1094	Support	[Retain Policy as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Support
Environment Canterbury / Canterbury Regional Council/689.72	Fiona Aston/ #FS2089.1	Support	[Retain Policy as notified] [Itis] consistent with the CRPS and give[s] effect to nationaldirection.	Seek Amendment
880 Main North Road Limited/ #904.2		Seek Amendment	Amend policy 16.2.2.2(b) to recognise an additional Brownfield Development site at 874-880 Main Road, North Belfast.	

Industrial > Rules - Industrial General Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Annex Developments / #248.3		Support	Support rezoning the Tannery site at Garlands Road from Industrial General to Mixed Use Zone'	
Athena Enterprises Limited and Josephine Enterprises Limited/ #821.1		Seek Amendment	[Seeks that the] properties at 9, 9A and 9B Sheffield Crescent (the site) [be rezoned to a commercial zone].	
Athena Enterprises Limited and Josephine Enterprises Limited/821.1	Christchurch International Airport Limited/ #FS2052.159	Seek Amendment	<p>[Seeks that the] properties at 9, 9A and 9B Sheffield Crescent (the site) [be rezoned to a commercial zone].</p> <p>The submitter's site is developed with commercial buildings, which thesubmitters lease to several different commercial organisations. Thetenancies include office activities, which have been established since theCanterbury Earthquakes and prior to the current version of the ChristchurchDistrict Plan. The character of activity on the site is commercial.</p> <p>A commercial zone would more appropriately reflect the character ofexisting activity on the site. Office tenancies on the site have been longestablished but are not enabled or protected by the existing IndustrialGeneral zoning. The existing zoning does not reflect the high degree</p>	Oppose

		<p>of established commercial and office activity on the site and in the surrounding area. The submitters consider that a commercial zoning would more appropriately reflect the existing environment.</p> <p>Rezoning the site to an appropriate commercial zone along with commensurate changes to the District Plan to provide for this submission and give effect to the NPS-UD will:</p> <p>(a) achieve the outcomes sought in PC14;</p> <p>(b) contribute to the social and economic well-being of communities and meet the reasonably foreseeable needs of future generations;</p> <p>(c) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means;</p> <p>(d) give effect to the NPS-UD (notably Policy 3) and Canterbury Regional Policy Statement; and</p> <p>(e) promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the Resource Management Act 1991 and ultimately achieve its purpose.</p> <p>[Seeks that the] properties at 9, 9A and 9B Sheffield Crescent (the site) [be rezoned to a commercial zone].</p> <p>The submitter's site is developed with commercial buildings, which the submitters lease to several different commercial organisations. The tenancies include office activities, which have been established since the Canterbury Earthquakes and prior to the current version of the Christchurch District Plan. The character of activity on the site is commercial.</p> <p>A commercial zone would more appropriately reflect the character of existing activity on the site. Office tenancies on the site have been long established but are not enabled or protected by the existing Industrial General zoning. The existing zoning does not reflect the high degree of established commercial and office activity on the site and in the surrounding area. The submitters consider that a commercial zoning would more appropriately reflect the existing environment.</p> <p>Rezoning the site to an appropriate commercial zone along with commensurate changes to the District Plan to provide for this submission and give effect to the NPS-UD will:</p> <p>(a) achieve the outcomes sought in PC14;</p> <p>(b) contribute to the social and economic well-being of communities and meet the reasonably foreseeable needs of future generations;</p> <p>(c) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means;</p> <p>(d) give effect to the NPS-UD (notably Policy 3) and Canterbury Regional Policy Statement; and</p> <p>(e) promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the Resource Management Act 1991 and ultimately achieve its purpose.</p>	
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Industrial > Rules - Industrial General Zone > Activity status tables - Industrial General Zone > Non-complying activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Orion New Zealand Limited (Orion)/ #854.20		Seek Amendment	Industrial General Zone Rule 16.4.1.5 on-complying activities	

			<p>Add an additional clauses to 'NC1' and amend clause 'd' as follows:</p> <p>X Sensitive activities within 3m of the outside overhead conductor of any 11kV, 400V or 230V electricity distribution line.</p> <p>d. Conductive fences within 5 metres of a 66kV National Grid transmission line support structure foundation or 5 metres of a 66kV electricity distribution support structure foundation or, 33kV, 11kV, 400V or 230V electricity distribution line support structure foundation.</p>	
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Industrial > Rules - Industrial General Zone > Built form standards - Industrial General Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Tony Pennell/ #308.12		Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.	
Tony Pennell/308.12	Kāinga Ora/ #FS2082.258	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible. I would suggest this as part of the future sustainability mission for our smartcity development. Many of us wish to have solar power on the roof. A 12mtr building with a terrace or green roof is ideal. A 12 mtr structure will probably preclude solar panels unless designed in.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.23		Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	
Canterbury / Westland Branch of Architectural Designers NZ/685.23	Anne Dingwall/ #FS2037.1127	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.23	Kāinga Ora/ #FS2082.367	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Oppose

Industrial > Rules - Industrial General Zone > Built form standards - Industrial General Zone > Maximum height for buildings

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Atlas Quarter Residents Group (22 owners) / #224.20		Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible	
Atlas Quarter Residents Group (22 owners) /224.20	Kāinga Ora/ #FS2082.184	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible	Oppose

Who we are:

This submission is made on behalf of the following persons, all of whom own units in the Atlas Quarter, 36 Welles Street, Christchurch Central:

Richard Ball, Athena Ellis, Phil and Lynette Stenning, Max Lucas, Paul and Jeni Neilson, Jenny Jia and Zhongyang Yuan, Piers and Emma Bayley, Rachel and Tim Scanlan, Eileen and Vernon Payne, Bruce Fraser, Eléonore Dumaine, Peter and Faye Greenwood, Alan Steel, Gillian Smeith, Chelsea Kennedy, Deborah Bowker, Kate and Mike Peers, Peter Morris, Mathilde Vachon, Barbra Pullar, Martin Rumbold and Kirsty Stewart.

Key points:

We support well designed intensive residential and commercial development, integrated with sustainable transport options. We have already “put our money where our mouths are” by purchasing units in the Atlas Quarter, a large and successful inner-city development of 110 residential and three commercial units.

We oppose the greatly increased height limits proposed by Plan Change 14. They are unnecessary and inappropriate for Christchurch.

We support the inclusion of qualifying matters to enhance design quality and urban amenity across the City.

Relief sought:

1. That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
2. Where Government legislation and regulations require increases to height limits, that these are kept to the minimum extent possible for compliance with the regulations.
3. The need for greater intensification is supported but this does not require or justify the proposed increases in height limits as permitted activities.
4. The inclusion of the qualifying criteria is supported, independent of height limits, as a means of promoting good design and ensuring new buildings do not adversely impact existing buildings designed and constructed within the current District Plan requirements.

Reasons:

Following the Christchurch earthquakes, a comprehensive design process was undertaken for the City, particularly for the central city. Deliberate and well-informed decisions were made create a liveable city, with intensified development in the central city and around suburban centres, but with lower central city height limits than previously existed. This has created a compact central city with increased densities compared to before the earthquakes, but without the height of some of the buildings that Christchurch had pre-earthquake . The consolidation has resulted in many vacant sites becoming available which are gradually being filled.

This model was developed by looking at best practice around the world, combined with local input from residents and experts, to create an attractive and vibrant City. It set ambitious goals for increasing densities for residential living, especially in the central city and around suburban centres. It was fully integrated with future transport options and climate resilience objectives.

It has widespread local support and was developed with considerable input and investment from Government (via CERA) and Christchurch City Council. It integrated land use and transport, seeking higher densities and more sustainable transport, as reflected in the Land Use Recovery Plan, Christchurch Central Recovery Plan and the Central City Transport Plan. It was embedded into the District Plan through an Independent Hearing Panel of experts hand-picked by the Government.

The greatly increased height limits proposed Plan Change 14 undermines the objectives and principles that underpin the vision of the 2015 Christchurch Central Recovery Plan:

“To become one of the best small cities in the world, Christchurch needs a city centre that is:

- *an inspiring place to live*
- *an attractive place to invest*
- *the best urban environment in New Zealand.”*

			<p>The decision to limit heights was a deliberate choice in achieving this vision. The proposed changes will undermine existing investments, entered into in good faith based on the Recovery Plans, while also reducing the central city’s design coherence and creating a less attractive City.</p> <p>The many empty sites and carparks that still exist post-earthquake provide adequate future capacity for the foreseeable future, including the “competitive margin” required by Government regulations. The only apparent reason for increasing the height limits appears to be compliance with new Government regulations. If the height limits are to be increased, this change should be done to the minimum extent needed to comply with these ill-considered Government requirements. There is no other justification for the proposed rules.</p> <p>The proposed rules allow new development to be concentrated in a small number of very tall buildings, with the negative impacts such as greater shading and wind tunnels, accompanied by a continuation of many empty and ugly lots in the central city. As the vacant sites are largely filled with cheap carparking, this further undermines the stated transport sustainability and climate resilience objectives.</p> <p>The scale of the buildings permitted under PC14 is not consistent with the extensive post-earthquake developments that have already occurred. The post-quake developments have created a very attractive City which will be undermined by these proposals. Existing intensive residential developments, such as the Atlas Quarter, could be overshadowed by new buildings of nearly twice the height on the east and west, blocking sunlight. Others may be blocked to the north.</p> <p>In short, the proposal for increased heights across the City are ill-considered solutions for problems that exist in Auckland, Wellington, and possibly other centres, but are not applicable to Christchurch. The geography and existing development of these other centres constrains new development. Post-earthquake Christchurch is quite different from these other centres: it is not constrained for growth opportunities, as demonstrated by the far slower growth in property prices over recent years. Even before the earthquakes, Christchurch had far more stable (less volatile) prices than Auckland and Wellington – a trend that has persisted since at least the 1970’s. In Christchurch there is housing choice, particularly with substantial increases in the number of higher density residential apartments.</p> <p>Maximising the benefits of intensification needs to consider the dis-benefits. The proposed Plan identifies loss of tree cover as a disbenefit but does appear to put sufficient emphasis on other matters. Why does it propose financial contributions for loss of tree cover but not for loss of sunlight to others, wind tunnel effects or loss of amenity? In the Christchurch context, the widespread demolition of much of the central city, including most of the taller buildings, and consolidation of activities into more compact precincts, has created a much more attractive City with a visual appearance and aesthetic appropriate for the size of the City, reflected in the Central City Recovery Plan issued by CERA after extensive public and expert engagement. Both residents and visitors are commenting on the attractiveness of this new look. Re-introducing unnecessarily large buildings undermines this new and attractive look. Even with setbacks and other requirements, it has the potential to detract from the amenity and value of the very substantial public and private investment made for the City’s re-build and recovery.</p>	
Christian Jordan/ #737.19		Seek Amendment	Seeks a height restriction of 8m for 20m along a residential boundary.	
Christian Jordan/737.19	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.1	Seek Amendment	Seeks a height restriction of 8m for 20m along a residential boundary. Industrial Interface: The height restriction on the residential side of an industrial is appropriate, however there should be reciprocal height restrictions of 8m for 20m on the industrial side of the boundary.	Support
Christian Jordan/737.19	Anne Dingwall/ #FS2037.1489	Seek Amendment	Seeks a height restriction of 8m for 20m along a residential boundary. Industrial Interface: The height restriction on the residential side of an industrial is appropriate, however there should be reciprocal height restrictions of 8m for 20m on the industrial side of the boundary.	Oppose

Industrial > Rules - Industrial General Zone > Built form standards - Industrial General Zone > Sunlight and outlook at boundary with a residential zone and road

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christian Jordan/ #737.13		Seek Amendment	Seeks that the recession plane that applies to the industrial side of any industrial/residential boundary should comply with residential zone recession planes.	
Christian Jordan/737.13	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.2	Seek Amendment	Seeks that the recession plane that applies to the industrial side of any industrial/residential boundary should comply with residential zone recession planes. This is because the bulk, size and site coverage of an industrial building will cause far greater shading than a residential one.	Support

Christian Jordan/737.13	Anne Dingwall/ #FS2037.1483	Seek Amendment	Seeks that the recession plane that applies to the industrial side of any industrial/residential boundary should comply with residential zone recession planes. This is because the bulk, size and site coverage of an industrial building will cause far greater shading than a residential one.	Oppose
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Industrial > Rules - Industrial General Zone > Built form standards - Industrial General Zone > Landscaped areas

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christian Jordan/ #737.14		Seek Amendment	Seeks that where any industrial building is located within 10m of a residential boundary a landscaping strip with trees and planting at least 3m wide should be included on the industrial site.	
Christian Jordan/737.14	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.3	Seek Amendment	Seeks that where any industrial building is located within 10m of a residential boundary a landscaping strip with trees and planting at least 3m wide should be included on the industrial site. The recession plane that applies to the industrial side of ANY industrial/residential boundary should comply with RS recession planes. This is because the bulk, size and site coverage of an industrial building will cause far greater shading than a residential one. Also where any industrial building is located within 10m of a residential boundary a landscaping strip with trees and planting at least 3m wide should be included on the industrial site to create separation.	Support
Christian Jordan/737.14	Anne Dingwall/ #FS2037.1484	Seek Amendment	Seeks that where any industrial building is located within 10m of a residential boundary a landscaping strip with trees and planting at least 3m wide should be included on the industrial site. The recession plane that applies to the industrial side of ANY industrial/residential boundary should comply with RS recession planes. This is because the bulk, size and site coverage of an industrial building will cause far greater shading than a residential one. Also where any industrial building is located within 10m of a residential boundary a landscaping strip with trees and planting at least 3m wide should be included on the industrial site to create separation.	Oppose

Industrial > Rules - Industrial Heavy Zone > Built form standards - Industrial Heavy Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Tony Pennell/ #308.13		Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.	
Tony Pennell/308.13	Kāinga Ora/ #FS2082.259	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible. I would suggest this as part of the future sustainability mission for our smartcity development. Many of us wish to have solar power on the roof. A 12mtr building with a terrace or green roof is ideal. A 12 mtr structure will probably preclude solar panels unless designed in.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.24		Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	
Canterbury / Westland Branch of Architectural Designers NZ/685.24	Anne Dingwall/ #FS2037.1128	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.24	Kāinga Ora/ #FS2082.368	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Oppose

Industrial > Rules - Industrial Heavy Zone > Built form standards - Industrial Heavy Zone > Maximum height for buildings

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Atlas Quarter Residents Group (22 owners) / #224.21		Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.	
Atlas Quarter Residents Group (22 owners) /224.21	Kāinga Ora/ #FS2082.185	Oppose	<p>That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.</p> <p>Who we are:</p> <p>This submission is made on behalf of the following persons, all of whom own units in the Atlas Quarter, 36 Welles Street, Christchurch Central:</p> <p>Richard Ball, Athena Ellis, Phil and Lynette Stenning, Max Lucas, Paul and Jeni Neilson, Jenny Jia and Zhongyang Yuan, Piers and Emma Bayley, Rachel and Tim Scanlan, Eileen and Vernon Payne, Bruce Fraser, Eléonore Dumaine, Peter and Faye Greenwood, Alan Steel, Gillian Smeith, Chelsea Kennedy, Deborah Bowker, Kate and Mike Peers, Peter Morris, Mathilde Vachon, Barbra Pullar, Martin Rumbold and Kirsty Stewart.</p> <p>Key points:</p> <p>We support well designed intensive residential and commercial development, integrated with sustainable transport options. We have already “put our money where our mouths are” by purchasing units in the Atlas Quarter, a large and successful inner-city development of 110 residential and three commercial units.</p> <p>We oppose the greatly increased height limits proposed by Plan Change 14. They are unnecessary and inappropriate for Christchurch.</p> <p>We support the inclusion of qualifying matters to enhance design quality and urban amenity across the City.</p> <p>Relief sought:</p> <ol style="list-style-type: none"> 1. That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible. 2. Where Government legislation and regulations require increases to height limits, that these are kept to the minimum extent possible for compliance with the regulations. 3. The need for greater intensification is supported but this does not require or justify the proposed increases in height limits as permitted activities. 4. The inclusion of the qualifying criteria is supported, independent of height limits, as a means of promoting good design and ensuring new buildings do not adversely impact existing buildings designed and constructed within the current District Plan requirements. <p>Reasons:</p> <p>Following the Christchurch earthquakes, a comprehensive design process was undertaken for the City, particularly for the central city. Deliberate and well-informed decisions were made create a liveable city, with intensified development in the central city and around suburban centres, but with lower central city height limits than previously existed. This has created a compact central city with increased densities compared to before the earthquakes, but without the height of some of the buildings that Christchurch had pre-earthquake . The consolidation has resulted in many vacant sites becoming available which are gradually being filled.</p> <p>This model was developed by looking at best practice around the world, combined with local input from residents and experts, to create an attractive and vibrant City. It set ambitious goals for increasing densities for residential living, especially in the central city and around suburban centres. It was fully integrated with future transport options and climate resilience objectives.</p> <p>It has widespread local support and was developed with considerable input and investment from Government (via CERA) and Christchurch City Council. It integrated land use and transport, seeking higher densities and more sustainable transport, as reflected in the Land Use Recovery Plan,</p>	Oppose

			<p>Christchurch Central Recovery Plan and the Central City Transport Plan. It was embedded into the District Plan through an Independent Hearing Panel of experts hand-picked by the Government.</p> <p>The greatly increased height limits proposed Plan Change 14 undermines the objectives and principles that underpin the vision of the 2015 Christchurch Central Recovery Plan:</p> <p><i>“To become one of the best small cities in the world, Christchurch needs a city centre that is:</i></p> <ul style="list-style-type: none"> • <i>an inspiring place to live</i> • <i>an attractive place to invest</i> • <i>the best urban environment in New Zealand.”</i> <p>The decision to limit heights was a deliberate choice in achieving this vision. The proposed changes will undermine existing investments, entered into in good faith based on the Recovery Plans, while also reducing the central city’s design coherence and creating a less attractive City.</p> <p>The many empty sites and carparks that still exist post-earthquake provide adequate future capacity for the foreseeable future, including the “competitive margin” required by Government regulations. The only apparent reason for increasing the height limits appears to be compliance with new Government regulations. If the height limits are to be increased, this change should be done to the minimum extent needed to comply with these ill-considered Government requirements. There is no other justification for the proposed rules.</p> <p>The proposed rules allow new development to be concentrated in a small number of very tall buildings, with the negative impacts such as greater shading and wind tunnels, accompanied by a continuation of many empty and ugly lots in the central city. As the vacant sites are largely filled with cheap carparking, this further undermines the stated transport sustainability and climate resilience objectives.</p> <p>The scale of the buildings permitted under PC14 is not consistent with the extensive post-earthquake developments that have already occurred. The post-quake developments have created a very attractive City which will be undermined by these proposals. Existing intensive residential developments, such as the Atlas Quarter, could be overshadowed by new buildings of nearly twice the height on the east and west, blocking sunlight. Others may be blocked to the north.</p> <p>In short, the proposal for increased heights across the City are ill-considered solutions for problems that exist in Auckland, Wellington, and possibly other centres, but are not applicable to Christchurch. The geography and existing development of these other centres constrains new development. Post-earthquake Christchurch is quite different from these other centres: it is not constrained for growth opportunities, as demonstrated by the far slower growth in property prices over recent years. Even before the earthquakes, Christchurch had far more stable (less volatile) prices than Auckland and Wellington – a trend that has persisted since at least the 1970’s. In Christchurch there is housing choice, particularly with substantial increases in the number of higher density residential apartments.</p> <p>Maximising the benefits of intensification needs to consider the dis-benefits. The proposed Plan identifies loss of tree cover as a disbenefit but does appear to put sufficient emphasis on other matters. Why does it propose financial contributions for loss of tree cover but not for loss of sunlight to others, wind tunnel effects or loss of amenity? In the Christchurch context, the widespread demolition of much of the central city, including most of the taller buildings, and consolidation of activities into more compact precincts, has created a much more attractive City with a visual appearance and aesthetic appropriate for the size of the City, reflected in the Central City Recovery Plan issued by CERA after extensive public and expert engagement. Both residents and visitors are commenting on the attractiveness of this new look. Re-introducing unnecessarily large buildings undermines this new and attractive look. Even with setbacks and other requirements, it has the potential to detract from the amenity and value of the very substantial public and private investment made for the City’s re-build and recovery.</p>	
Christian Jordan/ #737.20		Seek Amendment	Seeks a height restriction of 8m for 20m along a residential boundary.	
Christian Jordan/737.20	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.4	Seek Amendment	Seeks a height restriction of 8m for 20m along a residential boundary. Industrial Interface: The height restriction on the residential side of an industrial is appropriate, however there should be reciprocal height restrictions of 8m for 20m on the industrial side of the boundary.	Support
Christian Jordan/737.20	Anne Dingwall/ #FS2037.1490	Seek Amendment	Seeks a height restriction of 8m for 20m along a residential boundary. Industrial Interface: The height restriction on the residential side of an industrial is appropriate, however there should be reciprocal height restrictions of 8m for 20m on the industrial side of the boundary.	Oppose

Industrial > Rules - Industrial Heavy Zone > Built form standards - Industrial Heavy Zone > Sunlight and outlook at boundary with a residential zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christian Jordan/ #737.15		Seek Amendment	Seeks that the recession plane that applies to the industrial side of any industrial/residential boundary should comply with residential zone recession planes.	
Christian Jordan/737.15	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.5	Seek Amendment	Seeks that the recession plane that applies to the industrial side of any industrial/residential boundary should comply with residential zone recession planes. This is because the bulk, size and site coverage of an industrial building will cause far greater shading than a residential one.	Support
Christian Jordan/737.15	Anne Dingwall/ #FS2037.1485	Seek Amendment	Seeks that the recession plane that applies to the industrial side of any industrial/residential boundary should comply with residential zone recession planes. This is because the bulk, size and site coverage of an industrial building will cause far greater shading than a residential one.	Oppose

Industrial > Rules - Industrial Heavy Zone > Built form standards - Industrial Heavy Zone > Landscaped areas

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christian Jordan/ #737.17		Seek Amendment	Seeks that where any industrial building is located within 10m of a residential boundary a landscaping strip with trees and planting at least 3m wide should be included on the industrial site.	
Christian Jordan/737.17	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.6	Seek Amendment	Seeks that where any industrial building is located within 10m of a residential boundary a landscaping strip with trees and planting at least 3m wide should be included on the industrial site. The recession plane that applies to the industrial side of ANY industrial/residential boundary should comply with RS recession planes. This is because the bulk, size and site coverage of an industrial building will cause far greater shading than a residential one. Also where any industrial building is located within 10m of a residential boundary a landscaping strip with trees and planting at least 3m wide should be included on the industrial site to create separation.	Support
Christian Jordan/737.17	Anne Dingwall/ #FS2037.1487	Seek Amendment	Seeks that where any industrial building is located within 10m of a residential boundary a landscaping strip with trees and planting at least 3m wide should be included on the industrial site. The recession plane that applies to the industrial side of ANY industrial/residential boundary should comply with RS recession planes. This is because the bulk, size and site coverage of an industrial building will cause far greater shading than a residential one. Also where any industrial building is located within 10m of a residential boundary a landscaping strip with trees and planting at least 3m wide should be included on the industrial site to create separation.	Oppose

Industrial > Rules - Industrial Park Zone > Activity status tables - Industrial Park Zone > Non complying activities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Orion New Zealand Limited (Orion)/ #854.21		Seek Amendment	Industrial Park Zone Rule 16.6.1.5 Add an additional clause to 'NC3' and amend clause 'd' as follows: X Sensitive activities within 3m of the outside overhead conductor of any 11kV, 400V or 230V electricity distribution line. d. Conductive Fences within 5 metres of a 66kV electricity distribution support structure foundation or , 33kV, 11kV, 400V or 230V electricity distribution line support structure foundation.	

Orion New Zealand Limited (Orion)/854.21	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.7	Seek Amendment	<p>Industrial Park Zone Rule 16.6.1.5</p> <p>Add an additional clause to 'NC3' and amend clause 'd' as follows:</p> <p>X Sensitive activities within 3m of the outside overhead conductor of any 11kV, 400V or 230V electricity distribution line.</p> <p>d. Conductive Fences within 5 metres of a 66kV electricity distribution support structure foundation or, 33kV, 11kV, 400V or 230V electricity distribution line support structure foundation.</p> <p>Orion proposes a new clause to provide setback clearances for the 11kV, 400V and 230V network. These lower voltage lines are the most common within any distribution network and comprise the majority of the lines that are seen in any residential street. The increased buildings height limits and smaller boundary setbacks enabled by the MDRS have the potential to cause significant issues for large parts of the lower voltage network.</p>	Support
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Industrial > Rules - Industrial Park Zone > Built form standards - Industrial Park Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Tony Pennell/ #308.14		Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.	
Tony Pennell/308.14	Kāinga Ora/ #FS2082.260	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible. I would suggest this as part of the future sustainability mission for our smart city development. Many of us wish to have solar power on the roof. A 12mtr building with a terrace or green roof is ideal. A 12mtr structure will probably preclude solar panels unless designed in.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.25		Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	
Canterbury / Westland Branch of Architectural Designers NZ/685.25	Anne Dingwall/ #FS2037.1129	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.25	Kāinga Ora/ #FS2082.369	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum. Buildings contribute 20% of New Zealand's greenhouse gas emissions. [The Council should] take this opportunity when the District Plan is being rewritten [to address one of the causes of climate change]	Oppose

Industrial > Rules - Industrial Park Zone > Built form standards - Industrial Park Zone > Maximum height for buildings, fences and screening structures

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Atlas Quarter Residents Group (22 owners) / #224.22		Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible	
Atlas Quarter Residents Group (22 owners) /224.22	Kāinga Ora/ #FS2082.186	Oppose	<p>That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible</p> <p>Who we are:</p> <p>This submission is made on behalf of the following persons, all of whom own units in the Atlas Quarter, 36 Welles Street, Christchurch Central:</p>	Oppose

Richard Ball, Athena Ellis, Phil and Lynette Stenning, Max Lucas, Paul and Jeni Neilson, Jenny Jia and Zhongyang Yuan, Piers and Emma Bayley, Rachel and Tim Scanlan, Eileen and Vernon Payne, Bruce Fraser, Eléonore Dumaine, Peter and Faye Greenwood, Alan Steel, Gillian Smeith, Chelsea Kennedy, Deborah Bowker, Kate and Mike Peers, Peter Morris, Mathilde Vachon, Barbra Pullar, Martin Rumbold and Kirsty Stewart.

Key points:

We support well designed intensive residential and commercial development, integrated with sustainable transport options. We have already “put our money where our mouths are” by purchasing units in the Atlas Quarter, a large and successful inner-city development of 110 residential and three commercial units.

We oppose the greatly increased height limits proposed by Plan Change 14. They are unnecessary and inappropriate for Christchurch.

We support the inclusion of qualifying matters to enhance design quality and urban amenity across the City.

Relief sought:

1. That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
2. Where Government legislation and regulations require increases to height limits, that these are kept to the minimum extent possible for compliance with the regulations.
3. The need for greater intensification is supported but this does not require or justify the proposed increases in height limits as permitted activities.
4. The inclusion of the qualifying criteria is supported, independent of height limits, as a means of promoting good design and ensuring new buildings do not adversely impact existing buildings designed and constructed within the current District Plan requirements.

Reasons:

Following the Christchurch earthquakes, a comprehensive design process was undertaken for the City, particularly for the central city. Deliberate and well-informed decisions were made create a liveable city, with intensified development in the central city and around suburban centres, but with lower central city height limits than previously existed. This has created a compact central city with increased densities compared to before the earthquakes, but without the height of some of the buildings that Christchurch had pre-earthquake . The consolidation has resulted in many vacant sites becoming available which are gradually being filled.

This model was developed by looking at best practice around the world, combined with local input from residents and experts, to create an attractive and vibrant City. It set ambitious goals for increasing densities for residential living, especially in the central city and around suburban centres. It was fully integrated with future transport options and climate resilience objectives.

It has widespread local support and was developed with considerable input and investment from Government (via CERA) and Christchurch City Council. It integrated land use and transport, seeking higher densities and more sustainable transport, as reflected in the Land Use Recovery Plan, Christchurch Central Recovery Plan and the Central City Transport Plan. It was embedded into the District Plan through an Independent Hearing Panel of experts hand-picked by the Government.

The greatly increased height limits proposed Plan Change 14 undermines the objectives and principles that underpin the vision of the 2015 Christchurch Central Recovery Plan:

“To become one of the best small cities in the world, Christchurch needs a city centre that is:

- *an inspiring place to live*
- *an attractive place to invest*
- *the best urban environment in New Zealand.”*

The decision to limit heights was a deliberate choice in achieving this vision. The proposed changes will undermine existing investments, entered into in good faith based on the Recovery Plans, while also reducing the central city’s design coherence and creating a less attractive City.

The many empty sites and carparks that still exist post-earthquake provide adequate future capacity for the foreseeable future, including the “competitive margin” required by Government regulations. The only apparent reason for increasing the height limits appears to be compliance with

			<p>new Government regulations. If the height limits are to be increased, this change should be done to the minimum extent needed to comply with these ill-considered Government requirements. There is no other justification for the proposed rules.</p> <p>The proposed rules allow new development to be concentrated in a small number of very tall buildings, with the negative impacts such as greater shading and wind tunnels, accompanied by a continuation of many empty and ugly lots in the central city. As the vacant sites are largely filled with cheap carparking, this further undermines the stated transport sustainability and climate resilience objectives.</p> <p>The scale of the buildings permitted under PC14 is not consistent with the extensive post-earthquake developments that have already occurred. The post-quake developments have created a very attractive City which will be undermined by these proposals. Existing intensive residential developments, such as the Atlas Quarter, could be overshadowed by new buildings of nearly twice the height on the east and west, blocking sunlight. Others may be blocked to the north.</p> <p>In short, the proposal for increased heights across the City are ill-considered solutions for problems that exist in Auckland, Wellington, and possibly other centres, but are not applicable to Christchurch. The geography and existing development of these other centres constrains new development. Post-earthquake Christchurch is quite different from these other centres: it is not constrained for growth opportunities, as demonstrated by the far slower growth in property prices over recent years. Even before the earthquakes, Christchurch had far more stable (less volatile) prices than Auckland and Wellington – a trend that has persisted since at least the 1970’s. In Christchurch there is housing choice, particularly with substantial increases in the number of higher density residential apartments.</p> <p>Maximising the benefits of intensification needs to consider the dis-benefits. The proposed Plan identifies loss of tree cover as a disbenefit but does appear to put sufficient emphasis on other matters. Why does it propose financial contributions for loss of tree cover but not for loss of sunlight to others, wind tunnel effects or loss of amenity? In the Christchurch context, the widespread demolition of much of the central city, including most of the taller buildings, and consolidation of activities into more compact precincts, has created a much more attractive City with a visual appearance and aesthetic appropriate for the size of the City, reflected in the Central City Recovery Plan issued by CERA after extensive public and expert engagement. Both residents and visitors are commenting on the attractiveness of this new look. Re-introducing unnecessarily large buildings undermines this new and attractive look. Even with setbacks and other requirements, it has the potential to detract from the amenity and value of the very substantial public and private investment made for the City’s re-build and recovery.</p>	
Christian Jordan/ #737.21		Seek Amendment	Seeks a height restriction of 8m for 20m along a residential boundary.	
Christian Jordan/737.21	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.8	Seek Amendment	Seeks a height restriction of 8m for 20m along a residential boundary. Industrial Interface: The height restriction on the residential side of an industrial is appropriate, however there should be reciprocal height restrictions of 8m for 20m on the industrial side of the boundary.	Support
Christian Jordan/737.21	Anne Dingwall/ #FS2037.1491	Seek Amendment	Seeks a height restriction of 8m for 20m along a residential boundary. Industrial Interface: The height restriction on the residential side of an industrial is appropriate, however there should be reciprocal height restrictions of 8m for 20m on the industrial side of the boundary.	Oppose

Industrial > Rules - Industrial Park Zone > Built form standards - Industrial Park Zone > Sunlight and outlook at boundary with a residential zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christian Jordan/ #737.16		Seek Amendment	Seeks that the recession plane that applies to the industrial side of any industrial/residential boundary should comply with residential zone recession planes.	
Christian Jordan/737.16	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.9	Seek Amendment	Seeks that the recession plane that applies to the industrial side of any industrial/residential boundary should comply with residential zone recession planes. This is because the bulk, size and site coverage of an industrial building will cause far greater shading than a residential one.	Support
Christian Jordan/737.16	Anne Dingwall/ #FS2037.1486	Seek Amendment	Seeks that the recession plane that applies to the industrial side of any industrial/residential boundary should comply with residential zone recession planes. This is because the bulk, size and site coverage of an industrial building will cause far greater shading than a residential one.	Oppose

Industrial > Rules - Industrial Park Zone > Built form standards - Industrial Park Zone > Landscaped areas

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christian Jordan/ #737.18		Seek Amendment	Seeks that where any industrial building is located within 10m of a residential boundary a landscaping strip with trees and planting at least 3m wide should be included on the industrial site.	
Christian Jordan/737.18	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.10	Seek Amendment	Seeks that where any industrial building is located within 10m of a residential boundary a landscaping strip with trees and planting at least 3m wide should be included on the industrial site. The recession plane that applies to the industrial side of ANY industrial/residential boundary should comply with RS recession planes. This is because the bulk, size and site coverage of an industrial building will cause far greater shading than a residential one. Also where any industrial building is located within 10m of a residential boundary a landscaping strip with trees and planting at least 3m wide should be included on the industrial site to create separation.	Support
Christian Jordan/737.18	Anne Dingwall/ #FS2037.1488	Seek Amendment	Seeks that where any industrial building is located within 10m of a residential boundary a landscaping strip with trees and planting at least 3m wide should be included on the industrial site. The recession plane that applies to the industrial side of ANY industrial/residential boundary should comply with RS recession planes. This is because the bulk, size and site coverage of an industrial building will cause far greater shading than a residential one. Also where any industrial building is located within 10m of a residential boundary a landscaping strip with trees and planting at least 3m wide should be included on the industrial site to create separation.	Oppose

Industrial > Rules - Industrial Park Zone > Area Specific Rules - Industrial Park Zone (Tait Campus) > Area-specific built form standards - Industrial Park Zone (Tait Campus) > Landscaped areas

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Christchurch City Council/ #751.93		Seek Amendment	Insert "maturity" shown as bold strikethroughbefore the proposed new defined term shownin bold green and underlined	
Christchurch City Council/751.93	Anne Dingwall/ #FS2037.915	Seek Amendment	Insert "maturity" shown as bold strikethroughbefore the proposed new defined term shownin bold green and underlined The term "maturity" is a new definedterm under this plan change. Clause16.6.3.2.2 needs to be amended byshowing the term in bold andstrikethrough before the proposednew defined term shown in boldgreen and underlined.	Support

Industrial > Rules - Industrial Park Zone > Area Specific Rules - Industrial Park Zone (Awatea) > Area-specific built form standards - Industrial Park Zone (Awatea) > Minimum building setback from road boundaries

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Greg Olive/ #2.1		Support	(a) Maintain road setback rule 16.6.4.2.1	

Industrial > Appendices > Industrial Park Zone (Awatea) Outline Development Plan

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Greg Olive/ #2.2		Support	(b)Maintain Special interface Area in accordance with Appendix 16.8.10i as identified in the Operative District Plan.	

Rural > Rules - Rural Urban Fringe Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Cashmere Park Ltd, Hartward Investment Trust and Robert Brown/ #593.4		Seek Amendment	<p>Rezone land at:</p> <p>126 Sparks Road (Lot 1 DP 412488) - Rural Urban Fringe to Medium Density</p> <p>17 Northaw Street (Lot 2 DP 412488) - Rural Urban Fringe to Medium Density</p> <p>36 Leistrella Road (Lot 3 DP 412488) - Rural Urban Fringe and Residential New Neighbourhood to Medium Density</p> <p>240 Cashmere Road (Lot 23 DP 3217) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density</p> <p>236 Cashmere Road (RS 41613) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density</p> <p>200 Cashmere Road (Lot 1 DP 547021) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density</p> <p>As show on Planning Map 45</p>	

Rural > Rules - Rural Quarry Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Alison Dockery/ #445.8		Seek Amendment	Oppose quarry activities with 10km of residential activities or schools.	
Alison Dockery/445.8	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.31	Seek Amendment	Oppose quarry activities with 10km of residential activities or schools. I strongly oppose any quarry activity within 10 kilometers of residential areas or schools. The evidence of harm to humans, especially to developing children, from the various particles that are released in concentrated amounts from quarry activity and carried by wind is well publicized and can be minimized by distance. I also think quarries should be fully reinstated to previous or better condition once quarrying is completed, and there should be soil testing submitted by the Quarry company to council, and the site checked by council once this is done.	Support

Rural > Rules - Rural Quarry Templeton Zone

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Alison Dockery/ #445.9		Seek Amendment	Oppose quarry activities with 10km of residentialactivities or schools.	

Open Space

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Hamish Paice/ #492.2		Seek Amendment	No specific amendments, but more public green space please!	
Tasha Tan/ #493.3		Seek Amendment	Decision Sought:More public green spaces allocated within areas zoned for mixed use development.	
Kāinga Ora – Homes and Communities / #834.33		Oppose	<p>18.4-18.96.1A[sic] Qualifying matters.</p> <p>Delete the Open Space (recreation zone)qualifying matter and any relevantprovisions proposed in its entirety.</p>	

Kāinga Ora – Homes and Communities /834.33	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.11	Oppose	<p>18.4-18.96.1A[sic] Qualifying matters.</p> <p>Delete the Open Space (recreation zone)qualifying matter and any relevantprovisions proposed in its entirety.</p> <p>Kāinga Ora considers thisqualifying matter isunnecessary and seek that it isdeleted.While the use of areas for openspace purposes is identified asa qualifying matter under RMAs770(f), the areas zoned OpenSpace are owned by CCC andmany are administered underthe Reserves Act 1977. Councilownership, and Open Spacezoning, makes it unlikely thatthese areas will be developedfor medium density housing andsuch development would also be contrary to the purposes forwhich these sites werereserved. Further, the HousingSupply Act only requires CCC to incorporate MDRS into everyrelevant residential zone (notOpen Space Zone).The s770(f) matter is noted asbeing relevant for other councilswhere their District Plan doesnot include an Open Spacezone and instead reservesoften have a residential zoning.As with the Open Space Zones,Kāinga Ora note that theŌtākaro ‘red zone’ area hasbeen subject to detailed placebased assessment, with largescale residential developmentnot anticipated in this area.</p>	Oppose
Kāinga Ora – Homes and Communities /834.33	Catholic Diocese of Christchurch/ #FS2044.27	Oppose	<p>18.4-18.96.1A[sic] Qualifying matters.</p> <p>Delete the Open Space (recreation zone)qualifying matter and any relevantprovisions proposed in its entirety.</p> <p>Kāinga Ora considers thisqualifying matter isunnecessary and seek that it isdeleted.While the use of areas for openspace purposes is identified asa qualifying matter under RMAs770(f), the areas zoned OpenSpace are owned by CCC andmany are administered underthe Reserves Act 1977. Councilownership, and Open Spacezoning, makes it unlikely thatthese areas will be developedfor medium density housing andsuch development would also be contrary to the purposes forwhich these sites werereserved. Further, the HousingSupply Act only requires CCC to incorporate MDRS into everyrelevant residential zone (notOpen Space Zone).The s770(f) matter is noted asbeing relevant for other councilswhere their District Plan doesnot include an Open Spacezone and instead reservesoften have a residential zoning.As with the Open Space Zones,Kāinga Ora note that theŌtākaro ‘red zone’ area hasbeen subject to detailed placebased assessment, with largescale residential developmentnot anticipated in this area.</p>	Support
Kāinga Ora – Homes and Communities /834.33	Carter Group Limited/ #FS2045.26	Oppose	<p>18.4-18.96.1A[sic] Qualifying matters.</p> <p>Delete the Open Space (recreation zone)qualifying matter and any relevantprovisions proposed in its entirety.</p> <p>Kāinga Ora considers thisqualifying matter isunnecessary and seek that it isdeleted.While the use of areas for openspace purposes is identified asa qualifying matter under RMAs770(f), the areas zoned OpenSpace are owned by CCC andmany are administered underthe Reserves Act 1977. Councilownership, and Open Spacezoning, makes it unlikely thatthese areas will be developedfor medium density housing andsuch development would also be contrary to the purposes forwhich these sites werereserved. Further, the HousingSupply Act only requires CCC to incorporate MDRS into everyrelevant residential zone (notOpen Space Zone).The s770(f) matter is noted asbeing relevant for other councilswhere their District Plan doesnot include an Open Spacezone and instead reservesoften have a residential zoning.As with the Open Space Zones,Kāinga Ora note that theŌtākaro ‘red zone’ area hasbeen subject to detailed placebased assessment, with largescale residential developmentnot anticipated in this area.</p>	Support
Kāinga Ora – Homes and Communities /834.33	LMM Investments 2012 Limited/ #FS2049.18	Oppose	<p>18.4-18.96.1A[sic] Qualifying matters.</p> <p>Delete the Open Space (recreation zone)qualifying matter and any relevantprovisions proposed in its entirety.</p> <p>Kāinga Ora considers thisqualifying matter isunnecessary and seek that it isdeleted.While the use of areas for openspace purposes is identified asa qualifying matter under RMAs770(f), the areas zoned OpenSpace are owned by CCC andmany are administered underthe Reserves Act 1977. Councilownership, and Open Spacezoning, makes it unlikely thatthese areas will be developedfor medium density housing andsuch development would also be contrary to the purposes forwhich these sites werereserved. Further, the HousingSupply Act only requires CCC to incorporate MDRS into everyrelevant residential zone (notOpen Space Zone).The s770(f) matter is noted asbeing relevant for other councilswhere their District Plan doesnot include an Open Spacezone and instead reservesoften have a residential zoning.As with the Open Space Zones,Kāinga Ora note that theŌtākaro ‘red zone’ area hasbeen subject to detailed placebased assessment, with largescale residential developmentnot anticipated in this area.</p>	Support

Open Space > Objectives and Policies > Objectives > Objective - Provision of open spaces and recreation facilities

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Waipapa Papanui-Innes-Central Community Board/ #288.6		Not Stated	The Board having reviewed maps of the Board area considers there are some need for additional greenspace, particularly around St Albans.	
Waipapa Papanui-Innes-Central Community Board/288.6	Anne Dingwall/ #FS2037.406	Not Stated	The Board having reviewed maps of the Board area considers there are some need for additional greenspace, particularly around St Albans. Additional green space is necessary to support high density residential development.	Support
Waipapa Papanui-Innes-Central Community Board/288.6	Cambridge 137 Limited/ #FS2042.39	Not Stated	The Board having reviewed maps of the Board area considers there are some need for additional greenspace, particularly around St Albans. Additional green space is necessary to support high density residential development.	Support

Planning Maps

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Greg Olive/ #2.4		Seek Amendment	Delete Qualifying Matter Open Space/ Waterbody from 65 and 67 Richmond Avenue.	
Ngāi Tahu Property/ #4.3		Seek Amendment	Rezone the site at 35 Steadman Road, Karamu (Lot 2 Deposited Plan 541604) from Medium Residential Zone to be Future Urban Zone.	
Patricia Dench/ #19.2		Seek Amendment	Fairview Street should be within a Residential Character Area.	
Alastair Grigg/ #28.4		Seek Amendment	[Consider applying the Qualifying Matter Waste Water Constraint in the Merivale Area].	
Rhys Davidson/ #43.1		Support	Support inclusion of Ryan Street in a Residential Character Area.	
Alice Mckenzie/ #84.1		Oppose	That the Deans Avenue Precinct remains a Medium Residential Zone.	
Alice Mckenzie/84.1	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.12	Oppose	<p>That the Deans Avenue Precinct remains a Medium Residential Zone.</p> <p>The reasons for opposition are as follows:</p> <p>Deans Avenue Precinct does not meet the criteria of Clause 14.2.7.2 - The Deans Avenue area is not within walking distance of the city centre (1.2 kilometres) or a local shopping centre (Riccarton 600m) and so it does not qualify to be included as a High Residential Zone, as proposed in the new Plan Change.</p> <p>Also, there are many other concerning consequences should the precinct become a High Residential Zone, all with negative impacts to the existing residents and any High Residential Zone newcomers. There are also long-term effects both for the Christchurch Central area and the Deans Avenue Precinct.</p> <ul style="list-style-type: none"> Higher density/buildings will negatively impact the effects of solar roof panels and even discourage their installation, which is against all our personal aspirations and governmental efforts to mitigate climate change; not just for us now, but for the future and sets a very poor example for other developments. Parking is already a concern for current residents as our streets are used by commuters, concert goers, sports fans, families, runners, walkers and other Hagley Park users. The area has also recently had a multitude of new (70 m2 and less) housing developments, which also use the roads for their own and visitor parking. It's already a major headache for us all. Higher density development with no on-site parking requirements will create a major social concern. Deans Avenue is the only access route all existing and future residents and is also a major route through Christchurch for general users. Higher density will lead to congestion and a prospective high accident area for through traffic, residents and people accessing the park. There are already new housing developments in the area providing short term rental housing and this does not encourage community involvement or care {interest in our local functions is decreasing}. More of the same will negatively impact the desirability for long-term residential use further decreasing the sense of community spirit. 	Support

			<ul style="list-style-type: none"> • A high-rise rental development adjacent to the mosque represents a major security risk - can you imagine the negative publicity for CCC and the 'heads that will roll' should another shooting incident occur from an adjacent high-rise property? <p>The Old Sales Yard area south of Mayfair Street could be treated separately as it would be significantly more suited to a major and properly planned High Residential Development. Such a development can have a second access which crosses over the railway line and onto Blenheim Road via Lowe Street and Manderville Street</p>	
Elizabeth Sawers/ #96.1		Oppose	Remove proposed High Density Residential Zone area in the Bush Inn/Church Corner area.	
Elizabeth Sawers/96.1	Anne Dingwall/ #FS2037.170	Oppose	<p>Remove proposed High Density Residential Zone area in the Bush Inn/Church Corner area.</p> <p>Church Corner should not have housing intensification up to 6 storeys high.</p> <p>The area directly impacted by these changes around the Bush Inn centre is part of the Church Corner 'village', Bush Inn is comparable in size to the Bishopdale Mall, which has less housing intensification identified. The area identified around Bush Inn is not around the immediate University area so there is less benefit to students.</p> <p>Parking is already limited and restricted in these streets, and housing intensification would make this worse and directly impact families.</p> <p>It would seem the Council has sidestepped streets with higher value houses, such as Clyde Road, that would benefit both students and the Riccarton area, and are penalising lower income long term home owners.</p>	Support
Cameron Matthews/ #121.2		Seek Amendment	<ul style="list-style-type: none"> • Remove (or substantially revise, as per attached submission) specific Qualifying Matters: • Sunlight Access • Residential Character Area • Airport Noise Contour • Riccarton Bush Interface • Low Public Transport Accessibility Area <p>Remove the low-density zones/precincts and re-zone affected sites such that they are consistent with MDRS and NPS-UD:</p> <ul style="list-style-type: none"> • Residential Suburban zone • Residential Hills Zone • Residential Hills Precinct • Residential Mixed Density Precinct - Redmund Spur <p>Promote specific centres to at least Local Centre (Medium) and rezone adjacent/nearby blocks with at least MRZ + Local Centre Intensification Precinct, or HRZ, or equivalent:</p> <ul style="list-style-type: none"> • Addington • Lyttelton • Sumner • Sydenham South • Wigram <p>Further up-zone areas, to for example HRZ or MUZ within:</p> <ul style="list-style-type: none"> • Walkable catchment of all Core Bus Routes • Some buffer zone of all Major Cycle Routes • Walkable catchment of Addington railway station, and other rail-adjacent suburbs such as Hornby, Addington, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley, and Lyttelton. 	
Cameron Matthews/121.2	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.13	Seek Amendment		Oppose

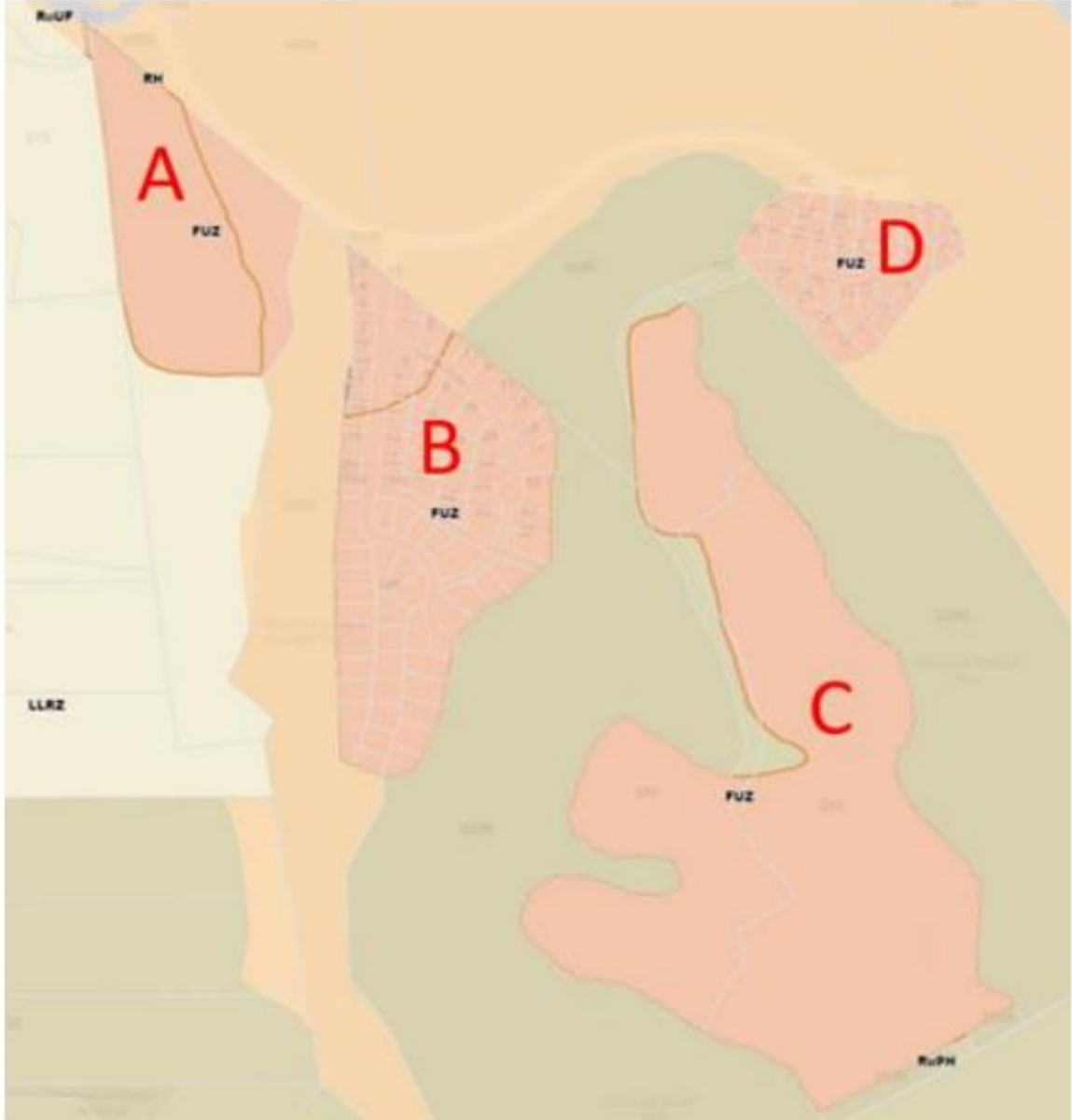
			<ul style="list-style-type: none"> • Remove (or substantially revise, as per attached submission) specific Qualifying Matters: • Sunlight Access • Residential Character Area • Airport Noise Contour • Riccarton Bush Interface • Low Public Transport Accessibility Area <p>Remove the low-density zones/precincts and re-zone affected sites such that they are consistent with MDRS and NPS-UD:</p> <ul style="list-style-type: none"> • Residential Suburban zone • Residential Hills Zone • Residential Hills Precinct • Residential Mixed Density Precinct - Redmund Spur <p>Promote specific centres to at least Local Centre (Medium) and rezone adjacent/nearby blocks with at least MRZ + Local Centre Intensification Precinct, or HRZ, or equivalent:</p> <ul style="list-style-type: none"> • Addington • Lyttelton • Sumner • Sydenham South • Wigram <p>Further up-zone areas, to for example HRZ or MUZ within:</p> <ul style="list-style-type: none"> • Walkable catchment of all Core Bus Routes • Some buffer zone of all Major Cycle Routes • Walkable catchment of Addington railway station, and other rail-adjacent suburbs such as Hornby, Addington, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley, and Lyttelton. <p>Refer to attached submission</p>	
Cameron Matthews/121.2	Ivan Thomson/ #FS2047.5	Seek Amendment	<ul style="list-style-type: none"> • Remove (or substantially revise, as per attached submission) specific Qualifying Matters: • Sunlight Access • Residential Character Area • Airport Noise Contour • Riccarton Bush Interface • Low Public Transport Accessibility Area <p>Remove the low-density zones/precincts and re-zone affected sites such that they are consistent with MDRS and NPS-UD:</p> <ul style="list-style-type: none"> • Residential Suburban zone • Residential Hills Zone • Residential Hills Precinct • Residential Mixed Density Precinct - Redmund Spur <p>Promote specific centres to at least Local Centre (Medium) and rezone adjacent/nearby blocks with at least MRZ + Local Centre Intensification Precinct, or HRZ, or equivalent:</p> <ul style="list-style-type: none"> • Addington • Lyttelton • Sumner 	Oppose

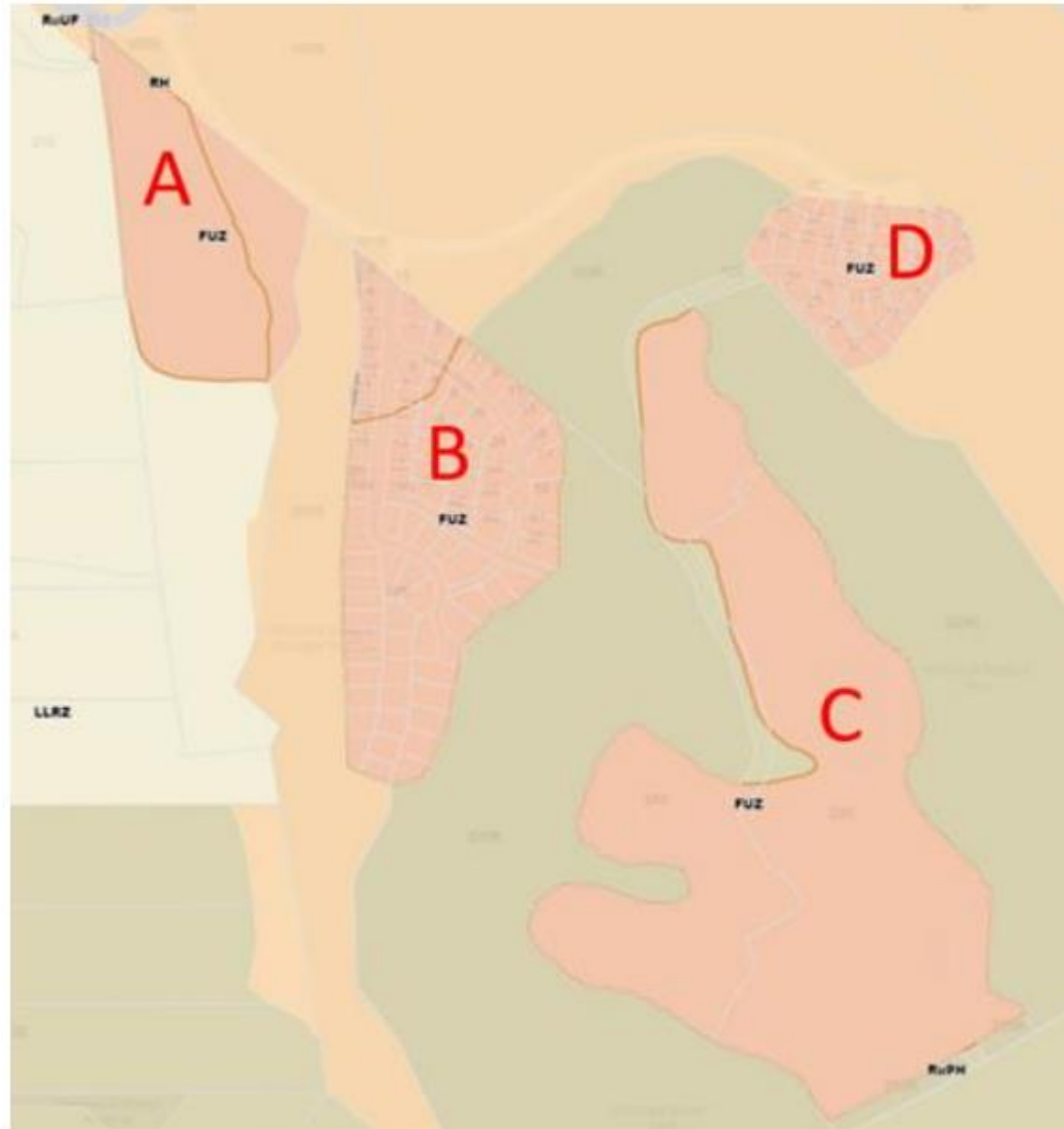
			<ul style="list-style-type: none"> • Sydenham South • Wigram <p>Further up-zone areas, to for example HRZ or MUZ within:</p> <ul style="list-style-type: none"> • Walkable catchment of all Core Bus Routes • Some buffer zone of all Major Cycle Routes • Walkable catchment of Addington railway station, and other rail-adjacent suburbs such as Hornby, Addington, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley, and Lyttelton. <p>Refer to attached submission</p>	
Cameron Matthews/121.2	Christchurch International Airport Limited/ #FS2052.69	Seek Amendment	<ul style="list-style-type: none"> • Remove (or substantially revise, as per attached submission) specific Qualifying Matters: • Sunlight Access • Residential Character Area • Airport Noise Contour • Riccarton Bush Interface • Low Public Transport Accessibility Area <p>Remove the low-density zones/precincts and re-zone affected sites such that they are consistent with MDRS and NPS-UD:</p> <ul style="list-style-type: none"> • Residential Suburban zone • Residential Hills Zone • Residential Hills Precinct • Residential Mixed Density Precinct - Redmund Spur <p>Promote specific centres to at least Local Centre (Medium) and rezone adjacent/nearby blocks with at least MRZ + Local Centre Intensification Precinct, or HRZ, or equivalent:</p> <ul style="list-style-type: none"> • Addington • Lyttelton • Sumner • Sydenham South • Wigram <p>Further up-zone areas, to for example HRZ or MUZ within:</p> <ul style="list-style-type: none"> • Walkable catchment of all Core Bus Routes • Some buffer zone of all Major Cycle Routes • Walkable catchment of Addington railway station, and other rail-adjacent suburbs such as Hornby, Addington, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley, and Lyttelton. <p>Refer to attached submission</p>	Oppose
Cameron Matthews/121.2	Christchurch International Airport Limited/ #FS2052.192	Seek Amendment	<ul style="list-style-type: none"> • Remove (or substantially revise, as per attached submission) specific Qualifying Matters: • Sunlight Access • Residential Character Area • Airport Noise Contour • Riccarton Bush Interface • Low Public Transport Accessibility Area 	Oppose

			<p>Remove the low-density zones/precincts and re-zone affected sites such that they are consistent with MDRS and NPS-UD:</p> <ul style="list-style-type: none"> • Residential Suburban zone • Residential Hills Zone • Residential Hills Precinct • Residential Mixed Density Precinct - Redmund Spur <p>Promote specific centres to at least Local Centre (Medium) and rezone adjacent/nearby blocks with at least MRZ + Local Centre Intensification Precinct, or HRZ, or equivalent:</p> <ul style="list-style-type: none"> • Addington • Lyttelton • Sumner • Sydenham South • Wigram <p>Further up-zone areas, to for example HRZ or MUZ within:</p> <ul style="list-style-type: none"> • Walkable catchment of all Core Bus Routes • Some buffer zone of all Major Cycle Routes • Walkable catchment of Addington railway station, and other rail-adjacent suburbs such as Hornby, Addington, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley, and Lyttelton. <p>Refer to attached submission</p>	
Cameron Matthews/121.2	Kāinga Ora/ #FS2082.51	Seek Amendment	<ul style="list-style-type: none"> • Remove (or substantially revise, as per attached submission) specific Qualifying Matters: • Sunlight Access • Residential Character Area • Airport Noise Contour • Riccarton Bush Interface • Low Public Transport Accessibility Area <p>Remove the low-density zones/precincts and re-zone affected sites such that they are consistent with MDRS and NPS-UD:</p> <ul style="list-style-type: none"> • Residential Suburban zone • Residential Hills Zone • Residential Hills Precinct • Residential Mixed Density Precinct - Redmund Spur <p>Promote specific centres to at least Local Centre (Medium) and rezone adjacent/nearby blocks with at least MRZ + Local Centre Intensification Precinct, or HRZ, or equivalent:</p> <ul style="list-style-type: none"> • Addington • Lyttelton • Sumner • Sydenham South • Wigram <p>Further up-zone areas, to for example HRZ or MUZ within:</p> <ul style="list-style-type: none"> • Walkable catchment of all Core Bus Routes • Some buffer zone of all Major Cycle Routes 	Support

			<ul style="list-style-type: none"> Walkable catchment of Addington railway station, and other rail-adjacent suburbs such as Hornby, Addington, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley, and Lyttelton. 	
			Refer to attached submission	
Harvey Armstrong/ #244.7		Seek Amendment	Remove ONL from 75 Aldersons Ave.	
Phil Ainsworth/ #252.1		Seek Amendment	[Do not have Medium and High Density Residential Zones in Hornby]	
Waipapa Papanui-Innes-Central Community Board/ #288.8		Support	The Board supports the intensification of the City Centre within the four avenues.	
Waipapa Papanui-Innes-Central Community Board/288.8	Brighton Observatory of Environment and Economics/ #FS2092.14	Support	The Board supports the intensification of the City Centre within the four avenues.	Support
Madeleine Thompson/ #435.6		Seek Amendment	Focus the development on the rebuild of housing in the green zone and further out of the city centre.	
Alison Dockery/ #445.7		Oppose	Oppose the zoning of fertile land as development areas.	
Alison Dockery/445.7	Christchurch International Airport Limited/ #FS2052.52	Oppose	Oppose the zoning of fertile land as development areas. I oppose the use of fertile farmland for the building of residential, commercial or industrial developments. We need to allow fertile land to be allocated for agriculture and horticulture	Support
Nick Scott/ #455.4		Support	[Retain all residential zones as proposed]	
Tasha Tan/ #493.2		Support	Support mixed use zoning between Moorhouse Ave and Rrougham Street.	
Rob McNeur/ #562.12		Seek Amendment	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Rob McNeur/562.12	Kauri Lodge Rest Home 2008 Limited/ #FS2059.2	Seek Amendment	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play.	Support
Mark Mayo/ #567.11		Support	[Supports] high-density housing near the city and commercial centres.	
Mark Mayo/567.11	Kauri Lodge Rest Home 2008 Limited/ #FS2059.3	Support	[Supports] high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play.	Support
Analijia Thomas/ #615.25		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Analijia Thomas/615.25	Kauri Lodge Rest Home 2008 Limited/ #FS2059.4	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	Support
Brookfield Limited/ #723.6		Support	t the NPS-UD is properly and fully given effect to through the provisions and zoning of PC14 through the intensification of development through enabling plan provisions and an increase in development capacity for residential and business use across the district.	
Brookfield Limited/723.6	Kāinga Ora/ #FS2082.480	Support	t the NPS-UD is properly and fully given effect to through the provisions and zoning of PC14 through the intensification of development through enabling plan provisions and an increase in development capacity for residential and business use across the district. Give effect to RMA and NPS-UD	Support
Christchurch City Council/ #751.96		Seek Amendment	Remove [Meadowlands] Exemplar Overlay from Planning Map45 and from legend to map. [Refer to ATTACHMENT 1].	
Christchurch City Council/751.96	Cashmere Park Ltd, Hartward Investment Trust and Robert Brown Cashmere Park Ltd, Hartward Investment Trust and Robert Brown/ #FS2009.3	Seek Amendment	Remove [Meadowlands] Exemplar Overlay from Planning Map45 and from legend to map. [Refer to ATTACHMENT 1]. A Meadowlands Exemplar Overlay is still shown on the first stage of Halswell Commons subdivision near Lincoln Road, whereas it was intended that this be removed. See section 32 for Ch 8 paras 3.5.5 and 3.5.6. Also, PM 45C has the Spreydon Lodge building as scheduled with a setting, although this has not actually been scheduled yet (but will be proposed to be via Council submission - see line 33). It is being remapped for that submission point.	Seek Amendment
Christchurch City Council/751.96	Anne Dingwall/ #FS2037.918	Seek Amendment	Remove [Meadowlands] Exemplar Overlay from Planning Map45 and from legend to map. [Refer to ATTACHMENT 1]. A Meadowlands Exemplar Overlay is still shown on the first stage of Halswell Commons subdivision near Lincoln Road, whereas it was intended that this be removed. See section 32 for Ch 8 paras 3.5.5 and 3.5.6. Also, PM 45C has the Spreydon Lodge building as scheduled with a setting, although this has not actually been scheduled yet (but will be proposed to be via Council submission - see line 33). It is being remapped for that submission point.	Support

Christchurch City Council/ #751.102		Seek Amendment	Change mapping legend referring to 'Brownfield Precinct' to 'Brownfield Overlay'.	
Christchurch City Council/751.102	Anne Dingwall/ #FS2037.924	Seek Amendment	Change mapping legend referring to 'Brownfield Precinct' to 'Brownfield Overlay'. Operative Brownfield Overlays have been changed to Brownfield Precincts in the planning maps, [but the] provisions and policy frameworks in Chapter 16 refer to Brownfield Overlays.	Support
Christchurch City Council/ #751.104		Seek Amendment	[On the A series legend] Remove the cross-out [of the Residential Hills Zone].	
Christchurch City Council/751.104	Anne Dingwall/ #FS2037.926	Seek Amendment	[On the A series legend] Remove the cross-out [of the Residential Hills Zone]. Residential Hills zone has been crossed out from the legend but this zone has is not proposed to be removed.	Support
Christchurch City Council/ #751.105		Seek Amendment	Change notification date on Series D maps to match Series A, B and C maps - 17/3/2023.	
Christchurch City Council/751.105	Anne Dingwall/ #FS2037.927	Seek Amendment	Change notification date on Series D maps to match Series A, B and C maps - 17/3/2023. All of the D series maps have an incorrect notification date of 23 Sep 2022 on them.	Support
Christchurch City Council/ #751.106		Seek Amendment	Change the titles of the C series maps, both the PC13 set and the PC14 set to: "Proposed Plan Changes 13 and 14".	
Christchurch City Council/751.106	Anne Dingwall/ #FS2037.928	Seek Amendment	Change the titles of the C series maps, both the PC13 set and the PC14 set to: "Proposed Plan Changes 13 and 14". All of the C series maps, both the PC13 set and the PC14 set, should be titled "Proposed Plan Changes 13 and 14" - not either/or.	Support
Christchurch City Council/ #751.107		Seek Amendment	Change notation [on Maps series A] for Accommodation and Community Facilities overlay to ACF or similar.	
Christchurch City Council/751.107	Anne Dingwall/ #FS2037.929	Seek Amendment	Change notation [on Maps series A] for Accommodation and Community Facilities overlay to ACF or similar. Confusion between Character Area and Accommodation and Community Facilities Overlays in terms of notation - the current abbreviation on the legend for ACF overlays is the same as CA+number on the Planning Maps.	Support
Christchurch City Council/751.107	Kauri Lodge Rest Home 2008 Limited/ #FS2059.1	Seek Amendment	Change notation [on Maps series A] for Accommodation and Community Facilities overlay to ACF or similar. Confusion between Character Area and Accommodation and Community Facilities Overlays in terms of notation - the current abbreviation on the legend for ACF overlays is the same as CA+number on the Planning Maps.	Support
Christchurch City Council/ #751.113		Seek Amendment	Remove cross out from Residential Hills and Residential Suburban Density Transition Zone on the map A legend.	
Christchurch City Council/751.113	Anne Dingwall/ #FS2037.935	Seek Amendment	Remove cross out from Residential Hills and Residential Suburban Density Transition Zone on the map A legend. Update planning maps legend to be consistent with District Plan zones deleted and added by PC 14.	Support
Christchurch City Council/ #751.121		Seek Amendment	Remove the Residential Hills Precinct from areas [on McVicar Drive, Map 50) marked "A" and "C". Apply the Residential Hills Precinct over the entirety of the areas developed, marked as "B" and "D".	

				
Christchurch City Council/751.121	Anne Dingwall/ #FS2037.943	Seek Amendment	<p>Remove the Residential Hills Precinct from areas [on McVicar Drive, Map 50) marked "A" and "C". Apply the Residential Hills Precinct over the entirety of the areas developed, marked as "B" and "D".</p>	Support



These areas are shown as FUZ that include the Residential Hills Precinct, which is not applicable to this zone. The Precinct extent should be updated accordingly to only where MRZ is proposed. This includes areas marked as "B" and "D" below, with areas marked "A" and "C" undeveloped.

Christchurch City Council/ #751.130		Seek Amendment	Apply all zoning changes, as relevant, that Plan Change 5F has made operative to Plan Change 14 planning maps.	
Christchurch City Council/751.130	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.14	Seek Amendment	Apply all zoning changes, as relevant, that Plan Change 5F has made operative to Plan Change 14 planning maps. Plan Change 5F made numerous changes to operative zones and is now fully operative, but has not been applied within PC14 Planning Maps.	Not Stated
Christchurch City Council/751.130	Anne Dingwall/ #FS2037.952	Seek Amendment	Apply all zoning changes, as relevant, that Plan Change 5F has made operative to Plan Change 14 planning maps. Plan Change 5F made numerous changes to operative zones and is now fully operative, but has not been applied within PC14 Planning Maps.	Support
Christchurch City Council/751.130	Karyn Spencer/ #FS2061.1	Seek Amendment	Apply all zoning changes, as relevant, that Plan Change 5F has made operative to Plan Change 14 planning maps. Plan Change 5F made numerous changes to operative zones and is now fully operative, but has not been applied within PC14 Planning Maps.	Oppose
Christchurch City Council/ #751.143		Seek Amendment	Remove spot zoning as MRZ of heritage items sites, where these would otherwise be HRZ zoned in line with their surroundings. This is mostly in Merivale and Papanui HRZ, a few elsewhere eg Church Corner area [Map series A & interactive map].	
Christchurch City Council/751.143	Anne Dingwall/ #FS2037.965	Seek Amendment	Remove spot zoning as MRZ of heritage items sites, where these would otherwise be HRZ zoned in line with their surroundings. This is mostly in Merivale and Papanui HRZ, a few elsewhere eg Church Corner area [Map series A & interactive map]. There is a mapping issue where some but not all operative and proposed heritage items and settings have been downzoned from HRZ to MRZ on a spot zone basis. This is not consistent across heritage sites, nor is it necessary as heritage rules already control development on these sites.	Support

Christchurch City Council/ #751.144		Seek Amendment	<p>Amend the Series D planning maps as follows:</p> <ol style="list-style-type: none"> 1. move all Historic Heritage layers to Series C; 2. improve the legibility of the LPTAA symbology; 3. move all coastal hazard layers to Series B (including Tsunami Management Area); 4. remove all Designations from Series D (already captured in Series A); 5. rename the Series D maps to "Qualifying Matter Overlays" or similar. 6. Where required, conduct any required consequential changes to sub-chapter 6.1A. 	
Christchurch City Council/751.144	Anne Dingwall/ #FS2037.966	Seek Amendment	<p>Amend the Series D planning maps as follows:</p> <ol style="list-style-type: none"> 1. move all Historic Heritage layers to Series C; 2. improve the legibility of the LPTAA symbology; 3. move all coastal hazard layers to Series B (including Tsunami Management Area); 4. remove all Designations from Series D (already captured in Series A); 5. rename the Series D maps to "Qualifying Matter Overlays" or similar. 6. Where required, conduct any required consequential changes to sub-chapter 6.1A. <p>The introduction of the Series D planning maps has resulted in a large amount of overlays being displayed on one map. This can cause confusion for plan users who could easily miss other qualifying matters that pertain to their area of interest. The introduction of Series D was a response to the requirement of the Act to illustrate how they apply to any spatial layers (s77J(4)(b)). Council have also sought to introduce a new sub-chapter (Ch 6.1A) to be clear on which plan change elements are qualifying matters and which parts of the Plan are affected accordingly. This 'directory approach' means Plan users are able to more easily see how restrictions apply. The approach also means that it is technically not necessary for a single map series to display all qualifying matters and an opportunity exists for certain layers to be displayed in accordance with the categories of other already established map series.</p>	Support
Greg Partridge/ #794.7		Seek Amendment	South Richmond should be exempt from the Housing Intensification [Plan Change].	
Greg Partridge/794.7	Anne Dingwall/ #FS2037.730	Seek Amendment	<p>South Richmond should be exempt from the Housing Intensification [Plan Change].</p> <p>The submitter is concerned that natural hazard risks have not been adequately considered in implementing central government's requirements for housing intensification and development of qualifying matters. The submitter has provided extensive commentary on hazards in their submission. The submitter's analysis of earthquake and flood hazard risks to South Richmond and Christchurch in general can be summarised as follows:</p> <p>Earthquake Risk</p> <ul style="list-style-type: none"> - The Christchurch Fault is an active seismic fault that runs under the city from close to Riccarton through to the eastern suburbs and off the coast of New Brighton. It is believed to have been responsible for the series of earthquakes that rocked the city on Boxing Day 2010 and may have caused the damaging earthquake of 1869. - The Christchurch Fault runs parallel to the more destructive Port Hills Fault which lies 5km to the south. - Christchurch sits within relatively close proximity to the Alpine Fault, one of the most active fault lines in the world, and one that has a history of sudden movement. The fault has ruptured four times in the past 900 years, each time producing an earthquake of about magnitude 8. - Seismic activity caused a lot of land in Christchurch to subside during the destructive Canterbury earthquakes of 2011 and 2012. - Computer modelling indicates that when the Alpine fault ruptures it will cause significant levels of peak ground velocity – the trampolining effect – meaning major structural damage to houses, commercial buildings and land here in Christchurch is almost certain, and will be widespread. It will produce one of the biggest earthquakes since European settlement of New Zealand, and it will have a major impact on the lives of many people. 	Support

			<p>- Christchurch will be impacted by widespread liquefaction, the land will further subside, roading and bridges will be left damaged or impassable and the underground infrastructure will not be left intact.</p> <p>Flood Hazard Risk</p> <p>- Currently as little as 30mm of rainfall is all that is necessary before surface flooding builds up in Christchurch.</p> <p>- Niwa meteorologists have indicated that climate change is making rain more intense and more frequent in Christchurch because of a warming atmosphere holds more moisture.</p> <p>- What climate change has done is beef up the weather making bad flooding more likely, and more frequent due to the effects of</p> <ul style="list-style-type: none"> • Fluvial, or river floods – which occur when rivers burst their banks and flood the nearby lands. • Pluvial, or surface flooding - when the rain is just so heavy that it overwhelms local drainage • Coastal flooding, or storm surges – an occurrence when strong winds fling water onshore <p>- Current projections show that in less than 80 years about 35% of Christchurch will be inundated and vulnerable to regular flooding. Low-lying areas of the city – areas that used to be wetlands prior to European settlement – are most at risk, and they are not just coastal areas. Suburbs in central Christchurch that are earmarked for accelerated intensification, such as Edgware and St Albans are prone to flooding.</p> <p>- It would be reckless and irresponsible for Council allowing development to occur in flood prone areas and those that will flood in the future. Increasing the height of foundations and floor levels will not protect residents from having to be rescued from flood-stricken properties nor the massive costs of repairing flood damaged properties.</p> <p>- Controversial plans to increase housing density across Auckland have been delayed by a year, so that Auckland Council can assess the impact of the recent floods and decide where homes should be built. The government has given the council the extra time, but also wants Auckland to consider how more intensification might be possible in “resilient” parts of the city.</p> <p>- With Christchurch being flood prone and highly susceptible to significant seismic activity, surly the Christchurch City Council should be pointing that out to Central Government and asking them to quantify how resilient any part of the city actually is.</p>	
Greg Partridge/794.7	David Mountfort/ #FS2070.3	Seek Amendment	<p>South Richmond should be exempt from the Housing Intensification [Plan Change].</p> <p>The submitter is concerned that natural hazard risks have not been adequately considered in implementing central government's requirements for housing intensification and development of qualifying matters. The submitter has provided extensive commentary on hazards in their submission. The submitter's analysis of earthquake and flood hazard risks to South Richmond and Christchurch in general can be summarised as follows:</p> <p>Earthquake Risk</p> <p>- The Christchurch Fault is an active seismic fault that runs under the city from close to Riccarton through to the eastern suburbs and off the coast of New Brighton. It is believed to have been responsible for the series of earthquakes that rocked the city on Boxing Day 2010 and may have caused the damaging earthquake of 1869.</p> <p>- The Christchurch Fault runs parallel to the more destructive Port Hills Fault which lies 5km to the south.</p> <p>- Christchurch sits within relatively close proximity to the Alpine Fault, one of the most active fault lines in the world, and one that has a history of sudden movement. The fault has ruptured four times in the past 900 years, each time producing an earthquake of about magnitude 8.</p> <p>- Seismic activity caused a lot of land in Christchurch to subside during the destructive Canterbury earthquakes of 2011 and 2012.</p>	Oppose

			<p>- Computer modelling indicates that when the Alpine fault ruptures it will cause significant levels of peak ground velocity – the trampolining effect – meaning major structural damage to houses, commercial buildings and land here in Christchurch is almost certain, and will be widespread. It will produce one of the biggest earthquakes since European settlement of New Zealand, and it will have a major impact on the lives of many people.</p> <p>- Christchurch will be impacted by widespread liquefaction, the land will further subside, roading and bridges will be left damaged or impassable and the underground infrastructure will not be left intact.</p> <p>Flood Hazard Risk</p> <p>- Currently as little as 30mm of rainfall is all that is necessary before surface flooding builds up in Christchurch.</p> <p>- Niwa meteorologists have indicated that climate change is making rain more intense and more frequent in Christchurch because of a warming atmosphere holds more moisture.</p> <p>- What climate change has done is beef up the weather making bad flooding more likely, and more frequent due to the effects of</p> <ul style="list-style-type: none"> • Fluvial, or river floods – which occur when rivers burst their banks and flood the nearby lands. • Pluvial, or surface flooding - when the rain is just so heavy that it overwhelms local drainage • Coastal flooding, or storm surges – an occurrence when strong winds fling water onshore <p>- Current projections show that in less than 80 years about 35% of Christchurch will be inundated and vulnerable to regular flooding. Low-lying areas of the city – areas that used to be wetlands prior to European settlement – are most at risk, and they are not just coastal areas. Suburbs in central Christchurch that are earmarked for accelerated intensification, such as Edgware and St Albans are prone to flooding.</p> <p>- It would be reckless and irresponsible for Council allowing development to occur in flood prone areas and those that will flood in the future. Increasing the height of foundations and floor levels will not protect residents from having to be rescued from flood-stricken properties nor the massive costs of repairing flood damaged properties.</p> <p>- Controversial plans to increase housing density across Auckland have been delayed by a year, so that Auckland Council can assess the impact of the recent floods and decide where homes should be built. The government has given the council the extra time, but also wants Auckland to consider how more intensification might be possible in “resilient” parts of the city.</p> <p>- With Christchurch being flood prone and highly susceptible to significant seismic activity, surely the Christchurch City Council should be pointing that out to Central Government and asking them to quantify how resilient any part of the city actually is.</p>	
Benrogan Estates Ltd/ #819.1		Seek Amendment	Rezone the residential portions of Lots 1 and 2 DP 82730 and Lot 302 DP 571794, being 376, 388 and 396 Sparks Road Halswell from Medium Density Residential to Future Urban Zone	
Benrogan Estates Ltd/ #819.2		Seek Amendment	<ul style="list-style-type: none"> • Rezone 1.58ha at 376 Sparks Road from Rural Urban Fringe to Future Urban Zone as shown on the attached plan in Attachment A. 	
Kāinga Ora – Homes and Communities / #834.332		Seek Amendment	<ol style="list-style-type: none"> 1. Retain MRZ over areas where MRZ is proposed in PC14 as notified unless otherwise changed by this submission. 2. Rezone to MRZ areas that are proposed as RS/ RSDT zones under the Public Transport Accessibility and Airport Noise Influence Area QMs. 3. Rezone Lyttelton to MRZ. 4. Rezone Papanui, Riccarton and Hornby Key Activity Centres to Metropolitan Centre Zone (MCZ) from Town Centre Zone and Large Format Retail Zone. 5. Rezone to HRZ areas that are proposed as MRZ within a Local Centre Intensification Precinct and remove the precinct. 6. Retain HRZ over areas where HRZ is proposed in PC14 as notified unless otherwise changed by this submission. 7. Remove the Large Local Centre Intensification Precinct and replace with HDZ. 	

			<p>8. Extend the boundary of HRZ in the Riccarton area as shown in the maps attached to this submission in Appendix 3.</p> <p>9. Delete the various height/intensification precincts and replace with a single 'Height Variation Control' precinct to reflect the 36m height limit sought in the submission for the HRZ adjacent to the City Centre, Hornby, Riccarton, and Papanui centres as shown in the maps attached to this submission within Appendix 3. Generally these are:</p> <ul style="list-style-type: none"> - 22m HDZ 1.20km from the edge of the new MCZ and the CCZ. - 36m Height Variation Overlay 400m from the edge of the new MCZ and CCZ. <p>See original submission for appendix 3 maps</p>	
Kāinga Ora – Homes and Communities /834.332	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.15	Seek Amendment	<p>1. Retain MRZ over areas where MRZ is proposed in PC14 as notified unless otherwise changed by this submission.</p> <p>2. Rezone to MRZ areas that are proposed as RS/ RSDT zones under the Public Transport Accessibility and Airport Noise Influence Area QMs.</p> <p>3. Rezone Lyttelton to MRZ.</p> <p>4. Rezone Papanui, Riccarton and Hornby Key Activity Centres to Metropolitan Centre Zone (MCZ) from Town Centre Zone and Large Format Retail Zone.</p> <p>5. Rezone to HRZ areas that are proposed as MRZ within a Local Centre Intensification Precinct and remove the precinct.</p> <p>6. Retain HRZ over areas where HRZ is proposed in PC14 as notified unless otherwise changed by this submission.</p> <p>7. Remove the Large Local Centre Intensification Precinct and replace with HDZ.</p> <p>8. Extend the boundary of HRZ in the Riccarton area as shown in the maps attached to this submission in Appendix 3.</p> <p>9. Delete the various height/intensification precincts and replace with a single 'Height Variation Control' precinct to reflect the 36m height limit sought in the submission for the HRZ adjacent to the City Centre, Hornby, Riccarton, and Papanui centres as shown in the maps attached to this submission within Appendix 3. Generally these are:</p> <ul style="list-style-type: none"> - 22m HDZ 1.20km from the edge of the new MCZ and the CCZ. - 36m Height Variation Overlay 400m from the edge of the new MCZ and CCZ. <p>See original submission for appendix 3 maps</p> <p>Kāinga Ora support the implementation of a Medium Density Residential Zone (MRZ) over all relevant residential zones. As set out in this submission, Kāinga Ora oppose the Public Transport Accessibility Qualifying Matter (QM) and the Airport Noise Influence Area QM and therefore seek as a consequence of deleting these QMs that the RS and RSDT zoned areas within these QMs be rezoned to MRZ. Kāinga Ora note some ambiguity in the provisions as to whether the land that is subject to the Tsunami Risk QM is intended to be zoned MRZ or RS/ RSDT. Whilst agreeing that a high risk of natural hazards is a legitimate QM, our submission raises concerns with whether the costs and benefits of this QM strike an appropriate balance, and question the appropriateness of using a threshold of a 1:500 year event plus a 1m rise in sea levels as the mapping base. Use of a lower density RS/RSDT zoning should only be used where the risk of hazards is proven to be high and with a high return period. The areas subject to the 'Local Centre Intensification Precinct' are sought to be rezoned from MRZ to HRZ and the precinct overlay deleted. These areas are ideally located adjacent to medium-sized commercial centres that provide residential activities with easy access to a wide range of services and are also generally well serviced by public transport. As such, a HRZ is considered to be more appropriate and better aligned with NPS-UD and National Planning Standard outcomes. Kāinga Ora submits that Metropolitan Centres be employed within the centre hierarchy. Kāinga Ora seek that this covers the existing key activity areas for Riccarton, Papanui, and Hornby. Kāinga Ora support the inclusion of a HRZ in appropriate locations close to the City Centre, Metropolitan and larger suburban commercial centres. The zone boundaries for the HRZ is supported, with the only exception being in</p>	Oppose

			<p>the Riccarton area where an extension of the HRZ boundaries are sought to better recognise the proximity of this area to a wide range of commercial services, university activity node, high frequency public transport, cycle ways, and the relief sought in the submission opposing the Riccarton Bush, Industrial Interface, Airport Influence Density Precinct, and Piko/Shands heritage area and character area QMs. Noting also the recommendation that Kāinga Ora has suggested in relation to amendments to the Industrial General Zoning at 247 Riccarton Road and 37 Euston Street. Kāinga Ora seeks to rationalise and simplify the height limits applicable to the HRZ, depending on the size of the adjacent commercial centre. Consequential amendments are therefore required to the various height/ intensification precincts to reflect the outcomes sought in the submission.</p> <ol style="list-style-type: none"> 1. Retain MRZ over areas where MRZ is proposed in PC14 as notified unless otherwise changed by this submission. 2. Rezone to MRZ areas that are proposed as RS/ RSDT zones under the Public Transport Accessibility and Airport Noise Influence Area QMs. 3. Rezone Lyttelton to MRZ. 4. Rezone Papanui, Riccarton and Hornby Key Activity Centres to Metropolitan Centre Zone (MCZ) from Town Centre Zone and Large Format Retail Zone. 5. Rezone to HRZ areas that are proposed as MRZ within a Local Centre Intensification Precinct and remove the precinct. 6. Retain HRZ over areas where HRZ is proposed in PC14 as notified unless otherwise changed by this submission. 7. Remove the Large Local Centre Intensification Precinct and replace with HDZ. 8. Extend the boundary of HRZ in the Riccarton area as shown in the maps attached to this submission in Appendix 3. 9. Delete the various height/ intensification precincts and replace with a single 'Height Variation Control' precinct to reflect the 36m height limit sought in the submission for the HRZ adjacent to the City Centre, Hornby, Riccarton, and Papanui centres as shown in the maps attached to this submission within Appendix 3. Generally these are: <ul style="list-style-type: none"> - 22m HDZ 1.20km from the edge of the new MCZ and the CCZ. - 36m Height Variation Overlay 400m from the edge of the new MCZ and CCZ. <p>See original submission for appendix 3 maps</p> <p>Kāinga Ora support the implementation of a Medium Density Residential Zone (MRZ) over all relevant residential zones. As set out in this submission, Kāinga Ora oppose the Public Transport Accessibility Qualifying Matter (QM) and the Airport Noise Influence Area QM and therefore seek as a consequence of deleting these QMs that the RS and RSDT zoned areas within these QMs be rezoned to MRZ. Kāinga Ora note some ambiguity in the provisions as to whether the land that is subject to the Tsunami Risk QM is intended to be zoned MRZ or RS/ RSDT. Whilst agreeing that a high risk of natural hazards is a legitimate QM, our submission raises concerns with whether the costs and benefits of this QM strike an appropriate balance, and question the appropriateness of using a threshold of a 1:500 year event plus a 1m rise in sea levels as the mapping base. Use of a lower density RS/ RSDT zoning should only be used where the risk of hazards is proven to be high and with a high return period. The areas subject to the 'Local Centre Intensification Precinct' are sought to be rezoned from MRZ to HRZ and the precinct overlay deleted. These areas are ideally located adjacent to medium-sized commercial centres that provide residential activities with easy access to a wide range of services and are also generally well serviced by public transport. As such, a HRZ is considered to be more appropriate and better aligned with NPS-UD and National Planning Standard outcomes. Kāinga Ora submits that Metropolitan Centres be employed within the centre hierarchy. Kāinga Ora seek that this covers the existing key activity areas for Riccarton, Papanui, and Hornby. Kāinga Ora support the inclusion of a HRZ in appropriate locations close to the City Centre, Metropolitan and larger suburban commercial centres. The zone boundaries for the HRZ is supported, with the only exception being in the Riccarton area where an extension of the HRZ boundaries are sought to better recognise the proximity of this area to a wide range of commercial services, university activity node, high frequency public transport, cycle ways, and the relief sought in the submission opposing the Riccarton Bush, Industrial Interface, Airport Influence Density Precinct, and Piko/Shands heritage area and character area QMs. Noting also the recommendation that Kāinga Ora has suggested in relation to amendments to the Industrial General Zoning at 247 Riccarton Road and 37 Euston Street. Kāinga Ora seeks to rationalise and simplify the height limits applicable to the HRZ, depending on the size of the adjacent commercial centre. Consequential amendments are therefore required to the various height/ intensification precincts to reflect the outcomes sought in the submission.</p>	
Kāinga Ora – Homes and Communities /834.332	Amy Beran/ #FS2030.30	Seek Amendment		Oppose

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Kāinga Ora – Homes and Communities /834.332	Catholic Diocese of Christchurch/ #FS2044.98	Seek Amendment	<p>1. Retain MRZ over areas where MRZ is proposed in PC14 as notified unless otherwise changed by this submission.</p> <p>2. Rezone to MRZ areas that are proposed as RS/ RSDT zones under the Public Transport Accessibility and Airport Noise Influence Area QMs.</p> <p>3. Rezone Lyttelton to MRZ.</p> <p>4. Rezone Papanui, Riccarton and Hornby Key Activity Centres to Metropolitan Centre Zone (MCZ) from Town Centre Zone and Large Format Retail Zone.</p> <p>5. Rezone to HRZ areas that are proposed as MRZ within a Local Centre Intensification Precinct and remove the precinct.</p>	Oppose

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Kāinga Ora – Homes and Communities /834.332	Carter Group Limited/ #FS2045.102	Seek Amendment	<ol style="list-style-type: none"> 1. Retain MRZ over areas where MRZ is proposed in PC14 as notified unless otherwise changed by this submission. 2. Rezone to MRZ areas that are proposed as RS/ RSDT zones under the Public Transport Accessibility and Airport Noise Influence Area QMs. 3. Rezone Lyttelton to MRZ. 4. Rezone Papanui, Riccarton and Hornby Key Activity Centres to Metropolitan Centre Zone (MCZ) from Town Centre Zone and Large Format Retail Zone. 5. Rezone to HRZ areas that are proposed as MRZ within a Local Centre Intensification Precinct and remove the precinct. 6. Retain HRZ over areas where HRZ is proposed in PC14 as notified unless otherwise changed by this submission. 7. Remove the Large Local Centre Intensification Precinct and replace with HDZ. 8. Extend the boundary of HRZ in the Riccarton area as shown in the maps attached to this submission in Appendix 3. 9. Delete the various height/intensification precincts and replace with a single 'Height Variation Control' precinct to reflect the 36m height limit sought in the submission for the HRZ adjacent to the City Centre, Hornby, Riccarton, and Papanui centres as shown in the maps attached to this submission within Appendix 3. Generally these are: 	Oppose

		<p>- 22m HDZ 1.20km from the edge of the new MCZ and the CCZ.</p> <p>- 36m Height Variation Overlay 400m from the edge of the new MCZ and CCZ.</p> <p>See original submission for appendix 3 maps</p> <p>Kāinga Ora support the implementation of a Medium Density Residential Zone (MRZ) over all relevant residential zones. As set out in this submission, Kāinga Ora oppose the Public Transport Accessibility Qualifying Matter (QM) and the Airport Noise Influence Area QM and therefore seek as a consequence of deleting these QMs that the RS and RSDT zoned areas within these QMs be rezoned to MRZ. Kāinga Ora note some ambiguity in the provisions as to whether the land that is subject to the Tsunami Risk QM is intended to be zoned MRZ or RS/ RSDT. Whilst agreeing that a high risk of natural hazards is a legitimate QM, our submission raises concerns with whether the costs and benefits of this QM strike an appropriate balance, and question the appropriateness of using a threshold of a 1:500 year event plus a 1m rise in sea levels as the mapping base. Use of a lower density RS/RSDT zoning should only be used where the risk of hazards is proven to be high and with a high return period. The areas subject to the 'Local Centre Intensification Precinct' are sought to be rezoned from MRZ to HRZ and the precinct overlay deleted. These areas are ideally located adjacent to medium-sized commercial centres that provide residential activities with easy access to a wide range of services and are also generally well serviced by public transport. As such, a HRZ is considered to be more appropriate and better aligned with NPS-UD and National Planning Standard outcomes. Kāinga Ora submits that Metropolitan Centres be employed within the centre hierarchy. Kāinga Ora seek that this covers the existing key activity areas for Riccarton, Papanui, and Hornby. Kāinga Ora support the inclusion of a HRZ in appropriate locations close to the City Centre, Metropolitan and larger suburban commercial centres. The zone boundaries for the HRZ is supported, with the only exception being in the Riccarton area where an extension of the HRZ boundaries are sought to better recognise the proximity of this area to a wide range of commercial services, university activity node, high frequency public transport, cycle ways, and the relief sought in the submission opposing the Riccarton Bush, Industrial Interface, Airport Influence Density Precinct, and Piko/Shands heritage area and character area QMs. Noting also the recommendation that Kāinga Ora has suggested in relation to amendments to the Industrial General Zoning at 247 Riccarton Road and 37 Euston Street. Kāinga Ora seeks to rationalise and simplify the height limits applicable to the HRZ, depending on the size of the adjacent commercial centre. Consequential amendments are therefore required to the various height/ intensification precincts to reflect the outcomes sought in the submission.</p> <ol style="list-style-type: none"> 1. Retain MRZ over areas where MRZ is proposed in PC14 as notified unless otherwise changed by this submission. 2. Rezone to MRZ areas that are proposed as RS/ RSDT zones under the Public Transport Accessibility and Airport Noise Influence Area QMs. 3. Rezone Lyttelton to MRZ. 4. Rezone Papanui, Riccarton and Hornby Key Activity Centres to Metropolitan Centre Zone (MCZ) from Town Centre Zone and Large Format Retail Zone. 5. Rezone to HRZ areas that are proposed as MRZ within a Local Centre Intensification Precinct and remove the precinct. 6. Retain HRZ over areas where HRZ is proposed in PC14 as notified unless otherwise changed by this submission. 7. Remove the Large Local Centre Intensification Precinct and replace with HDZ. 8. Extend the boundary of HRZ in the Riccarton area as shown in the maps attached to this submission in Appendix 3. 9. Delete the various height/intensification precincts and replace with a single 'Height Variation Control' precinct to reflect the 36m height limit sought in the submission for the HRZ adjacent to the City Centre, Hornby, Riccarton, and Papanui centres as shown in the maps attached to this submission within Appendix 3. Generally these are: <ul style="list-style-type: none"> - 22m HDZ 1.20km from the edge of the new MCZ and the CCZ. - 36m Height Variation Overlay 400m from the edge of the new MCZ and CCZ. <p>See original submission for appendix 3 maps</p> <p>Kāinga Ora support the implementation of a Medium Density Residential Zone (MRZ) over all relevant residential zones. As set out in this submission, Kāinga Ora oppose the Public Transport Accessibility Qualifying Matter (QM) and the Airport Noise Influence Area QM and therefore seek as a consequence of deleting these QMs that the RS and RSDT zoned areas within these QMs be rezoned to MRZ. Kāinga Ora note some ambiguity in the</p>	
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Kāinga Ora – Homes and Communities /834.332	Kauri Lodge Rest Home 2008 Limited/ #FS2059.10	Seek Amendment	<ol style="list-style-type: none"> 1. Retain MRZ over areas where MRZ is proposed in PC14 as notified unless otherwise changed by this submission. 2. Rezone to MRZ areas that are proposed as RS/ RSDT zones under the Public Transport Accessibility and Airport Noise Influence Area QMs. 3. Rezone Lyttelton to MRZ. 4. Rezone Papanui, Riccarton and Hornby Key Activity Centres to Metropolitan Centre Zone (MCZ) from Town Centre Zone and Large Format Retail Zone. 5. Rezone to HRZ areas that are proposed as MRZ within a Local Centre Intensification Precinct and remove the precinct. 6. Retain HRZ over areas where HRZ is proposed in PC14 as notified unless otherwise changed by this submission. 7. Remove the Large Local Centre Intensification Precinct and replace with HDZ. 8. Extend the boundary of HRZ in the Riccarton area as shown in the maps attached to this submission in Appendix 3. 9. Delete the various height/intensification precincts and replace with a single 'Height Variation Control' precinct to reflect the 36m height limit sought in the submission for the HRZ adjacent to the City Centre, Hornby, Riccarton, and Papanui centres as shown in the maps attached to this submission within Appendix 3. Generally these are: <ul style="list-style-type: none"> - 22m HDZ 1.20km from the edge of the new MCZ and the CCZ. - 36m Height Variation Overlay 400m from the edge of the new MCZ and CCZ. <p>See original submission for appendix 3 maps</p> <p>Kāinga Ora support the implementation of a Medium Density Residential Zone (MRZ) over all relevant residential zones. As set out in this submission, Kāinga Ora oppose the Public Transport Accessibility Qualifying Matter (QM) and the Airport Noise Influence Area QM and therefore seek as a consequence of deleting these QMs that the RS and RSDT zoned areas within these QMs be rezoned to MRZ. Kāinga Ora note some ambiguity in the provisions as to whether the land that is subject to the Tsunami Risk QM is intended to be zoned MRZ or RS/ RSDT. Whilst agreeing that a high risk of natural hazards is a legitimate QM, our submission raises concerns with whether the costs and benefits of this QM strike an appropriate balance, and question the appropriateness of using a threshold of a 1:500 year event plus a 1m rise in sea levels as the mapping base. Use of a lower density RS/RSDT zoning should only be used where the risk of hazards is proven to be high and with a high return period. The areas subject to the 'Local Centre Intensification Precinct' are sought to be rezoned from MRZ to HRZ and the precinct overlay deleted. These areas are ideally located</p>	Support

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			seeks to rationalise and simplify the height limits applicable to the HRZ, depending on the size of the adjacent commercial centre. Consequential amendments are therefore required to the various height/ intensification precincts to reflect the outcomes sought in the submission.	
Kāinga Ora – Homes and Communities /834.332	New Zealand Airports Association/ #FS2071.13	Seek Amendment	<p>1. Retain MRZ over areas where MRZ is proposed in PC14 as notified unless otherwise changed by this submission.</p> <p>2. Rezone to MRZ areas that are proposed as RS/ RSDT zones under the Public Transport Accessibility and Airport Noise Influence Area QMs.</p> <p>3. Rezone Lyttelton to MRZ.</p> <p>4. Rezone Papanui, Riccarton and Hornby Key Activity Centres to Metropolitan Centre Zone (MCZ) from Town Centre Zone and Large Format Retail Zone.</p> <p>5. Rezone to HRZ areas that are proposed as MRZ within a Local Centre Intensification Precinct and remove the precinct.</p> <p>6. Retain HRZ over areas where HRZ is proposed in PC14 as notified unless otherwise changed by this submission.</p> <p>7. Remove the Large Local Centre Intensification Precinct and replace with HDZ.</p> <p>8. Extend the boundary of HRZ in the Riccarton area as shown in the maps attached to this submission in Appendix 3.</p> <p>9. Delete the various height/intensification precincts and replace with a single 'Height Variation Control' precinct to reflect the 36m height limit sought in the submission for the HRZ adjacent to the City Centre, Hornby, Riccarton, and Papanui centres as shown in the maps attached to this submission within Appendix 3. Generally these are:</p> <ul style="list-style-type: none"> - 22m HDZ 1.20km from the edge of the new MCZ and the CCZ. - 36m Height Variation Overlay 400m from the edge of the new MCZ and CCZ. <p>See original submission for appendix 3 maps</p> <p>Kāinga Ora support the implementation of a Medium Density Residential Zone (MRZ) over all relevant residential zones. As set out in this submission, Kāinga Ora oppose the Public Transport Accessibility Qualifying Matter (QM) and the Airport Noise Influence Area QM and therefore seek as a consequence of deleting these QMs that the RS and RSDT zoned areas within these QMs be rezoned to MRZ. Kāinga Ora note some ambiguity in the provisions as to whether the land that is subject to the Tsunami Risk QM is intended to be zoned MRZ or RS/ RSDT. Whilst agreeing that a high risk of natural hazards is a legitimate QM, our submission raises concerns with whether the costs and benefits of this QM strike an appropriate balance, and question the appropriateness of using a threshold of a 1:500 year event plus a 1m rise in sea levels as the mapping base. Use of a lower density RS/RSDT zoning should only be used where the risk of hazards is proven to be high and with a high return period. The areas subject to the 'Local Centre Intensification Precinct' are sought to be rezoned from MRZ to HRZ and the precinct overlay deleted. These areas are ideally located adjacent to medium-sized commercial centres that provide residential activities with easy access to a wide range of services and are also generally well serviced by public transport. As such, a HRZ is considered to be more appropriate and better aligned with NPS-UD and National Planning Standard outcomes. Kāinga Ora submits that Metropolitan Centres be employed within the centre hierarchy. Kāinga Ora seek that this covers the existing key activity areas for Riccarton, Papanui, and Hornby. Kāinga Ora support the inclusion of a HRZ in appropriate locations close to the City Centre, Metropolitan and larger suburban commercial centres. The zone boundaries for the HRZ is supported, with the only exception being in the Riccarton area where an extension of the HRZ boundaries are sought to better recognise the proximity of this area to a wide range of commercial services, university activity node, high frequency public transport, cycle ways, and the relief sought in the submission opposing the Riccarton Bush, Industrial Interface, Airport Influence Density Precinct, and Piko/Shands heritage area and character area QMs. Noting also the recommendation that Kāinga Ora has suggested in relation to amendments to the Industrial General Zoning at 247 Riccarton Road and 37 Euston Street. Kāinga Ora seeks to rationalise and simplify the height limits applicable to the HRZ, depending on the size of the adjacent commercial centre. Consequential amendments are therefore required to the various height/ intensification precincts to reflect the outcomes sought in the submission.</p> <p>1. Retain MRZ over areas where MRZ is proposed in PC14 as notified unless otherwise changed by this submission.</p>	Oppose

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Kāinga Ora – Homes and Communities /834.332	Vaughan Smith/ #FS2090.28	Seek Amendment	<p>1. Retain MRZ over areas where MRZ is proposed in PC14 as notified unless otherwise changed by this submission.</p> <p>2. Rezone to MRZ areas that are proposed as RS/ RSDT zones under the Public Transport Accessibility and Airport Noise Influence Area QMs.</p> <p>3. Rezone Lyttelton to MRZ.</p>	Support

		<p>4. Rezone Papanui, Riccarton and Hornby Key Activity Centres to Metropolitan Centre Zone (MCZ) from Town Centre Zone and Large Format Retail Zone.</p> <p>5. Rezone to HRZ areas that are proposed as MRZ within a Local Centre Intensification Precinct and remove the precinct.</p> <p>6. Retain HRZ over areas where HRZ is proposed in PC14 as notified unless otherwise changed by this submission.</p> <p>7. Remove the Large Local Centre Intensification Precinct and replace with HDZ.</p> <p>8. Extend the boundary of HRZ in the Riccarton area as shown in the maps attached to this submission in Appendix 3.</p> <p>9. Delete the various height/intensification precincts and replace with a single 'Height Variation Control' precinct to reflect the 36m height limit sought in the submission for the HRZ adjacent to the City Centre, Hornby, Riccarton, and Papanui centres as shown in the maps attached to this submission within Appendix 3. Generally these are:</p> <ul style="list-style-type: none"> - 22m HDZ 1.20km from the edge of the new MCZ and the CCZ. - 36m Height Variation Overlay 400m from the edge of the new MCZ and CCZ. <p>See original submission for appendix 3 maps</p> <p>Kāinga Ora support the implementation of a Medium Density Residential Zone (MRZ) over all relevant residential zones. As set out in this submission, Kāinga Ora oppose the Public Transport Accessibility Qualifying Matter (QM) and the Airport Noise Influence Area QM and therefore seek as a consequence of deleting these QMs that the RS and RSDT zoned areas within these QMs be rezoned to MRZ. Kāinga Ora note some ambiguity in the provisions as to whether the land that is subject to the Tsunami Risk QM is intended to be zoned MRZ or RS/ RSDT. Whilst agreeing that a high risk of natural hazards is a legitimate QM, our submission raises concerns with whether the costs and benefits of this QM strike an appropriate balance, and question the appropriateness of using a threshold of a 1:500 year event plus a 1m rise in sea levels as the mapping base. Use of a lower density RS/RSDT zoning should only be used where the risk of hazards is proven to be high and with a high return period. The areas subject to the 'Local Centre Intensification Precinct' are sought to be rezoned from MRZ to HRZ and the precinct overlay deleted. These areas are ideally located adjacent to medium-sized commercial centres that provide residential activities with easy access to a wide range of services and are also generally well serviced by public transport. As such, a HRZ is considered to be more appropriate and better aligned with NPS-UD and National Planning Standard outcomes. Kāinga Ora submits that Metropolitan Centres be employed within the centre hierarchy. Kāinga Ora seek that this covers the existing key activity areas for Riccarton, Papanui, and Hornby. Kāinga Ora support the inclusion of a HRZ in appropriate locations close to the City Centre, Metropolitan and larger suburban commercial centres. The zone boundaries for the HRZ is supported, with the only exception being in the Riccarton area where an extension of the HRZ boundaries are sought to better recognise the proximity of this area to a wide range of commercial services, university activity node, high frequency public transport, cycle ways, and the relief sought in the submission opposing the Riccarton Bush, Industrial Interface, Airport Influence Density Precinct, and Piko/Shands heritage area and character area QMs. Noting also the recommendation that Kāinga Ora has suggested in relation to amendments to the Industrial General Zoning at 247 Riccarton Road and 37 Euston Street. Kāinga Ora seeks to rationalise and simplify the height limits applicable to the HRZ, depending on the size of the adjacent commercial centre. Consequential amendments are therefore required to the various height/ intensification precincts to reflect the outcomes sought in the submission.</p> <p>1. Retain MRZ over areas where MRZ is proposed in PC14 as notified unless otherwise changed by this submission.</p> <p>2. Rezone to MRZ areas that are proposed as RS/ RSDT zones under the Public Transport Accessibility and Airport Noise Influence Area QMs.</p> <p>3. Rezone Lyttelton to MRZ.</p> <p>4. Rezone Papanui, Riccarton and Hornby Key Activity Centres to Metropolitan Centre Zone (MCZ) from Town Centre Zone and Large Format Retail Zone.</p> <p>5. Rezone to HRZ areas that are proposed as MRZ within a Local Centre Intensification Precinct and remove the precinct.</p> <p>6. Retain HRZ over areas where HRZ is proposed in PC14 as notified unless otherwise changed by this submission.</p> <p>7. Remove the Large Local Centre Intensification Precinct and replace with HDZ.</p>	
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Transpower New Zealand Limited / #878.20		Seek Amendment	Should the extent of the zones be amended in the vicinity of the National Grid, Transpower seeks that the provisions that manage effects on the National Grid that are proposed as a qualifying matter (and as amended by this submission) are similarly extended to any new areas.	
Transpower New Zealand Limited /878.20	Orion New Zealand Limited/ #FS2056.14	Seek Amendment	Should the extent of the zones be amended in the vicinity of the National Grid, Transpower seeks that the provisions that manage effects on the National Grid that are proposed as a qualifying matter (and as amended by this submission) are similarly extended to any new areas. Transpower is neutral on the extent (as notified) of the various zones. However, should the extent of the zones be amended in the vicinity of the National Grid, Transpower seeks that the provisions that manage effects on the National Grid that are proposed as a qualifying matter (and as amended by this submission) are similarly extended to any new areas. Should the extent of the zones be amended in the vicinity of the National Grid, Transpower seeks that the provisions that manage effects on the National Grid that are proposed as a qualifying matter (and as amended by this submission) are similarly extended to any new areas. Transpower is neutral on the extent (as notified) of the various zones. However, should the extent of the zones be amended in the vicinity of the National Grid, Transpower seeks that the provisions that manage effects on the National Grid that are proposed as a qualifying matter (and as amended by this submission) are similarly extended to any new areas.	Support
Transpower New Zealand Limited /878.20	Kāinga Ora/ #FS2082.810	Seek Amendment	Should the extent of the zones be amended in the vicinity of the National Grid, Transpower seeks that the provisions that manage effects on the National Grid that are proposed as a qualifying matter (and as amended by this submission) are similarly extended to any new areas. Transpower is neutral on the extent (as notified) of the various zones. However, should the extent of the zones be amended in the vicinity of the National Grid, Transpower seeks that the provisions that manage effects on the National Grid that are proposed as a qualifying matter (and as amended by this submission) are similarly extended to any new areas. Should the extent of the zones be amended in the vicinity of the National Grid, Transpower seeks that the provisions that manage effects on the National Grid that are proposed as a qualifying matter (and as amended by this submission) are similarly extended to any new areas. Transpower is neutral on the extent (as notified) of the various zones. However, should the extent of the	Oppose

			zones be amended in the vicinity of the National Grid, Transpower seeks that the provisions that manage effects on the National Grid that are proposed as a qualifying matter (and as amended by this submission) are similarly extended to any new areas.	
Transpower New Zealand Limited / #878.21		Seek Amendment	Amend the Planning Maps to show the National Grid Subdivision Corridor (or the area subject to Rule 8.5.1.3 RD5) in a similar manner to the National Grid Yard (as amended by this submission).	
Transpower New Zealand Limited /878.21	Kāinga Ora/ #FS2082.811	Seek Amendment	Amend the Planning Maps to show the National Grid Subdivision Corridor (or the area subject to Rule 8.5.1.3 RD5) in a similar manner to the National Grid Yard (as amended by this submission). Seeks amendments as the Planning Maps do not appear to show the National Grid Subdivision Corridor (or the area subject to Rule 8.5.1.3 RD5). Amend the Planning Maps to show the National Grid Subdivision Corridor (or the area subject to Rule 8.5.1.3 RD5) in a similar manner to the National Grid Yard (as amended by this submission). Seeks amendments as the Planning Maps do not appear to show the National Grid Subdivision Corridor (or the area subject to Rule 8.5.1.3 RD5).	Oppose
Rutherford Family Trust/ #879.1		Seek Amendment	Remove the Moncks Spur/Mt Pleasant Overlay (including reference to it on Planning Map 48)	
Rutherford Family Trust/879.1	Kāinga Ora/ #FS2082.813	Seek Amendment	Remove the Moncks Spur/Mt Pleasant Overlay (including reference to it on Planning Map 48) Land: 2 Crest Lane, Mount Pleasant (Planning Map 48) (including Part Lot 48 Deposited Plan 3416, Lots 1,2, and 3 DP 6740, Lot 2 DP 334935) Submission point #1: Confirm removal of Moncks Spur/Mt Pleasant Overlay and related (as such lack justification as qualifying matters). We support that the overlay has been removed from the interactive Maps (However, reference to it still needs removed elsewhere in the rules). CCC have confirmed to us that it is the intention the Moncks Spur/Mt Pleasant overlay be removed. Remove the Moncks Spur/Mt Pleasant Overlay (including reference to it on Planning Map 48) Land: 2 Crest Lane, Mount Pleasant (Planning Map 48) (including Part Lot 48 Deposited Plan 3416, Lots 1,2, and 3 DP 6740, Lot 2 DP 334935) Submission point #1: Confirm removal of Moncks Spur/Mt Pleasant Overlay and related (as such lack justification as qualifying matters). We support that the overlay has been removed from the interactive Maps (However, reference to it still needs removed elsewhere in the rules). CCC have confirmed to us that it is the intention the Moncks Spur/Mt Pleasant overlay be removed.	Support
Danne Mora Limited/ #903.45		Seek Amendment	The waterbodies on the planning maps are to be identified as 'indicative location only' or alternatively to show them in their correct location or not at all.	
Matty Lovell/ #1021.3		Support		
Marius and Roanna Purcaru/ #1024.2		Seek Amendment		
Janice Grant/ #1032.1		Oppose	That high rise should be restricted to the areas between Brougham [Street], Ensors Road, Linwood Ave, Stanmore Road [and] across through St Albans; and the Riccarton Area.	
New Zealand Police/ #2005.9		Support	Planning map 39 - retain as notified.	

Planning Maps > MRZ Zoning

Submission Number	Further Submission No	Position	Decision Requested	FS Position
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Greg Olive/ #2.14		Seek Amendment	Rezone site at 419 Halswell Junction Road to Mixed Use rather than MDZ	
Ngāi Tahu Property/ #4.4		Oppose	Rezone the site at 35 Steadman Road, Karamu (Lot 2 Deposited Plan 541604) from Medium Residential Zone to be Future Urban Zone.	
Graham Thompson/ #8.1		Seek Amendment	Amend proposed Medium Residential zone across the city to exempt cul-de-sacs and narrow accessways from zone.	
Graham Thompson/8.1	Anne Dingwall/ #FS2037.38	Seek Amendment	<p>Amend proposed Medium Residential zone across the city to exempt cul-de-sacs and narrow accessways from zone.</p> <p>I live on a narrow extension of a cul-de-sac. Five homes face onto this access. Your map indicates that my area is medium density residential zone. There are at present no unused building sites but in the present circumstances there is always a possibility of a developer entering the area and activating the provisions of the medium density zone.</p> <p>The potential outcome of this would be 15 houses of three storeys. That could potentially mean the presence of 30 motor vehicles. On my narrow accessway parking for those would be inadequate so spill over onto the more open part of the street. Traffic and access and manoeuvrability would be at the least difficult and the likelihood of friction between residents is likely to be high. Furthermore, access for emergency vehicles could be impossible with the potential for loss of property or lives.</p>	Support
Martin Jones/ #15.2		Seek Amendment	Do not zone Cashmere View Street or surrounds as High Density Residential Zone.	
Rex Drummond/ #18.2		Seek Amendment	Faiview Street (Cashmere) should be within a Residential Character Area.	
Rex Drummond/18.2	Anne Dingwall/ #FS2037.54	Seek Amendment	Faiview Street (Cashmere) should be within a Residential Character Area. Faiview Street (Cashmere) should be within a Residential Character Area.	Support
Alastair Grigg/ #28.5		Seek Amendment	[At the eastern end of Rugby Street, west of Papanui Road] change zone to Medium Density Residential Zone instead of High Density Residential Zone.	
Malcolm Leigh/ #29.1		Seek Amendment	That Blair Avenue in Papanui will be rezoned from High Density Residential Zoning to Medium Density Residential Zoning through the application of a Qualifying Matter.	
Malcolm Leigh/29.1	Anne Dingwall/ #FS2037.57	Seek Amendment	<p>That Blair Avenue in Papanui will be rezoned from High Density Residential Zoning to Medium Density Residential Zoning through the application of a Qualifying Matter.</p> <p>The High Density Residential Zone should not be applied blanketly either to a single street or to properties sharing a back fence. Restricting such developments would avoid the imposition of 20 metre or higher structures right alongside and surrounding the boundaries of a single storey residence as depicted on page 10b.</p> <p>Consideration also needs to be given to limiting the number of 20metre structures in a single street, or adjacent streets in the High Density Residential Zone to ensure and provide for a well-mixed variety of different styles and outlooks to retain existing long standing visual, social well-being and neighbourhood aspects of a locality.</p> <ul style="list-style-type: none"> Assumptions made about walkability are unfounded, with most not choosing to walk. Assumptions about local employment are unfounded. Mass Rapid Transport does not yet exist. Suburban areas lack local commerce; infill housing recommendations gives no recognition of such negative societal changes on existing suburbia. <p>High density is inappropriate for the street, because:</p> <ul style="list-style-type: none"> HRZ will increase traffic demands 3-4 times, with the street unable to accommodate such demand. Examples of this inadequacy can be seen with traffic generated by other businesses, such as: Harcourts, KFC, BP Petrol Station, Animates, Art Metro, etc. Papanui Road in the Papanui area has already become a very congested, difficult to access, slow moving local thoroughfare during much of the day. With the proposed increase of commercial building height allowance, to 22 metres within the suburban commercial centres, there appears to be no requirement for sufficient additional onsite parking within such developments. High density housing typologies will force older persons out of the area. Considerable changes to the current mixed demography of the street will be an irreversible deleterious consequence to the social interaction between and within different age groups within the local populations, if the high density zone housing proposal proceeds without modification. HRZ will lead to the loss of trees. From technical documentation used to support the "Have your say" document, a figure of 20 years is used as the time required for a replacement tree sapling to mature into a size similar to that which was removed. For most of this "growing" time the allotments will be deprived of the mature tree coverage. Hence a 20% onsite tree canopy will take years to develop (a generational loss). Since this is likely to occur over a large area of the street, the area realistically becomes denuded of trees for extended periods of time. During this extended time the social and visual environmental benefits of the original tree coverage is non-existent. The introduction of Financial Contributions does not necessarily mean that tree coverage in the local area is not 	Support

			<p>completely and permanently removed. In the case of Blair Avenue this is starkly evident already, where tree removal from development sites has almost been par for the course without any apparent requirement for any tree replacement on the site itself. Such tree removal, even if site-replaced, also results in a growing long-term disruption / dislocation of the tree canopy corridor potentially available for the movement of native birds in the district. Gardens, including trees, are considered to be an important holistic requirement for social wellbeing. By the removal and non-local replacement of trees of equivalent size such action contributes, as a direct consequence, to permanent changes to the characterisation of the locale. Unlike any new green-field housing development, infill housing changes to existing suburban streets will take place over a considerable number of years and thus intensifies and prolongs or permantises these negative consequences raised in this submission. An average tree, planted to soften the visual impact, may be a conciliatory solution for existing neighbours towards a new 2 storey structure but would be a wasted gesture for structures exceeding that height.</p> <ul style="list-style-type: none"> • The proposal has not considered the increase demand on recreational facilities. Overseas experience would emphatically suggest that lack of such nearby resources and facilities rapidly leads to a decline in social wellbeing and the increase in many aspects of unacceptable antisocial behaviour (as occurred in, and is still affecting, many earlier New Zealand social housing developments, including those in Christchurch, where lack of open spaces was and is found to be a major contributor to such behaviour). Therefore increased housing density, in conjunction with the corresponding decreasing available allotment size, should not be considered on its own before AND ONLY AFTER such issues are satisfactorily addressed and co-jointly implemented. Without such facilities family orientated activities (including the recognised well-being needs of children, their guardians and their pets) are inadequately supported and are detrimentally influenced permanently. • Greater intensification will lead to greater stormwater run-off and localised flooding. The Dudley Creek walled waterway channel currently DOES NOT provide adequate capacity to prevent street flooding in Blair Avenue in current excessive storm events, even with repeated current Council attempts to alleviate the problem. The number of such events will be exacerbated by climate change. • Removing notification rights at a neighbourhood level negatively impacts the neighbourhood social well-being and degrades of local visual character. In the artist impression page 22 for a Medium Density Residential Zone, the effects of multitude box-like structures, very close together, with very little relief, and lack of variety in style, all have a negative effect on the visual appearance throughout the street. The omission of buildings from the adjacent rear street, i.e the blank grey area in the middle of the picture, provides a more optimistic impression than if that area (as is more than likely) were filled with multi-storey residences. These negative effects are further amplified when considering 6 storey buildings in high density residential locations. As a result there is a propensity for the area to eventually become a middle class slum/ghetto, particularly if in all probability the housing ends up becoming rental accommodation, where there is generally a priority present for concerns with \$ outlay or \$ return by both tenant and landlord rather than with social well-being or house pride. Similarly long-time residents who have spent many decades enhancing their dwellings could suddenly find themselves effectively boxed in on all sides and being overlooked by multiple 4-6 storey units, with no ability to raise concerns such as loss of privacy, lack of sunshine, diminished view. An average tree, planted to soften the visual impact, may be a conciliatory solution for existing neighbours towards a new 2 storey structure but would be a wasted gesture for structures exceeding that height. Most residents who have toiled creating their own pocket of sanctuary wish to be able to enjoy the fruits of their labour without having their every movement visible from a 5 storey window next door. Most street frontages, if the High Density Zone ideas are enshrined without considerable modification, will remove large trees in these areas as portrayed by the scant, non-concealing shrubbery and absence of any substantial trees illustrated in the High Density Residential Zone illustration page 10b. The suggestion that “such degradation of existing social values would be filtered out at the resource consenting stage” does not appear to provide sufficient safeguard to prevent such situations arising. • High density housing in New Zealand is only a recent concept being introduced from overseas where long historical periods of social adjustment have evolved. Therefore the translocation of such architectural societal practices is not always from a most appropriate source of compatibility. • Local utilities may not have capacity to service high density housing. 	
Guy Mortlock/ #32.1		Seek Amendment	Rezone the block bounded by Creyke Road, Ilam Road, Wilfrid Street and Barlow Street from Residential Suburban Zone to either Medium Density Residential Zone or Residential Suburban Density Transition Zone	
Guy Mortlock/32.1	Christchurch International Airport Limited/ #FS2052.122	Seek Amendment	Rezone the block bounded by Creyke Road, Ilam Road, Wilfrid Street and Barlow Street from Residential Suburban Zone to either Medium Density Residential Zone or Residential Suburban Density Transition Zone The Airport Noise qualifying matter is being given too much emphasis with the result that areas of Christchurch that should be available for higher density housing are inappropriately being excluded from such development. In particular the block bounded by Creyke Road, Ilam Road, Wilfrid Street and Barlow Street should be zoned either MRZ or RSDT. I work in an office on the corner of Ilam Road and Creyke Road and hardly ever hear airplanes. I also live in a property closer to the airport (on the boundary of the noise qualifying matter) and hardly ever hear airplanes - which suggests that the boundary is unnecessarily conservative. There is steady demand for all the rentals in this area (not only from University students but also University employees and visitors) and re-development with higher density would help fill that demand. I note that Ilam Road is going to have its speed limit reduced and cycle lanes installed making it a more pleasant residential area - so it makes sense to have as many people living in this area as possible (rather than living further away and having to commute to the University). Airplanes are getting quieter over time - but the airport noise zones are not getting smaller.	Oppose
Alana Harper/ #36.1		Oppose	Cashmere Hills should all stay as Residential Hills Zone or change to Future Urban Zone.	
Steven & Diana Marshall/ #40.1		Seek Amendment	Change zoning of Helmores Lane/ Desmond Street/ Rhodes St (from Helmores to Rossall) from High Density Residential to Medium Density Residential	
Sharina Van Landuyt/ #41.3		Oppose	Oppose[s] Ryan Street being designated as a medium density residential zone.	

Sharina Van Landuyt/41.3	Anne Dingwall/ #FS2037.66	Oppose	Oppose[s] Ryan Street being designated as a medium density residential zone. We have a beautiful street filled with character bungalows and want to keep it that way.	Support
Rhys Davidson/ #43.2		Seek Amendment	Oppose inclusion of Ryan Street in the Medium Density Residential Zone.	
Laura Cary/ #47.3		Oppose	Oppose the introduction of the Medium Density Residential Zone.	
Gavin Keats/ #52.5		Seek Amendment	Opposes the extent of the High and Medium Density Residential Zones around commercial centres.	
Tobias Meyer/ #55.18		Seek Amendment	Seek to have intensification around centres increased. Medium Density Residential zone to be applied 3km to 5km from Central City, and 500m from core bus routes.	
Tobias Meyer/55.18	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.16	Seek Amendment	Seek to have intensification around centres increased. Medium Density Residential zone to be applied 3km to 5km from Central City, and 500m from core bus routes. I think it is vitally important to incentivise development in the 5km closest to the city centre. This is the best place for people to live and the easiest place to live without a car. The current boundaries around city and local centres are quite small and could easily be extended a few blocks. Living near stanmore road I have easy access to the city. I call on you to increase the boundaries of HRZ and areas around local centres and either improve Mrz standards everywhere for more density or give extra incentive to MRZ in favourable places: Maybe even just within 3km of centre (at least within orbitor circle) and 500m of high frequency public transit routes. This is the area best suited to extra density. While our bus routes may change the current frequent routes will almost definitely be the same and be getting better. Even living 5km out from the centre has easy access to the city and other local centres. Possible incentives for MRZ in the inner 5km ring from the middle of the city: smaller setbacks in front half of property with a larger allowable built envelope, or allowing small businesses in the zone, or lower council contributions, or even with enough setback can go above height limits on large sites if the housing is accessible Reiterate this is the place we want the most development.	Oppose
Tobias Meyer/55.18	Christchurch International Airport Limited/ #FS2052.181	Seek Amendment	Seek to have intensification around centres increased. Medium Density Residential zone to be applied 3km to 5km from Central City, and 500m from core bus routes. I think it is vitally important to incentivise development in the 5km closest to the city centre. This is the best place for people to live and the easiest place to live without a car. The current boundaries around city and local centres are quite small and could easily be extended a few blocks. Living near stanmore road I have easy access to the city. I call on you to increase the boundaries of HRZ and areas around local centres and either improve Mrz standards everywhere for more density or give extra incentive to MRZ in favourable places: Maybe even just within 3km of centre (at least within orbitor circle) and 500m of high frequency public transit routes. This is the area best suited to extra density. While our bus routes may change the current frequent routes will almost definitely be the same and be getting better. Even living 5km out from the centre has easy access to the city and other local centres.	Oppose

			Possible incentives for MRZ in the inner 5km ring from the middle of the city: smaller setbacks in front half of property with a larger allowable built envelope, or allowing small businesses in the zone, or lower council contributions, or even with enough setback can go above height limits on large sites if the housing is accessible Reiterate this is the place we want the most development.	
Stephen Walsh/ #58.3		Seek Amendment	Reduce the extent of the medium density [residential zone]	
Thomas Calder/ #62.2		Seek Amendment	Amend zoning of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) from High Density Residential to Medium Density Residential.	
Rachel Davies/ #67.3		Seek Amendment	[Seeks to] reduce the zones for High and Medium Density to closer to the city centre - so that it is not encroaching on existing neighbourhoods in Spreydon and Hoon Hay.	
Rachel Davies/ #67.5		Seek Amendment	Three storey housing should only be found in and close to the city centre, not in existing older suburban areas.	
Rachel Davies/67.5	Anne Dingwall/ #FS2037.136	Seek Amendment	<p>Three storey housing should only be found in and close to the city centre, not in existing older suburban areas.</p> <p>It concerns me that the government seems to treat all cities the same with regards to housing development and density rules. I understand that a submission can not change the government's National Policy Statement on Urban Development and the implementation of Medium Density Residential Standards. I however, want my voice to be heard with other like minded people to plead with our Council to ensure protective measures can be put in place to limit the negative impacts that these new standards pose. I applaud the council in their attempt to try and temper this dramatic change and extend the enforcement timeframe by adding Qualifying Matters such as the 'Sunlight Access'. I however feel this is not enough. The people of Christchurch need to be listened to, especially those who will be directly affected by future development;</p> <p>Hoon Hay, Christchurch is my home, the place where we chose to buy and bring up our family in a home that was in a safe neighbourhood with a backyard, where our children can play, we can grow a garden and have space, peace and privacy. I feel this is typical of many residents who chose to live in the suburban areas that fringe the city center. I am now constantly shocked each time I travel down a local street to see so many properties demolished and replaced with two storey townhouses; many that are terraced, offering no space or privacy. They go nowhere to enhance the character of the neighbourhoods they now dominate. The original homes now seem squashed and overshadowed by these towering monstrosities. Gone is their light, privacy and peace; replaced by multiple dwellers, their cars, noise and pressure on existing infrastructure. It frightens me to say the least that this seems to be the future of Christchurch;</p> <p>I speak from a more protected position, as when I found our property on the Christchurch District Plan Map, we are in the Residential Suburban Zone and have another protective layer of being identified as having low public transport accessibility - again thanks needs to go to the Council for acknowledging this and using it to our advantage to prevent more sprawl of the MDRS. I am however aware that this level of protection is vulnerable as there is never any guarantee that zones don't change. The only thing that makes me different from a poor family who finds themselves in the Residential Medium Density or Transition Zones are a couple of streets. It is frightening to think that their little slice of paradise could be dramatically threatened if a developer buys a property next to them and fills it to capacity with two or three storey units!</p> <p>I therefore totally oppose the proposed changes for the following reasons;</p> <ul style="list-style-type: none"> • Increased building heights in suburban areas will dramatically reduce sunlight for existing properties. • Multiple storey dwellings negatively impact on the privacy of existing single storey residences. • Developing properties which once housed four to five people to house 12 plus people puts pressure on existing services - predominantly water, stormwater and sewerage. 	Support

			<ul style="list-style-type: none"> • More people living on a property with no access to a garage or off street parking means more vehicles are parked on the street, thus impacting on existing parking spaces for original residents. andnbsp; andnbsp; • Existing gardens, trees and green space are destroyed and replaced with concrete or other impervious surfaces - this alters our so called 'Garden City' identity. andnbsp; What quality of life do these new residents have with an outdoor area, the size of a small patio? andnbsp; Is that the type of home we want the future children of Christchurch to be brought up in? andnbsp; How will they have a love of nature, fun and play outside - if their own outdoor space is a piece of exposed aggregate or a wooden deck the size of a carpark, if that? andnbsp; Sure the developers may argue that children can be taken to a local park to play - but really? andnbsp; Children should be able to play outside whenever they want, at their own home! andnbsp; Also, what happens to the rain that falls? andnbsp; It can no longer be absorbed by a lawn or garden - instead it becomes runoff increasing the risk of flooding. • We are not Auckland or Wellington! andnbsp; We have space to expand in a range of areas. andnbsp; Many of the new subdivisions that keep popping up seem to have zones enabling high density multi storey housing - we often don't see this in reality though - instead we see single story dwellings on teeny tiny plots of land. • The only ones who seem to be benefiting from this change are the developers who are lining their pockets with the profits from destroying existing neighbourhoods. andnbsp; They don't care what happens next once they've destroyed homes and built multiple dwellings at high speed with cost cutting measures. andnbsp; They just want the payout at the end and the move on to find the next plot of land. andnbsp; They squeeze people out and create a domino effect. andnbsp; Those strong enough or brave enough to say no to their buying power, get punished later when their land is worth nothing as it's been surrounded. andnbsp; andnbsp; <p>I can't complain without offering some solutions or possible options that I feel would be a better alternative to the proposed changes. andnbsp; If new development is to continue with no need for resource consent the following should be considered:</p> <ul style="list-style-type: none"> • Continue to add and push for Quality Matters to ensure new development meets more stringent controls over sunlight, safety, privacy, environmental factors and aesthetics. andnbsp; • Get more legal advice as to residents not being able to appeal decisions which go to hearings - this does not seem right that appeals are not allowed. andnbsp; We need to try to beat the Government at their own game by finding more loopholes or laws to protect the residents of Christchurch from these changes. • Prioritize or incentivise high density residential development starting from the city center then working outward, once land there has first been developed. • Develop more multistorey or terraced styled housing in new subdivisions where infrastructure can be put in place to best service these new dwellings. andnbsp; • Rezone and develop underutilized areas of land closer to the city into new trendy housing development - the development near the railway in the Addington Court Theatre district is a good example of this type of land. • Potentially redevelop existing large buildings into apartments e.g. Princess Margaret hospital (potentially moving the services offered there now to new premises to free up space not being used). • Develop existing crown owned land into higher density housing e.g. the old Spreydon School site. <p>Thank you for considering my submission and recommendations. andnbsp; This seems like a minefield of issues, laws, rules, policies and regulations. andnbsp; Please try to keep at the forefront that Christchurch is the 'Garden City'. andnbsp; We are lucky - we have space, we think in smart ways and there are solutions to these issues which don't require us ruining the wonderful neighbourhoods we have that make Christchurch so special.</p>	
Rachel Davies/ #67.16		Seek Amendment	Develop more multistorey or terraced styled housing in new subdivisions where infrastructure can be put in place to best service these new dwellings.	
Rachel Davies/67.16	Anne Dingwall/ #FS2037.137	Seek Amendment		Support

Develop more multistorey or terraced styled housing in new subdivisions where infrastructure can be put in place to best service these new dwellings.

Hoon Hay, Christchurch is my home, the place where we chose to buy and bring up our family in a home that was in a safe neighbourhood with a backyard, where our children can play, we can grow a garden and have space, peace and privacy. I feel this is typical of many residents who chose to live in the suburban areas that fringe the city center. I am now constantly shocked each time I travel down a local street to see so many properties demolished and replaced with two storey townhouses; many that are terraced, offering no space or privacy. They go nowhere to enhance the character of the neighbourhoods they now dominate. The original homes now seem squashed and overshadowed by these towering monstrosities. Gone is their light, privacy and peace; replaced by multiple dwellers, their cars, noise and pressure on existing infrastructure. It frightens me to say the least that this seems to be the future of Christchurch.

I speak from a more protected position, as when I found our property on the Christchurch District Plan Map, we are in the Residential Suburban Zone and have another protective layer of being identified as having low public transport accessibility - again thanks needs to go to the Council for acknowledging this and using it to our advantage to prevent more sprawl of the MDRS. I am however aware that this level of protection is vulnerable as there is never any guarantee that zones don't change. The only thing that makes me different from a poor family who finds themselves in the Residential Medium Density or Transition Zones are a couple of streets! It is frightening to think that their little slice of paradise could be dramatically threatened if a developer buys a property next to them and fills it to capacity with two or three storey units!

Increased building heights in suburban areas will dramatically reduce sunlight for existing properties.

Multiple storey dwellings negatively impact on the privacy of existing single storey residences.

Developing properties which once housed four to five people to house 12 plus people puts pressure on existing services - predominantly water, stormwater and sewerage.

More people living on a property with no access to a garage or off street parking means more vehicles are parked on the street, thus impacting on existing parking spaces for original residents.

Existing gardens, trees and green space are destroyed and replaced with concrete or other impervious surfaces - this alters our so called 'Garden City' identity. What quality of life do these new residents have with an outdoor area, the size of a small patio? Is that the type of home we want the future children of Christchurch to be brought up in? How will they have a love of nature, fun and play outside - if their own outdoor space is a piece of exposed aggregate or a wooden deck the size of a carpark, if that? Sure the developers may argue that children can be taken to a local park to play - but really? Children should be able to play outside whenever they want, at their own home! Also, what happens to the rain that falls? It can no longer be absorbed by a lawn or garden - instead it becomes runoff increasing the risk of flooding.

We are not Auckland or Wellington! We have space to expand in a range of areas. Many of the new subdivisions that keep popping up seem to have zones enabling high density multi storey housing - we often don't see this in reality though - instead we see single story dwellings on teeny tiny plots of land.

The only ones who seem to be benefiting from this change are the developers who are lining their pockets with the profits from destroying existing neighbourhoods. They don't care what happens next once they've destroyed homes and built multiple dwellings at high speed with cost cutting measures. They just want the payout at the end and the move on to find the next plot of land. They squeeze people out and create a domino effect. Those strong enough or brave enough to say no to their buying power, get punished later when their land is worth nothing as it's been surrounded.

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Rachel Davies/ #67.18		Seek Amendment	<p>Rezone and develop underutilized areas of land closer to the city into new trendy housing development - the development near the railway in the Addington Court Theatre district is a good example of this type of land.</p>	
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			<p>We are not Auckland or Wellington! We have space to expand in a range of areas. Many of the new subdivisions that keep popping up seem to have zones enabling high density multi storey housing - we often don't see this in reality though - instead we see single story dwellings on teeny tiny plots of land.</p> <p>The only ones who seem to be benefiting from this change are the developers who are lining their pockets with the profits from destroying existing neighbourhoods. They don't care what happens next once they've destroyed homes and built multiple dwellings at high speed with cost cutting measures. They just want the payout at the end and the move on to find the next plot of land. They squeeze people out and create a domino effect. Those strong enough or brave enough to say no to their buying power, get punished later when their land is worth nothing as it's been surrounded.</p>	
Rachel Davies/ #67.20		Seek Amendment	Potentially redevelop existing large buildings into apartments e.g. Princess Margaret hospital (potentially moving the services offered there now to new premises to free up space not being used).	
Rachel Davies/67.20	Anne Dingwall/ #FS2037.138	Seek Amendment	<p>Potentially redevelop existing large buildings into apartments e.g. Princess Margaret hospital (potentially moving the services offered there now to new premises to free up space not being used).</p> <p>Hoon Hay, Christchurch is my home, the place where we chose to buy and bring up our family in a home that was in a safe neighbourhood with a backyard, where our children can play, we can grow a garden and have space, peace and privacy. I feel this is typical of many residents who chose to live in the suburban areas that fringe the city center. I am now constantly shocked each time I travel down a local street to see so many properties demolished and replaced with two storey townhouses; many that are terraced, offering no space or privacy. They go nowhere to enhance the character of the neighbourhoods they now dominate. The original homes now seem squashed and overshadowed by these towering monstrosities. Gone is their light, privacy and peace; replaced by multiple dwellers, their cars, noise and pressure on existing infrastructure. It frightens me to say the least that this seems to be the future of Christchurch.</p> <p>I speak from a more protected position, as when I found our property on the Christchurch District Plan Map, we are in the Residential Suburban Zone and have another protective layer of being identified as having low public transport accessibility - again thanks needs to go to the Council for acknowledging this and using it to our advantage to prevent more sprawl of the MDRS. I am however aware that this level of protection is vulnerable as there is never any guarantee that zones don't change. The only thing that makes me different from a poor family who finds themselves in the Residential Medium Density or Transition Zones are a couple of streets! It is frightening to think that their little slice of paradise could be dramatically threatened if a developer buys a property next to them and fills it to capacity with two or three storey units!</p> <p>Increased building heights in suburban areas will dramatically reduce sunlight for existing properties.</p> <p>Multiple storey dwellings negatively impact on the privacy of existing single storey residences.</p> <p>Developing properties which once housed four to five people to house 12 plus people puts pressure on existing services - predominantly water, stormwater and sewerage.</p> <p>More people living on a property with no access to a garage or off street parking means more vehicles are parked on the street, thus impacting on existing parking spaces for original residents.</p> <p>Existing gardens, trees and green space are destroyed and replaced with concrete or other impervious surfaces - this alters our so called 'Garden City' identity. What quality of life do these new residents have with an outdoor area, the size of a small patio? Is that the type of home we want the future children of Christchurch to be brought up in? How will they have a love of nature, fun and play outside - if their own outdoor space is a piece of exposed aggregate or a wooden deck the size of a carpark, if that? Sure the developers may argue that children can be taken to a local park to play - but really? Children should be able to play outside whenever they want, at their own home! Also, what happens to the rain that falls? It can no longer be absorbed by a lawn or garden - instead it becomes runoff increasing the risk of flooding.</p> <p>We are not Auckland or Wellington! We have space to expand in a range of areas. Many of the new subdivisions that keep popping up seem to have zones enabling high density multi storey housing - we often don't see this in reality though - instead we see single story dwellings on teeny tiny plots of land.</p> <p>The only ones who seem to be benefiting from this change are the developers who are lining their pockets with the profits from destroying existing neighbourhoods. They don't care what happens next once they've destroyed homes and built multiple dwellings at high speed with cost cutting measures. They just want the payout at the end and the move on to find the next plot of land. They squeeze people out and create a domino effect. Those strong enough or brave enough to say no to their buying power, get punished later when their land is worth nothing as it's been surrounded.</p>	Support

			<p>Potentially redevelop existing large buildings into apartments e.g. Princess Margaret hospital (potentially moving the services offered there now to new premises to free up space not being used).</p> <p>Hoon Hay, Christchurch is my home, the place where we chose to buy and bring up our family in a home that was in a safe neighbourhood with a backyard, where our children can play, we can grow a garden and have space, peace and privacy. I feel this is typical of many residents who chose to live in the suburban areas that fringe the city center. I am now constantly shocked each time I travel down a local street to see so many properties demolished and replaced with two storey townhouses; many that are terraced, offering no space or privacy. They go nowhere to enhance the character of the neighbourhoods they now dominate. The original homes now seem squashed and overshadowed by these towering monstrosities. Gone is their light, privacy and peace; replaced by multiple dwellers, their cars, noise and pressure on existing infrastructure. It frightens me to say the least that this seems to be the future of Christchurch.</p> <p>I speak from a more protected position, as when I found our property on the Christchurch District Plan Map, we are in the Residential Suburban Zone and have another protective layer of being identified as having low public transport accessibility - again thanks needs to go to the Council for acknowledging this and using it to our advantage to prevent more sprawl of the MDRS. I am however aware that this level of protection is vulnerable as there is never any guarantee that zones don't change. The only thing that makes me different from a poor family who finds themselves in the Residential Medium Density or Transition Zones are a couple of streets! It is frightening to think that their little slice of paradise could be dramatically threatened if a developer buys a property next to them and fills it to capacity with two or three storey units!</p> <p>Increased building heights in suburban areas will dramatically reduce sunlight for existing properties.</p> <p>Multiple storey dwellings negatively impact on the privacy of existing single storey residences.</p> <p>Developing properties which once housed four to five people to house 12 plus people puts pressure on existing services - predominantly water, stormwater and sewerage.</p> <p>More people living on a property with no access to a garage or off street parking means more vehicles are parked on the street, thus impacting on existing parking spaces for original residents.</p> <p>Existing gardens, trees and green space are destroyed and replaced with concrete or other impervious surfaces - this alters our so called 'Garden City' identity. What quality of life do these new residents have with an outdoor area, the size of a small patio? Is that the type of home we want the future children of Christchurch to be brought up in? How will they have a love of nature, fun and play outside - if their own outdoor space is a piece of exposed aggregate or a wooden deck the size of a carpark, if that? Sure the developers may argue that children can be taken to a local park to play - but really? Children should be able to play outside whenever they want, at their own home! Also, what happens to the rain that falls? It can no longer be absorbed by a lawn or garden - instead it becomes runoff increasing the risk of flooding.</p> <p>We are not Auckland or Wellington! We have space to expand in a range of areas. Many of the new subdivisions that keep popping up seem to have zones enabling high density multi storey housing - we often don't see this in reality though - instead we see single story dwellings on teeny tiny plots of land.</p> <p>The only ones who seem to be benefiting from this change are the developers who are lining their pockets with the profits from destroying existing neighbourhoods. They don't care what happens next once they've destroyed homes and built multiple dwellings at high speed with cost cutting measures. They just want the payout at the end and the move on to find the next plot of land. They squeeze people out and create a domino effect. Those strong enough or brave enough to say no to their buying power, get punished later when their land is worth nothing as it's been surrounded.</p>	
Rachel Davies/ #67.22		Seek Amendment	Develop existing crown owned land into higher density housing e.g. the old Spreydon School site	
Darren Fabri/ #68.1		Seek Amendment	Rezone John Paterson Drive from rural to residential.	
John Campbell/ #69.1		Seek Amendment	Amend the Residential Suburban zoning of the area around Riccarton Bush [to south of Rata Street and Kauri Street] to Medium Density Residential.	
John Campbell/69.1	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.18	Seek Amendment	Amend the Residential Suburban zoning of the area around Riccarton Bush [to south of Rata Street and Kauri Street] to Medium Density Residential.	Oppose
John Campbell/69.1	Anne Dingwall/ #FS2037.139	Seek Amendment	Amend the Residential Suburban zoning of the area around Riccarton Bush [to south of Rata Street and Kauri Street] to Medium Density Residential.	Oppose
John Campbell/69.1	Christchurch International Airport	Seek Amendment	Amend the Residential Suburban zoning of the area around Riccarton Bush [to south of Rata Street and Kauri Street] to Medium Density Residential.	Oppose

	Limited/ #FS2052.132			
John Campbell/69.1	Christchurch International Airport Limited/ #FS2052.182	Seek Amendment	Amend the Residential Suburban zoning of the area around Riccarton Bush [to south of Rata Street and Kauri Street] to Medium Density Residential.	Oppose
John Campbell/69.1	Kauri Lodge Rest Home 2008 Limited/ #FS2059.23	Seek Amendment	Amend the Residential Suburban zoning of the area around Riccarton Bush [to south of Rata Street and Kauri Street] to Medium Density Residential.	Oppose
John Campbell/69.1	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.54	Seek Amendment	Amend the Residential Suburban zoning of the area around Riccarton Bush [to south of Rata Street and Kauri Street] to Medium Density Residential.	Oppose
John Campbell/69.1	Kāinga Ora/ #FS2082.40	Seek Amendment	Amend the Residential Suburban zoning of the area around Riccarton Bush [to south of Rata Street and Kauri Street] to Medium Density Residential.	Support
John Campbell/ #69.6		Seek Amendment	Amend existing Residential Suburban zoning [around Riccarton Bush to south of Rata Street and Kauri Street] to Medium Density Residential	
John Campbell/69.6	Christchurch International Airport Limited/ #FS2052.135	Seek Amendment	Amend existing Residential Suburban zoning [around Riccarton Bush to south of Rata Street and Kauri Street] to Medium Density Residential	Oppose
John Campbell/69.6	Christchurch International Airport Limited/ #FS2052.185	Seek Amendment	Amend existing Residential Suburban zoning [around Riccarton Bush to south of Rata Street and Kauri Street] to Medium Density Residential	Oppose
John Campbell/69.6	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.72	Seek Amendment	Amend existing Residential Suburban zoning [around Riccarton Bush to south of Rata Street and Kauri Street] to Medium Density Residential	Oppose
John Campbell/69.6	Brighton Observatory of Environment and Economics/ #FS2092.4	Seek Amendment	Amend existing Residential Suburban zoning [around Riccarton Bush to south of Rata Street and Kauri Street] to Medium Density Residential	Support
Richard McLaughlin/ #77.1		Seek Amendment	Amend the planning maps to change the zoning of Watford Street and the surrounding Strowan Area (Watford Street, Normans Road, Halton Street and Hawthorne Street) from High Density Residential to Medium Density Residential.	
Melissa and Scott Alman/ #86.2		Seek Amendment	Amend the zoning of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) from High Density Residential to Medium Density Residential	
Peter Evans/ #88.1		Oppose	Harlech Mews and Avonhead rezoned to Residential Suburban Zone	
Blair McCarthy/ #90.3		Seek Amendment	Limit the High Density Residential Zone along Papanui Road north from the Merivale commercial centre to Heaton Street/Innes Road and south from the Papanui commercial centre to Blighs Road. That the area of proposed HRZ in between, particularly around St Andrews College and east of Watford Street, be zoned Medium Density Residential instead of HRZ.	
Zhijian Wang/ #102.3		Not Stated	Adding medium-density and high-density housing to established neighborhoods is not an ideal solution. Infrastructure will not be able to cope with demand, infrastructure improvements will be costly and impact on rates, and there will be further interruption with excavations and road closures. There will be increased concrete and asphalt footprints and reduced garden areas, affecting the natural infiltration of rainwater, increasing the burden on infrastructure and that may cause flooding. There will be an associated impact on Christchurch's brand as a Garden City. which has taken time to develop. Instead, the urban-rural fringe area should be developed with medium and high density residential areas within 20-30 minutes of the City Centre. This is the ideal living and working environment where infrastructure can be planned and constructed according to the needs of the next 30 years. Funding would be from investors and developers, reducing financial pressure on the City Council and maintaining the stability of rates. Construction will not affect the traffic in the city.	
Karyn Butler/ #106.1		Seek Amendment	That the Council amends the Housing and Business Choice Plan Change 14 (PC14) from the proposed High Density Residential Zone (HRZ) in a continuous strip parallel to Papanui Road through Strowan (stretching from Papanui Road to Watford Street) to a Medium Density Residential Zone (MRZ). In particular, the residential area of Watford Street, Christchurch.	

Karyn Butler/106.1	Anne Dingwall/ #FS2037.175	Seek Amendment	<p>That the Council amends the Housing and Business Choice Plan Change 14 (PC14) from the proposed High Density Residential Zone (HRZ) in a continuous strip parallel to Papanui Road through Strowan (stretching from Papanui Road to Watford Street) to a Medium Density Residential Zone (MRZ). In particular, the residential area of Watford Street, Christchurch.</p> <p>The proposed change for High Density Residential Zone (HRZ) in a continuous strip parallel to Papanui Road through Strowan (stretching from Papanui Road to Watford Street), without any requirement for new developments to provide any on-site parking, will place significant additional pressure on basic transport infrastructure such as on-street carparking and traffic congestion all of which are not coping currently.</p> <p>1. INFRASTRUCTURE</p> <p>Relevant PC14 clause references and extracts are given in italics:</p> <p><i>Section 14.2.8.5 Policy – Infrastructure servicing for developments</i></p> <p><i>a. Ensure that developments are serviced with all required infrastructure in an effective and efficient manner</i></p> <p><i>Section 14.2.8.6 Policy – Integration and connectivity</i></p> <p><i>c. Avoid significant adverse effects and remedy or mitigate other adverse effects on existing businesses, rural activities or infrastructure.</i></p> <p>Adequate ‘infrastructure’ includes adequate carparking and a safe and effective transport network which does not contribute to traffic congestion.</p> <p>The submitter's specific concerns in relation to the impact of the proposed changes on this infrastructure in particular in my community of Strowan are as follows:</p> <ul style="list-style-type: none"> • The supply of on-street carparking spaces currently cannot keep-up with the demand for carparking, resulting in time-based (two hour maximum) parking restrictions on most surrounding streets. A major contributor to the on-street carparking issue is St Andrews’ College, which defines the southeast limit of Strowan in this area. The school has a total population of around 2000 and is growing with a large waiting list for entry. The proposed change to HRZ in the Strowan community will magnify this existing, significant on-street carparking problem; • The existing traffic management issues associated with St Andrews’ College also pose a significant health and safety issue – from morning and afternoon congestion in Normans Road and surrounding streets at school drop-off and pick-up times, causing delays and congestion at intersections linking with surrounding primary roads including Papanui Road and Strowan Road. All of these issues will be exacerbated by the proposed intensification of residential development in the community but especially by the proposed HRZ over many blocks. <p>2. LACK OF CARPARKING PROVISION FOR VULNERABLE MEMBERS OF OUR COMMUNITY</p> <p>Relevant PC14 clause references and extracts are:</p> <p><i>Section 7.2.1.2 Policy – High trip generating activities</i></p> <p><i>ix provide for the transport needs of people whose mobility is restricted</i></p> <p><i>Section 7.2.1.5 Policy – Design of Carparking areas and loading areas</i></p> <p><i>iii be accessible for people whose mobility is restricted</i></p> <p>At a general level, the removal of the requirements for new residential housing developments to provide for any on-site parking, will have a significant and disproportionate impact on a number of vulnerable groups in our community. These groups include:</p> <ul style="list-style-type: none"> • people with disabilities; • elderly residents; and • families with children. 	Support
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This impact will be significant on both:

- existing residents and
- residents living in new developments

As increasingly they and their visitors will not be able to expect and/or rely on their ability to park close to their place of residence. This will be exacerbated significantly in the Strowan area where the current on-street carparking supply does not meet demand and this is a further reason why the proposed HRZ must not be implemented.

3. AMENITY/CHARACTER

Relevant PC14 clause references and extracts are given in italics:

Section 14.2.4.2 Policy – High quality, medium density residential development

a Encourage innovative approaches to comprehensively designed, high quality, medium density residential development, which is attractive to residents, responsive to housing demands and reflects the planned urban built character of an area.

The proposed HRZ which is shown to be almost continuous down Papanui Road and for at least one block either side of Papanui Road is not consistent with the stated intent of this Section/Policy above and it certainly does not support ‘...medium density residential development, which is attractive to residents, responsive to housing demands and reflects the planned urban built character of an area’.

The submitter's specific concerns in relation to the impact of the proposed changes on the amenity/character in particular in my community of Strowan are as follows:

- The Strowan neighbourhood has an amenity character and fabric and a sense of community which is very attractive to residents, which is highly valued and worthy of retention. This is comprised of a number of elements including:

- there is still a significant proportion of older, quality homes;

- the homes are typically on larger than average sections so a sense of open space is still present;

- there are a number of prominent trees and landscaping on properties which reinforces both the perception and reality of quality open space ‘around’ buildings (and which clearly supports the Council’s Urban Forest Plan 2023 initiative);

- new homes which have been built are typically two storey, with the scale, density and quality largely in keeping with the existing character and built form elsewhere in the Strowan community.

Submitter urges Council to identify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as MRZ not HRZ as proposed in PC14, as the impact on infrastructure demand and amenity values under HRZ is significantly greater than under MRZ.

- the sense of community which is present would be undermined by the scale of intensification which is proposed under HRZ;

• there are a number of prominent trees remaining in the neighbourhood which reinforces the quality of open space amenity and character of our community, and which clearly supports the Council’s Urban Forest Plan 2023 initiative; but which would inevitably be threatened with the high level of intensification under HRZ as proposed in Plan Change 14.

CHANGE FROM HRZ TO MRZ IN STROWAN – SO AS TO BE CONSISTENT WITH STATED INTENTION

Relevant PC14 clause references and extracts are:

Section 14.2.7 Objective – High Density Residential Zone

a. High density residential development near larger commercial centres, commensurate with the expected demand for housing in these areas and the nature and scale of commercial activities, community facilities, and multimodal transport networks planned or provided in the commercial centres.

			<p>Section 14.2.7.2 Policy – High density location</p> <p><i>a. Enable high density residential development within walking catchments of the:</i></p> <p><i>i. City centre zone;</i></p> <p><i>ii. Town Centre zones of Riccarton, Papanui, and Hornby; and</i></p> <p><i>iii. Other larger commercial centres zoned as Town Centres and Local Centres; to a degree that responds to the planned scale and nature of each centre group and the range of activities planned or provided there.</i></p> <p>Clearly the part of Strowan proposed as HRZ does not meet these criteria as it is not located near or adjacent to a commercial centre.</p> <p>Submitter is keen to support others in their community who they know are highlighting similar concerns in their submissions.</p>	
Heather Woods/ #107.2		Seek Amendment	Enable tiny houses in all zones	
Heather Woods/ #107.30		Seek Amendment	Amend zoning of this area from ~100 to ~300 Wainoni Road (and further afield), to “Medium Density Residential Zone” because it is close to all required amenities - closer than many other areas that are already “Medium Density Residential Zone”.	
Charles Etherington/ #108.2		Oppose	Remove Medium Density Residential zoning in the inner suburbs	
Charles Etherington/108.2	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.20	Oppose	<p>Remove Medium Density Residential zoning in the inner suburbs</p> <p>I oppose these plans entirely as they apply to the inner suburbs, for the reasons below:</p> <ol style="list-style-type: none"> 1. Environment & Health - crowding causes stress and alienation. Space, sunlight and greenery are fundamental to wellbeing. 2. Communal Resilience & Functionality - apartments were less resilient in 2011, suburbs able to cope better with infrastructure failures 3. Historical & Philosophical - we should not be emulating old cities of Europe when we have a different history 4. Climate Change - Intensification will not reduce CO2 emissions 5. Think of your Children - Do not deprive future children of space and greenery 	Support
Charles Etherington/108.2	Malcolm Hollis/ #FS2040.1	Oppose	<p>Remove Medium Density Residential zoning in the inner suburbs</p> <p>I oppose these plans entirely as they apply to the inner suburbs, for the reasons below:</p> <ol style="list-style-type: none"> 1. Environment & Health - crowding causes stress and alienation. Space, sunlight and greenery are fundamental to wellbeing. 2. Communal Resilience & Functionality - apartments were less resilient in 2011, suburbs able to cope better with infrastructure failures 3. Historical & Philosophical - we should not be emulating old cities of Europe when we have a different history 4. Climate Change - Intensification will not reduce CO2 emissions 5. Think of your Children - Do not deprive future children of space and greenery 	Support
Marie Mullins/ #110.1		Support	Supports the zoning of property at 18 Kauri Street as medium density.	
Marie Mullins/110.1	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.19	Support	Supports the zoning of property at 18 Kauri Street as medium density. The Trust intends to build a retirement home on the site and although it will comply with the 8 m height restriction, it would wish to be heard if there was a different position taken by other submitters. In other words, it would not want (as a minimum) any further restrictions imposed on the property than are currently proposed by PC 14.	Oppose
Marie Mullins/110.1	Anne Dingwall/ #FS2037.178	Support	Supports the zoning of property at 18 Kauri Street as medium density. The Trust intends to build a retirement home on the site and although it will comply with the 8 m height restriction, it would wish to be heard if there was a different position taken by other submitters. In other words, it would not want (as a minimum) any further restrictions imposed on the property than are currently proposed by PC 14.	Oppose

Marie Mullins/110.1	Christchurch International Airport Limited/ #FS2052.136	Support	Supports the zoning of property at 18 Kauri Street as medium density. The Trust intends to build a retirement home on the site and although it will comply with the 8 m height restriction, it would wish to beheard if there was a different position taken by other submitters. In other words, it would not want (as a minimum) any furtherrestrictions imposed on the property than are currently proposed by PC 14.	Oppose
Marie Mullins/110.1	Christchurch International Airport Limited/ #FS2052.186	Support	Supports the zoning of property at 18 Kauri Street as medium density. The Trust intends to build a retirement home on the site and although it will comply with the 8 m height restriction, it would wish to beheard if there was a different position taken by other submitters. In other words, it would not want (as a minimum) any furtherrestrictions imposed on the property than are currently proposed by PC 14.	Oppose
Marie Mullins/110.1	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.55	Support	Supports the zoning of property at 18 Kauri Street as medium density. The Trust intends to build a retirement home on the site and although it will comply with the 8 m height restriction, it would wish to beheard if there was a different position taken by other submitters. In other words, it would not want (as a minimum) any furtherrestrictions imposed on the property than are currently proposed by PC 14.	Oppose
Andrew Butler/ #111.1		Seek Amendment	Amend the proposed High Density Residential Zone (HRZ) in a continuous strip parallel to Papanui Road through Strowan (stretching from Papanui Road to Watford Street) to a Medium Density Residential Zone (MRZ). In particular, the residential area of Watford Street, Christchurch	
Connor Mclver/ #114.3		Seek Amendment	Amend the walkable catchments for the central city and other centres to 1.8km for the central city and 1.2km for other centres.	
Tracey Strack/ #119.1		Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Pan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or, If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential	
Cameron Matthews/ #121.27		Seek Amendment	Re-zone areas to at least 4-storeys within walkable catchments from Core Bus Routes (Orbiter, #1, #3, #5, #7, and eventually any future Core Bus Routes such as the #28).	
Cameron Matthews/121.27	Ivan Thomson/ #FS2047.7	Seek Amendment	Re-zone areas to at least 4-storeys within walkable catchments from Core Bus Routes (Orbiter, #1, #3, #5, #7, and eventually any future Core Bus Routes such as the #28). While Christchurch currently lacks a true rapid transit service and therefore misses out on NPS-UD 6-storey heights in station walkable catchments, it is fortunate to have a comprehensive public transport network (see Figure 13 and Figure 43) with the capability for fast and direct trips across most of the key centres in the city with one or fewer transfer points. These bus route alignments are simple, navigable, and easily upgraded for capacity demands, with route priority improvements an existing, ongoing project, and vehicle capacity headroom with more busses, double-deckers, articulated and/or tram upgrades possible. We should be encouraging as much future population growth as possible into these public transport corridors to enable people without being car-dependent, to reduce transport emissions on a per-capita basis, reduce infrastructure costs of sprawl and dispersed growth, and to grow the catchment of the public transport network enabling cost-effective upgrades for all.	Oppose
Cameron Matthews/121.27	Christchurch International Airport Limited/ #FS2052.217	Seek Amendment	Re-zone areas to at least 4-storeys within walkable catchments from Core Bus Routes (Orbiter, #1, #3, #5, #7, and eventually any future Core Bus Routes such as the #28). While Christchurch currently lacks a true rapid transit service and therefore misses out on NPS-UD 6-storey heights in station walkable catchments, it is fortunate to have a comprehensive public transport network (see Figure 13 and Figure 43) with the capability for fast and direct trips across most of the key centres in the city with one or fewer transfer points. These bus route alignments are simple, navigable, and easily upgraded for capacity demands, with route priority improvements an existing, ongoing project, and vehicle capacity headroom with more busses, double-deckers, articulated and/or tram upgrades possible. We should be encouraging as much future population growth as possible into these public transport corridors to enable people without being car-dependent, to reduce transport emissions on a per-capita basis, reduce infrastructure costs of sprawl and dispersed growth, and to grow the catchment of the public transport network enabling cost-effective upgrades for all.	Oppose
Cameron Matthews/121.27	Kāinga Ora/ #FS2082.59	Seek Amendment	Re-zone areas to at least 4-storeys within walkable catchments from Core Bus Routes (Orbiter, #1, #3, #5, #7, and eventually any future Core Bus Routes such as the #28).	Support

			<p>While Christchurch currently lacks a true rapid transit service and therefore misses out on NPS-UD 6-storey heights in station walkable catchments, it is fortunate to have a comprehensive public transport network (see Figure 13 and Figure 43) with the capability for fast and direct trips across most of the key centres in the city with one or fewer transfer points. These bus route alignments are simple, navigable, and easily upgraded for capacity demands, with route priority improvements an existing, ongoing project, and vehicle capacity headroom with more busses, double-deckers, articulated and/or tram upgrades possible.</p> <p>We should be encouraging as much future population growth as possible into these public transport corridors to enable people without being car-dependent, to reduce transport emissions on a per-capita basis, reduce infrastructure costs of sprawl and dispersed growth, and to grow the catchment of the public transport network enabling cost-effective upgrades for all.</p>	
Cameron Matthews/ #121.28		Seek Amendment	Re-zone areas to at least 4-storeys within walkable catchments of Major Cycle Routes.	
Cameron Matthews/121.28	Ivan Thomson/ #FS2047.8	Seek Amendment	<p>Re-zone areas to at least 4-storeys within walkable catchments of Major Cycle Routes.</p> <p>This system is high-capacity, high-reliability, infinitely frequent, on-demand, zero-emission, and ultra-low-congestion. Many, who both live and work near the network can live car-lite (with for example, only one infrequently-used car between two people) could – without the spatial requirements of large amounts of car-storage – feasibly live in higher density housing topologies without compromising the local transport infrastructure. This makes developments of this kind (mid-rise, car-lite) much more feasible in areas served by the MCR network. Considering the private benefits and overwhelmingly positive externalities that cycling and other micro-mobility produces – such as reduced emissions, improved fitness, reduced congestion, travel resilience, independence for those unable to drive (including children), among many others, we should be maximally utilising our already-built safe cycling infrastructure by increasing the residential, commercial, and employment density in the sites and blocks adjacent to it. If these areas are zoned for any residential use, they should be zoned for HRZ (4 storeys or more) or equivalent density, such that they are above the baseline MRZ density limits.</p> <p>To pre-empt counter-arguments based along the lines of ‘not everyone can cycle’, New Zealand ranks among the highest in the world for ability to cycle in the adult population at 82% (https://www.greatauckland.org.nz/2022/08/25/bikes-vs-cars-per-capita/). That’s not much below the proportion who hold a full or restricted driver’s license (~96% of over 15yo - https://opendata-nzta.opendata.arcgis.com/documents/driver-licence-holders/about), but for cycling the proportion may extrapolate well to children too. Data suggests (https://www.transport.govt.nz/assets/Uploads/Report/Cycling-2015-y1012.pdf) higher rates of cycling activity in children compared to adults. So, with roughly 82% of the total population being able to cycle, but only ~77% of the total population being able to drive, we see it’s likely that more people can cycle than drive.</p> <p>In addition, cycling isn’t required of everyone living in medium and high-density housing near cycleways. The fact that many people in these areas will cycle for many of their trips creates the positive externalities (such reduced congestion, storage requirements etc) which make higher density living more feasible for all residents, regardless of their personal travel-mode choice.</p>	Support
Cameron Matthews/121.28	Christchurch International Airport Limited/ #FS2052.218	Seek Amendment	<p>Re-zone areas to at least 4-storeys within walkable catchments of Major Cycle Routes.</p> <p>This system is high-capacity, high-reliability, infinitely frequent, on-demand, zero-emission, and ultra-low-congestion. Many, who both live and work near the network can live car-lite (with for example, only one infrequently-used car between two people) could – without the spatial requirements of large amounts of car-storage – feasibly live in higher density housing topologies without compromising the local transport infrastructure. This makes developments of this kind (mid-rise, car-lite) much more feasible in areas served by the MCR network. Considering the private benefits and overwhelmingly positive externalities that cycling and other micro-mobility produces – such as reduced emissions, improved fitness, reduced congestion, travel resilience, independence for those unable to drive (including children), among many others, we should be maximally utilising our already-built safe cycling infrastructure by increasing the residential, commercial, and employment density in the sites and blocks adjacent to it. If these areas are zoned for any residential use, they should be zoned for HRZ (4 storeys or more) or equivalent density, such that they are above the baseline MRZ density limits.</p> <p>To pre-empt counter-arguments based along the lines of ‘not everyone can cycle’, New Zealand ranks among the highest in the world for ability to cycle in the adult population at 82% (https://www.greatauckland.org.nz/2022/08/25/bikes-vs-cars-per-capita/). That’s not much below the proportion who hold a full or restricted driver’s license (~96% of over 15yo - https://opendata-nzta.opendata.arcgis.com/documents/driver-licence-holders/about), but for cycling the proportion may extrapolate well to children too. Data suggests (https://www.transport.govt.nz/assets/Uploads/Report/Cycling-2015-y1012.pdf) higher rates of cycling activity in children compared to adults. So, with roughly 82% of the total population being able to cycle, but only ~77% of the total population being able to drive, we see it’s likely that more people can cycle than drive.</p> <p>In addition, cycling isn’t required of everyone living in medium and high-density housing near cycleways. The fact that many people in these areas will cycle for many of</p>	Oppose

			their trips creates the positive externalities (such reduced congestion, storage requirements etc) which make higher density living more feasible for all residents, regardless of their personal travel-mode choice.	
Cameron Matthews/121.28	Kāinga Ora/ #FS2082.60	Seek Amendment	<p>Re-zone areas to at least 4-storeys within walkable catchments of Major Cycle Routes.</p> <p>This system is high-capacity, high-reliability, infinitely frequent, on-demand, zero-emission, and ultra-low-congestion. Many, who both live and work near the network can live car-lite (with for example, only one infrequently-used car between two people) could – without the spatial requirements of large amounts of car-storage – feasibly live in higher density housing topologies without compromising the local transport infrastructure. This makes developments of this kind (mid-rise, car-lite) much more feasible in areas served by the MCR network. Considering the private benefits and overwhelmingly positive externalities that cycling and other micro-mobility produces – such as reduced emissions, improved fitness, reduced congestion, travel resilience, independence for those unable to drive (including children), among many others, we should be maximally utilising our already-built safe cycling infrastructure by increasing the residential, commercial, and employment density in the sites and blocks adjacent to it. If these areas are zoned for any residential use, they should be zoned for HRZ (4 storeys or more) or equivalent density, such that they are above the baseline MRZ density limits.</p> <p>To pre-empt counter-arguments based along the lines of ‘not everyone can cycle’, New Zealand ranks among the highest in the world for ability to cycle in the adult population at 82% (https://www.greatauckland.org.nz/2022/08/25/bikes-vs-cars-per-capita/). That’s not much below the proportion who hold a full or restricted driver’s license (~96% of over 15yo - https://opendata-nzta.opendata.arcgis.com/documents/driver-licence-holders/about), but for cycling the proportion may extrapolate well to children too. Data suggests (https://www.transport.govt.nz/assets/Uploads/Report/Cycling-2015-y1012.pdf) higher rates of cycling activity in children compared to adults. So, with roughly 82% of the total population being able to cycle, but only ~77% of the total population being able to drive, we see it’s likely that more people can cycle than drive.</p> <p>In addition, cycling isn’t required of everyone living in medium and high-density housing near cycleways. The fact that many people in these areas will cycle for many of their trips creates the positive externalities (such reduced congestion, storage requirements etc) which make higher density living more feasible for all residents, regardless of their personal travel-mode choice.</p>	Support
Cameron Matthews/ #121.30		Seek Amendment	The area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, be zoned for at least HRZ, MUZ or equivalent density, such that they are at least above baseline MRZ density limits.	
Cameron Matthews/121.30	Christchurch International Airport Limited/ #FS2052.220	Seek Amendment	<p>The area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, be zoned for at least HRZ, MUZ or equivalent density, such that they are at least above baseline MRZ density limits. Because of the latent potential of the rail corridor and feasible station locations for passenger services, and the existing lack of urban density proximal to those locations, I suggest that the area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, be zoned for at least HRZ, MUZ or equivalent density, such that they are at least above baseline MRZ density limits.</p> <p>Christchurch plays host to a passenger rail station for inter-regional trips. At present this station largely serves tourist markets, though the extant rail network within Greater Christchurch has been investigated for future suburban rail services, and further growth of especially the inter-regional services is entirely plausible. The road link to Dunedin for example is increasingly congested, low resilience, and Air New Zealand manage to make a profit on the CHC-DUN route flying about 7 return trips daily – a trip which, unlike rail, doesn’t also service interstitial centres like Ashburton, Timaru, or Oamaru. Considering the rail corridors are already publicly owned, cover large parts of the city, and with much of the fixed infrastructure costs already paid for, they represent an attractive scaffold around which the city and wider region could grow in future without excessive cost burdens for new congestion-free transport infrastructure. Emerging metropolitan centres within Christchurch such as Hornby, Riccarton, and Papanui and Sydenham all lie on this corridor, as do the Rolleston and Rangiora slightly further afield.</p> <p>Unfortunately, past spatial planning has limited the growth around the rest of the rail corridor such that suburban rail services would likely see low utilisation and limited economic viability if run on the existing rail alignments, at least without lots of new growth in suburbs feasibly served by it – suburbs like Hornby, Addington, Riccarton, Papanui, Sydenham/Moorhouse, and even Heathcote Valley, Lyttelton, Rolleston and Rangiora. This is despite the huge advantages that such congestion-free, safe, rapid travel would provide to those using it, and those benefiting from that many fewer cars on the road, such as drivers, cyclists, pedestrians, and council finances in road maintenance.</p> <p>This mismatch in location between high urban density and latent high-capacity transport infrastructure will continue to be the case at least until spatial planning allows for higher urban densities within a walkable catchment of these feasible station locations, and/or such time as the rail corridor and services garner new investment – with both requirements currently locked in a chicken and egg scenario preventing progress. Though the immediate priority in public transport investment in Christchurch is rightly on improving the bus network and upgrading the City Spine route for tramway operation, cost-free allowances might be made now for the long-term evolution of the city’s urban form and transport network by increasing the density limits in centres proximal to the existing heavy railways.</p> <p>Even if a dedicated suburban rail system was not built, or new track into the city centre laid, many of these station locations could be feasibly served even by commuter-</p>	Oppose

			oriented services serving a dual purpose of inter-regional travel between Dunedin and Christchurch, and commuter services across Greater Christchurch and other Canterbury urban centres like Timaru and Ashburton. Such inter-regional services seem increasingly likely to form part of a future low-emission, resilient passenger transport system, accommodating future population growth spread throughout the South Island, replacing, or complimenting the many trips currently made by car and plane, and this would help to create a more integrated, resilient, and prosperous South Island economy.	
Cameron Matthews/121.30	Kauri Lodge Rest Home 2008 Limited/ #FS2059.5	Seek Amendment	<p>The area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, be zoned for at least HRZ, MUZ or equivalent density, such that they are at least above baseline MRZ density limits. Because of the latent potential of the rail corridor and feasible station locations for passenger services, and the existing lack of urban density proximal to those locations, I suggest that the area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, be zoned for at least HRZ, MUZ or equivalent density, such that they are at least above baseline MRZ density limits.</p> <p>Christchurch plays host to a passenger rail station for inter-regional trips. At present this station largely serves tourist markets, though the extant rail network within Greater Christchurch has been investigated for future suburban rail services, and further growth of especially the inter-regional services is entirely plausible. The road link to Dunedin for example is increasingly congested, low resilience, and Air New Zealand manage to make a profit on the CHC-DUN route flying about 7 return trips daily – a trip which, unlike rail, doesn't also service interstitial centres like Ashburton, Timaru, or Oamaru. Considering the rail corridors are already publicly owned, cover large parts of the city, and with much of the fixed infrastructure costs already paid for, they represent an attractive scaffold around which the city and wider region could grow in future without excessive cost burdens for new congestion-free transport infrastructure. Emerging metropolitan centres within Christchurch such as Hornby, Riccarton, and Papanui and Sydenham all lie on this corridor, as do the Rolleston and Rangiora slightly further afield.</p> <p>Unfortunately, past spatial planning has limited the growth around the rest of the rail corridor such that suburban rail services would likely see low utilisation and limited economic viability if run on the existing rail alignments, at least without lots of new growth in suburbs feasibly served by it – suburbs like Hornby, Addington, Riccarton, Papanui, Sydenham/Moorhouse, and even Heathcote Valley, Lyttelton, Rolleston and Rangiora. This is despite the huge advantages that such congestion-free, safe, rapid travel would provide to those using it, and those benefiting from that many fewer cars on the road, such as drivers, cyclists, pedestrians, and council finances in road maintenance.</p> <p>This mismatch in location between high urban density and latent high-capacity transport infrastructure will continue to be the case at least until spatial planning allows for higher urban densities within a walkable catchment of these feasible station locations, and/or such time as the rail corridor and services garner new investment – with both requirements currently locked in a chicken and egg scenario preventing progress. Though the immediate priority in public transport investment in Christchurch is rightly on improving the bus network and upgrading the City Spine route for tramway operation, cost-free allowances might be made now for the long-term evolution of the city's urban form and transport network by increasing the density limits in centres proximal to the existing heavy railways.</p> <p>Even if a dedicated suburban rail system was not built, or new track into the city centre laid, many of these station locations could be feasibly served even by commuter-oriented services serving a dual purpose of inter-regional travel between Dunedin and Christchurch, and commuter services across Greater Christchurch and other Canterbury urban centres like Timaru and Ashburton. Such inter-regional services seem increasingly likely to form part of a future low-emission, resilient passenger transport system, accommodating future population growth spread throughout the South Island, replacing, or complimenting the many trips currently made by car and plane, and this would help to create a more integrated, resilient, and prosperous South Island economy.</p>	Support
Cameron Matthews/ #121.31		Seek Amendment	Lyttelton should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.	
Cameron Matthews/121.31	Christchurch International Airport Limited/ #FS2052.221	Seek Amendment	<p>Lyttelton should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.</p> <p>In Lyttelton's case, essentially the entire urban area is excluded from intensification via application of various Qualifying Matters (regardless of their sometimes-dubious merits – see section: LOW PUBLIC TRANSPORT ACCESSIBILITY AREA).</p> <p>This is despite being well connected to public transport (with multiple bus routes and a ferry connection) and offering a broad range of amenities – including hospitality, entertainment, retail, schooling, etc. However, the proposed zoning extent for the Local Centre in this area is limited to only the CBP zone, which is poised to retain existing District Plan rules – i.e., there is no intensification in Lyttelton enabled by this proposed plan. No buffer zone is planned around this Local Centre zone for adjacent residential intensification “commensurate with the level of commercial activity” as required by NPS-UD Policy 3d, despite there being no natural hazard QM or infrastructure QM constraints. Lyttelton should qualify as a Local Centre (Medium) gain commensurate permitted density within the centre and in the surrounding neighbourhood.</p>	Oppose
Cameron Matthews/ #121.32		Seek Amendment	Sumner should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.	
Cameron Matthews/121.32	Christchurch International Airport Limited/ #FS2052.222	Seek Amendment	<p>Sumner should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.</p> <p>For Sumner, we have a very similar situation as Lyttelton, with good (if not excellent) Public Transport (#3, Christchurch's most-frequent Core bus service), a high degree of local amenities including retail, bars, cafés, a supermarket, and excellent recreation opportunities. However, this high-demand suburb (see Figure 12) is also severely</p>	Oppose

			<p>limited in permitted intensification. Adjacent to the LCZ zone is only Residential Suburban Density Transition Zone (RSDT), which retains existing District Plan rules. Along the beachfront blocks we have MRZ zones, nearly compliant with MDRS, but further from the coast the zoning reverts to low-density Residential Suburban Zone (RS).</p> <p>This is curious as the sites further from the coast are at reduced risk from coastal hazards (reflecting in the reduction in Coastal Hazard Risk Management Area priority) yet are zoned at lower densities. The only other difference which could be accounting for the reduced density zoning in the more-inland blocks is the application of the Low PT Accessibility QM to those blocks, despite them having identical PT provision as the rest of Sumner and being well-within an 800m walkable catchment of the LCZ zone. Though I don't think we should necessarily intensify areas at high risk of increasingly severe coastal hazards, the zoning in this area is clearly not in line with the level of risk from natural hazards, nor commensurate with the level of commercial activity as required by NPS-UD.</p>	
Cameron Matthews/ #121.35		Seek Amendment	Wigram should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.	
Cameron Matthews/121.35	Christchurch International Airport Limited/ #FS2052.225	Seek Amendment	Wigram should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood. In Wigram, the Local Centre Zone (LCZ, 14m permitted) has no surrounding buffer zone of intensification "commensurate with the level of commercial activity and community services". The adjacent sites (and walkable catchment) to this LCZ zone are only MRZ, with its permitted building height of only 11m. Suggested change is to up-zone sites adjacent to this commercial zone to match the building height and density limits of the zone. The Wigram area Local Centre should also certainly qualify as a Medium Local Centre, considering its high number of local amenities including a supermarket, mall, hospitality, cinema, etc, and the surrounding residential area should be up-zoned for commensurate building heights, i.e. 4 or more storeys.	Oppose
Cameron Matthews/ #121.36		Seek Amendment	Change Addington to a Medium Local Centre Change the zoning of the area around Addington Centre and Addington MUZ to HRZ (or at least LCIP).	
Cameron Matthews/121.36	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.21	Seek Amendment	<p>Change Addington to a Medium Local Centre</p> <p>Change the zoning of the area around Addington Centre and Addington MUZ to HRZ (or at least LCIP).</p> <p>This is consistent with both NPS-UD and the proposed District Plan Objective 15.2.3 (b) i.e., "Mixed use zones located close to the City Centre Zone transition into high density residential neighbourhoods that contribute to an improved diversity of housing type, tenure and affordability and support a reduction in greenhouse gas emissions."</p>	Oppose
Cameron Matthews/121.36	Christchurch International Airport Limited/ #FS2052.226	Seek Amendment	<p>Change Addington to a Medium Local Centre</p> <p>Change the zoning of the area around Addington Centre and Addington MUZ to HRZ (or at least LCIP).</p> <p>This is consistent with both NPS-UD and the proposed District Plan Objective 15.2.3 (b) i.e., "Mixed use zones located close to the City Centre Zone transition into high density residential neighbourhoods that contribute to an improved diversity of housing type, tenure and affordability and support a reduction in greenhouse gas emissions."</p>	Oppose
Cameron Matthews/121.36	Christchurch International Airport Limited/ #FS2052.253	Seek Amendment	<p>Change Addington to a Medium Local Centre</p> <p>Change the zoning of the area around Addington Centre and Addington MUZ to HRZ (or at least LCIP).</p> <p>This is consistent with both NPS-UD and the proposed District Plan Objective 15.2.3 (b) i.e., "Mixed use zones located close to the City Centre Zone transition into high density residential neighbourhoods that contribute to an improved diversity of housing type, tenure and affordability and support a reduction in greenhouse gas emissions."</p>	Oppose
Cameron Matthews/ #121.38		Seek Amendment	The area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, should be zoned for at least HRZ, MUZ or equivalent density, such that they are at least above baseline MRZ density limits.	

Cameron Matthews/121.38	Christchurch International Airport Limited/ #FS2052.228	Seek Amendment	<p>The area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, should be zoned for at least HRZ, MUZ or equivalent density, such that they are at least above baseline MRZ density limits.</p> <p>Because of the latent potential of the rail corridor and feasible station locations for passenger services, and the existing lack of urban density proximal to those locations, I suggest that the area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, be zoned for at least HRZ, MUZ or equivalent density, such that they are at least above baseline MRZ density limits.</p> <p>Christchurch plays host to a passenger rail station for inter-regional trips. At present this station largely serves tourist markets, though the extant rail network within Greater Christchurch has been investigated for future suburban rail services, and further growth of especially the inter-regional services is entirely plausible. The road link to Dunedin for example is increasingly congested, low resilience, and Air New Zealand manage to make a profit on the CHC-DUN route flying about 7 return trips daily – a trip which, unlike rail, doesn't also service interstitial centres like Ashburton, Timaru, or Oamaru. Considering the rail corridors are already publicly owned, cover large parts of the city, and with much of the fixed infrastructure costs already paid for, they represent an attractive scaffold around which the city and wider region could grow in future without excessive cost burdens for new congestion-free transport infrastructure. Emerging metropolitan centres within Christchurch such as Hornby, Riccarton, and Papanui and Sydenham all lie on this corridor, as do the Rolleston and Rangiora slightly further afield.</p> <p>Unfortunately, past spatial planning has limited the growth around the rest of the rail corridor such that suburban rail services would likely see low utilisation and limited economic viability if run on the existing rail alignments, at least without lots of new growth in suburbs feasibly served by it – suburbs like Hornby, Addington, Riccarton, Papanui, Sydenham/Moorhouse, and even Heathcote Valley, Lyttelton, Rolleston and Rangiora. This is despite the huge advantages that such congestion-free, safe, rapid travel would provide to those using it, and those benefiting from that many fewer cars on the road, such as drivers, cyclists, pedestrians, and council finances in road maintenance.</p> <p>This mismatch in location between high urban density and latent high-capacity transport infrastructure will continue to be the case at least until spatial planning allows for higher urban densities within a walkable catchment of these feasible station locations, and/or such time as the rail corridor and services garner new investment – with both requirements currently locked in a chicken and egg scenario preventing progress. Though the immediate priority in public transport investment in Christchurch is rightly on improving the bus network and upgrading the City Spine route for tramway operation, cost-free allowances might be made now for the long-term evolution of the city's urban form and transport network by increasing the density limits in centres proximal to the existing heavy railways.</p> <p>Even if a dedicated suburban rail system was not built, or new track into the city centre laid, many of these station locations could be feasibly served even by commuter-oriented services serving a dual purpose of inter-regional travel between Dunedin and Christchurch, and commuter services across Greater Christchurch and other Canterbury urban centres like Timaru and Ashburton. Such inter-regional services seem increasingly likely to form part of a future low-emission, resilient passenger transport system, accommodating future population growth spread throughout the South Island, replacing, or complimenting the many trips currently made by car and plane, and this would help to create a more integrated, resilient, and prosperous South Island economy.</p>	Oppose		
Cameron Matthews/ #121.41		Seek Amendment	<table border="1" data-bbox="819 1381 1857 1482"> <tr> <td data-bbox="819 1381 1857 1482">Around the Sydenham south commercial area, up-zone sites within blocks containing parts of this commercial centre to match the building height and density limits of the zone (i.e. to 14m).</td> </tr> </table>	Around the Sydenham south commercial area, up-zone sites within blocks containing parts of this commercial centre to match the building height and density limits of the zone (i.e. to 14m).		
Around the Sydenham south commercial area, up-zone sites within blocks containing parts of this commercial centre to match the building height and density limits of the zone (i.e. to 14m).						
Cameron Matthews/121.41	Christchurch International Airport Limited/ #FS2052.231	Seek Amendment	<table border="1" data-bbox="819 1556 1857 1955"> <tr> <td data-bbox="819 1556 1857 1656">Around the Sydenham south commercial area, up-zone sites within blocks containing parts of this commercial centre to match the building height and density limits of the zone (i.e. to 14m).</td> </tr> <tr> <td data-bbox="819 1656 1857 1955">In Sydenham South (Colombo Street between Brougham Street and Southampton Street), the Local Centre Zone (LCZ, 14m permitted) South of Milton/Huxley Street has no surrounding buffer zone of intensification "commensurate with the level of commercial activity and community services". The adjacent sites (and walkable catchment) to this LCZ zone are only MRZ, with its permitted building height of only 11m. In Sydenham South (Colombo Street between Brougham Street and Southampton Street), the Local Centre Zone (LCZ, 14m permitted) South of Milton/Huxley Street has no surrounding buffer zone of intensification "commensurate with the level of commercial activity and community services". The</td> </tr> </table>	Around the Sydenham south commercial area, up-zone sites within blocks containing parts of this commercial centre to match the building height and density limits of the zone (i.e. to 14m).	In Sydenham South (Colombo Street between Brougham Street and Southampton Street), the Local Centre Zone (LCZ, 14m permitted) South of Milton/Huxley Street has no surrounding buffer zone of intensification "commensurate with the level of commercial activity and community services". The adjacent sites (and walkable catchment) to this LCZ zone are only MRZ, with its permitted building height of only 11m. In Sydenham South (Colombo Street between Brougham Street and Southampton Street), the Local Centre Zone (LCZ, 14m permitted) South of Milton/Huxley Street has no surrounding buffer zone of intensification "commensurate with the level of commercial activity and community services". The	Oppose
Around the Sydenham south commercial area, up-zone sites within blocks containing parts of this commercial centre to match the building height and density limits of the zone (i.e. to 14m).						
In Sydenham South (Colombo Street between Brougham Street and Southampton Street), the Local Centre Zone (LCZ, 14m permitted) South of Milton/Huxley Street has no surrounding buffer zone of intensification "commensurate with the level of commercial activity and community services". The adjacent sites (and walkable catchment) to this LCZ zone are only MRZ, with its permitted building height of only 11m. In Sydenham South (Colombo Street between Brougham Street and Southampton Street), the Local Centre Zone (LCZ, 14m permitted) South of Milton/Huxley Street has no surrounding buffer zone of intensification "commensurate with the level of commercial activity and community services". The						

			adjacent sites (and walkable catchment) to this LCZ zone are only MRZ, with its permitted building height of only 11m.	
Cameron Matthews/ #121.42		Seek Amendment	Change the zoning of the area around Addington Centre and the Addington Mixed Use Zone to a High Density Residential Zone.	
Cameron Matthews/121.42	Christchurch International Airport Limited/ #FS2052.232	Seek Amendment	<p>Change the zoning of the area around Addington Centre and the Addington Mixed Use Zone to a High Density Residential Zone.</p> <p>The area around both it, and around Addington MUZ is changed to HRZ (or at least LCIP), consistent with both NPS-UD and the proposed District Plan Objective 15.2.3 (b) i.e., “Mixed use zones located close to the City Centre Zone transition into high density residential neighbourhoods that contribute to an improved diversity of housing type, tenure and affordability and support a reduction in greenhouse gas emissions.”</p> <p>While the extent of this zone extends from Riccarton Rd to Blenheim Rd – the latter of which has no core Public Transport routes – the nearby suburb of Addington – particularly at the intersection of Whiteleigh and Lincoln Roads – is served by two core PT routes, and is proximal to housing, employment, and local retail/commercial/hospitality venues, but has no up-zoning planned – at least none exceeding baseline density requirements of the MDRS.</p> <p>Addington should be up-zoned to a Local Centre (Medium) and increased density in the surrounding neighbourhood permitted, by implementation of HRZ, or a Local Centre Intensification Precinct, or an equivalent mechanism.</p> <p>According to NPS-UD 2020 Policy 3d; our district plan must enable “within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and densities of urban form commensurate with the level of commercial activity and community services”. Given this graduated approach to density around neighbourhood cores is an expected outcome of NPS-UD, we apply this to Mixed Use Zone’s also, and should permit increased densities of development adjacent to the proposed Mixed Use Zone, which is served by two Core frequent PT lines.</p> <p>As proposed, the MUZ zone terminates abruptly in the middle of Addington, most sharply illustrated (see Figure 29) across Clarence Street South, where there is also no buffer around the LCZ zone of building heights “commensurate with the level of commercial activity”.</p>	Oppose

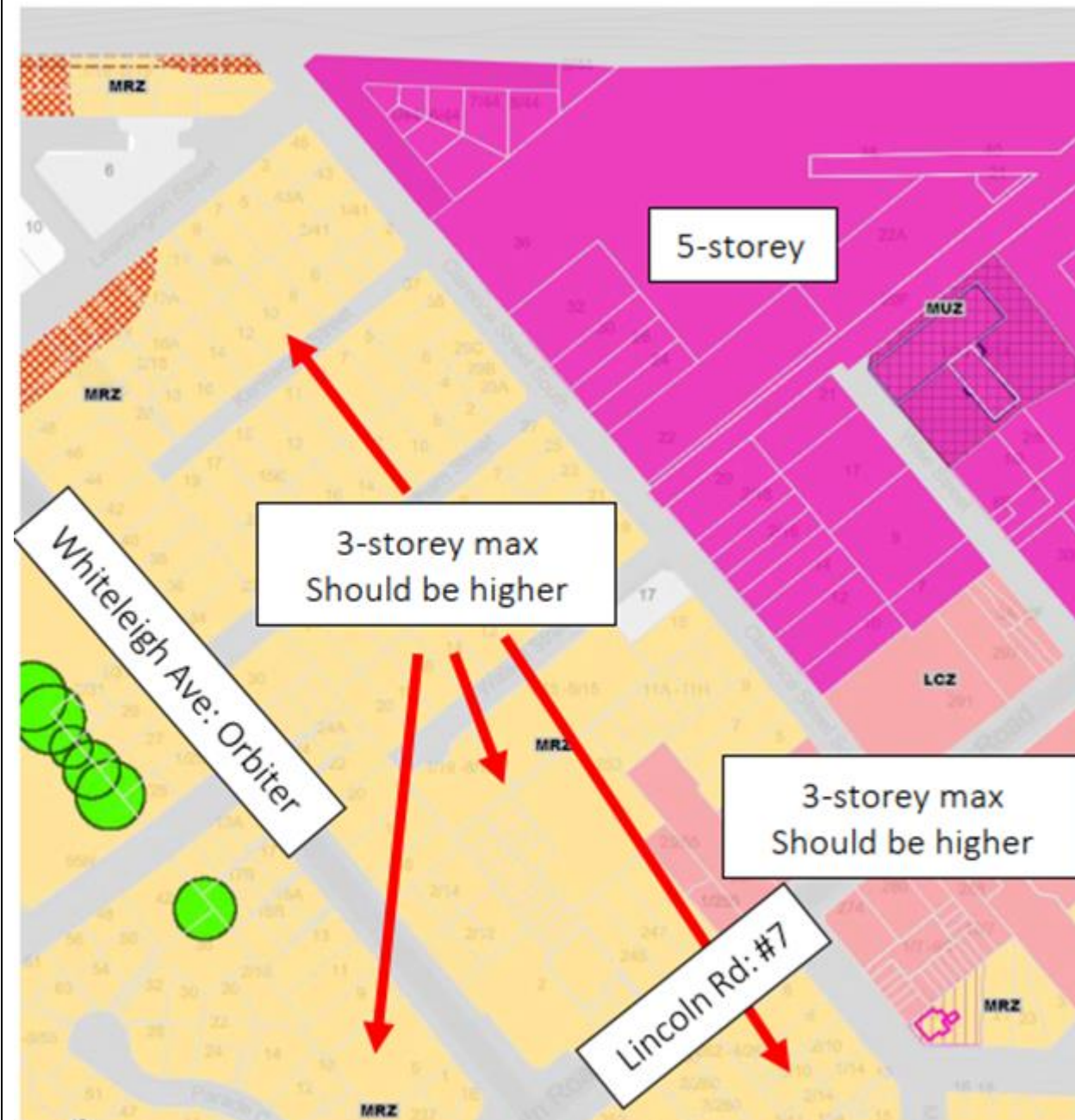


Figure 29 Addington proposed zoning exhibits only 3-storey densities in parts of commercial zone fronting Lincoln Road. Not only should this be higher, but a walkable catchment of housing should be too. The sharp difference in building densities in the adjacent MUZ is anomalous.

The anomaly here may be due in part to a misapplication of the proposed mixed-use policy (Policy 15.2.3.2 (a)), which seeks of MUZ areas: "...limiting their future growth and development to ensure commercial activity... is focussed within the network of commercial centres". As Addington (and New Brighton for that matter) is such a centre, it is clearly inappropriate. This policy (15.2.3.2) should be revised with respect to MUZ areas adjacent to or forming part of commercial centres, as in Addington's case. The current wording incorrectly implies that all MUZ areas are not within the strategic network of commercial centres, as Addington's is.

Regarding wider impact, since the plan does not currently permit higher densities here than in other parts of the city (not subject to QM's) which are far less-well connected to employment, retail, and entertainment opportunities, it incentivises growth in those more peripheral areas rather than preferentially in better connected and more central suburbs. This in-effect undermines the goals of NPS-UD and the (good) motivation behind CCC's (flawed) Low PT Accessibility QM – i.e., that of concentrating growth in central and well-connected areas more economically served with reticulated utilities and transport infrastructure.

This effect is evident looking further down Lincoln Road to Aidanfield, where a new Town Centre Zone (TCZ) surrounded by HRZ is proposed on what's now largely farmland. While I'm not opposed to this Aidanfield development (since it is infilling a strange rural exclave rather than sprawling the periphery of the city), it is nonsensical to provide for such intensive development farther away from the city centre before allowing higher levels of development in the existing urban footprint, along the same transit corridor, in the more centrally located suburb of Addington. Both locations share the same Core radial transit route of the #7, but in Addington's

			case it also has the Orbiter service to connect it frequently with adjacent Key Activity Centres of Riccarton and Barrington. Aidanfield has the #60 to serve a similar function to connect it to Wigram, but that is a lower-frequency line connecting with lower-activity centres. Addington is also a walkable distance to the city centre, a feature lacking in Aidanfield.	
Cameron Matthews/ #121.46		Seek Amendment	Around the Sydenham south commercial area, up-zone sites within blocks containing parts of Local Centre Zones from Medium Density Residential Zone to High Density Residential Zone to match the building height and density limits of the zone (i.e. to 14m).	
Cameron Matthews/121.46	Christchurch International Airport Limited/ #FS2052.236	Seek Amendment	Around the Sydenham south commercial area, up-zone sites within blocks containing parts of Local Centre Zones from Medium Density Residential Zone to High Density Residential Zone to match the building height and density limits of the zone (i.e. to 14m). Around the Sydenham south commercial area, up-zone sites within blocks containing parts of Local Centre Zones from Medium Density Residential Zone to High Density Residential Zone to match the building height and density limits of the zone (i.e. to 14m).	Oppose
Philip Rance/ #122.1		Oppose	Opposes the increased level of housing intensification in areas indicated by the Council.	
Tiffany Boyle/ #132.1		Oppose	Revoke the idea of high rise housing buildings in Hornby and work to rebuild existing infrastructure to handle the current demand in the area.	
Tiffany Boyle/132.1	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.22	Oppose	Revoke the idea of high rise housing buildings in Hornby and work to rebuild existing infrastructure to handle the current demand in the area. I strongly object to high rise housing being developed in the Hornby suburb. The infrastructure in Hornby cannot cope with increased housing. As a home owner in the area, no money is spent on fixing current infrastructure problems which I believe is more of a priority than adding in additional housing.	Support
Mathias Roehring/ #138.1		Seek Amendment	That the boundary of Residential Suburban Zoning and Medium Density Residential zoning within the block between Taiwi Crescent and Ranui Street be moved to either Taiwi Crescent and Ranui Street..	
Curtis Bush/ #149.2		Oppose	Reconsider the rezoning of Therese Street, Spreydon which is proposed to go to Residential Medium Density.	
Papanui Heritage Group/ #151.6		Oppose	Opposed to the imposition of the Medium Density Residential Zone as it is not considered necessary. The gradual building of infill housing, or blocks of single or double storey flats on empty sections, as is happening now, is considered to meet Papanui's future housing needs.	
Papanui Heritage Group/ #152.6		Oppose	Opposed to the imposition of the Medium Density Residential Zone as it is not considered necessary. The gradual building of infill housing, or blocks of single or double storey flats on empty sections, as is happening now, is considered to meet Papanui's future housing needs.	
Susan Peake/ #153.1		Oppose	That the proposed zoning for the eight Papanui Living Streets (including Grants Road, Gambia, Mary, Proctor, Frank, Wyndham, Loftus and Horner Streets) be changed from being classified as residential high density and revert to residential medium density housing [See submission attachments for reference photo]..	
Trudi Bishop/ #155.4		Oppose	Beckenham should be removed from the medium residential zone	
Trudi Bishop/155.4	Megan Power/ #FS2039.1	Oppose	Beckenham should be removed from the medium residential zone Beckenham should be removed from the medium residential zone due to flooding risks and heritage significance. An increase in high density housing within the Beckenham loop will increase the risk of flooding due to less vegetation cover, more concrete. Water will have less places to go. With an increase in housing in this area it also increases the run off from roads from increased traffic due to an increase in population and an increase in the number of houses. There is a risk to an increase sediment in the surrounding rivers and therefore aquatic life especially of native species, flora and fauna.	Support
Susan Thomas/ #158.1		Seek Amendment	[Remove MRZ in Dallington]	
Jenny Crooks/ #159.1		Seek Amendment	That 25a Greenhaven Drive, Burwood, be rezoned from Rural Urban Fringe Zone to residential (Medium Density Residential Zoning preferred).	
Jill Edwards/ #162.1		Oppose	That the area surrounding and including Rose st should require a resource consent for development and that the area be zoned as a suburban character area	
James and Adriana Baddeley/ #164.2		Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Plan as a Medium Density Residential zone and a Residential Character Overlay Area.	
Catherine & Peter Baddeley/ #165.3		Seek Amendment	[That] he area consisting of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) [be zoned MRZ instead of HRZ]	
Lindsay Sandford/ #166.2		Seek Amendment	Zoning should be introduced in a staged manner. Using Leicester Crescent in Halswell as an example, my request would be to only classify the streets immediately surrounding the nearby "Town centre zone" (which currently doesn't have a single commercial building), and the major surrounding roads as HRZ, then notify a "pathway" for streets further away (such as Leicester Crescent) to be reclassified as HRZ when a certain percentage (e.g. 50%) of housing closer to the "Town centre zone" has already been developed as higher density housing.	
Traci Mendiola/ #172.1		Seek Amendment	That the property located at 8 Gilders Grove, Heathcote, Christchurch to be rezoned [from Rural Urban Fringe zone to] Medium Density Residential Zone.	
David Gibbons/ #176.2		Seek Amendment	Remove the High Density Residential Zoning on Allister Avenue and within 500m of Elmwood School on Leinster Road.	

Jorge Rodriguez/ #178.1		Seek Amendment	I S trongly oppose the proposed zoning of 5B Frome Place as a Residential Suburban Zone and urge the Christchurch City Council to rezone the property and the St Albans area in general as a Residential Medium Density Zone.	
Sean Walsh/ #179.2		Oppose	Request that Cashmere View Street (including #13 Cashmere View Street) Somerfield be a suburban charter area/street. Request that resource consent be required before any development can proceed.	
Jill Young/ #181.1		Oppose	Oppose MDRZ for Brodie Street, Ilam (Planning Map 30). Retain current RS zone in District Plan.	
Jill Young/181.1	Chapman Tripp/ #FS2063.23	Oppose	<p>Oppose MDRZ for Brodie Street, Ilam (Planning Map 30). Retain current RS zone in District Plan.</p> <p>Oppose zoning of MRZ (Medium Density Residential Zone) on Brodie Street, Ilam and its surrounds (including the associated 12m building height, 3 units and 1m setback).</p> <p>The reason for opposing are:</p> <p>1. Adverse environmental effects on residential amenity, including:</p> <ul style="list-style-type: none"> - reduced sunlight - reduced privacy - reduced residential character including space and trees. - increased noise from closer and denser living, including traffic. - reduced overall amenity and residential suburban enjoyment for existing dwellings that could become surrounded by the higher, closer and denser buildings. <p>- increased traffic and parking congestion and safety concerns on Brodie Street exacerbating an already congested area. One side of the street is currently used by student parking for Villa Maria College and Brodie Street becomes one lane and gets congested. Current insufficient on street parking for residents or visitors. Large amount of traffic that currently uses Brodie Street.</p> <p>2. Adverse environmental effects on local Infrastructure</p> <ul style="list-style-type: none"> - insufficient parking and road capacity for cars and traffic that would be generated by increased residential development. Safety issues. - increased pressure on storm water, sewerage and water systems. 	Support
Jill Young/181.1	Chapman Tripp/ #FS2064.22	Oppose	<p>Oppose MDRZ for Brodie Street, Ilam (Planning Map 30). Retain current RS zone in District Plan.</p> <p>Oppose zoning of MRZ (Medium Density Residential Zone) on Brodie Street, Ilam and its surrounds (including the associated 12m building height, 3 units and 1m setback).</p> <p>The reason for opposing are:</p> <p>1. Adverse environmental effects on residential amenity, including:</p> <ul style="list-style-type: none"> - reduced sunlight - reduced privacy - reduced residential character including space and trees. - increased noise from closer and denser living, including traffic. - reduced overall amenity and residential suburban enjoyment for existing dwellings that could become surrounded by the higher, closer and denser buildings. 	Support

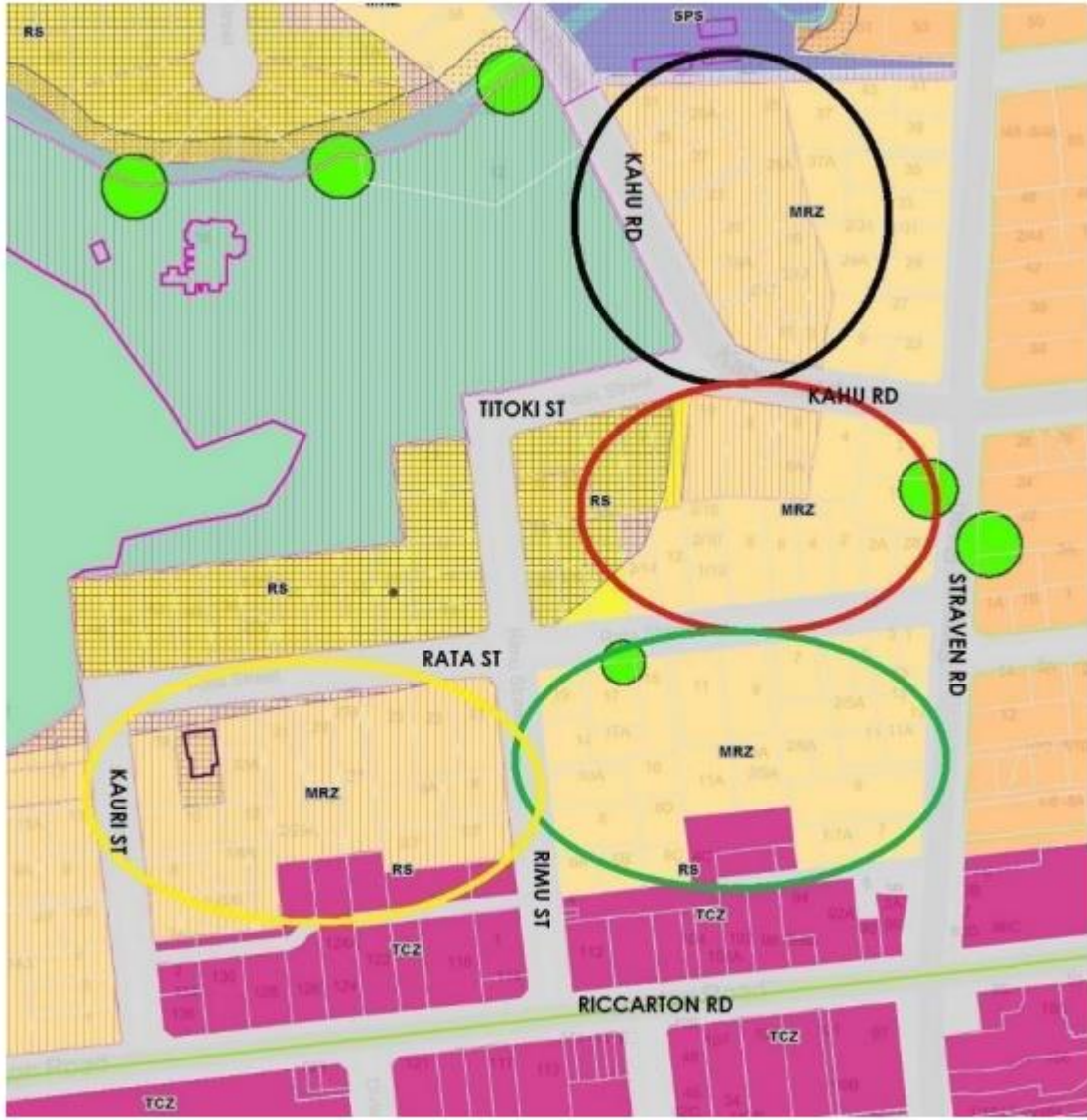
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Nick Dore/ #185.3		Seek Amendment	<p>Oppose HRZ of block of land bounded by Papanui Road, Normans Road, Watford St and Blighs Road (Planning Map 24)</p> <p>Seeks this to be MDRZ (currently RS in the District Plan)</p>	
Riccarton Bush - Kilmarnock Residents' Association/ #188.8		Seek Amendment	<p>[That all sites located within the Riccarton Bush Interface Area, + the Kauri cluster (Kauri St, Rata St, Titoki St, and Rimu St + the north side of Rata St and the west side of Rimu St extending to Straven Road) are zoned Residential Suburban instead of MRZ]</p>  <p><i>Figure 6 - Kauri Cluster areas appropriate to retain suburban density</i></p>	
Riccarton Bush - Kilmarnock Residents' Association/188.8	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.23	Seek Amendment	<p>[That all sites located within the Riccarton Bush Interface Area, + the Kauri cluster (Kauri St, Rata St, Titoki St, and Rimu St + the north side of Rata St and the west side of Rimu St extending to Straven Road) are zoned Residential Suburban instead of MRZ]</p>	Support



Figure 6 - Kauri Cluster areas appropriate to retain suburban density

In parts of the RBIA city council planners propose retaining the underlying RMDS zoning, with its more liberal site coverage, recession plane and setback rules, effectively creating hybrid 2-storey medium density zones. These zones will still enable:

- Three dwelling on any site with more liberal recession planes
- A 1.5 metre setback from the footpath and only 1 metre on all other boundaries
- 50% site coverage
- Just 20% of the site as outdoor living space
- Just 20% glazing on street facing facades
- A mere 20% plant or tree coverage on the site

This side-steps WSP's recommendations. It stitches together different rules. It has not been assessed for environmental or social impacts and should not be applied. Mistakes and confusion related to these somewhat arbitrary and hastily cobbled-together zones, has implications in terms of the IHP hearings process which relies on unambiguous, accurate information being provided by the council in plenty of time.

The Kauri Cluster is an area of special importance to the community. The streets fall within what was part of the Deans Farm in the late 19th century.

The entire area around Riccarton Bush including the Kauri Cluster [Fig 10] forms part of a larger precinct that, during the Christchurch Replacement District Plan Review, the city council recommended should not be re-zoned for medium density. The 2015 IHP, chaired by Hon. Sir John Hansen, supported that view [quotes decision]. Unlike PC14, the 2015 review was wide-ranging, intensively researched and widely consulted on. We submit that panel's decision should be considered relevant in this context. It was well-founded and should be respected.

[In 2007] the council undertook extensive works to renew and enhance the area's local and residential character. This community eschews association with the Riccarton commercial area and identifies strongly with the history and residential character influence of Pūtarīngamotu Riccarton Bush and its surroundings. The proposed zoning for parts of this area, limiting heights while maintaining higher density, was a hasty desktop review intended as a compromise and its effects have not been adequately assessed.

Riccarton Bush -
Kilmarnock Residents'
Association/188.8

Anne Dingwall/
#FS2037.245

Seek
Amendment

Support

[That all sites located within the Riccarton Bush Interface Area, + the Kauri cluster (Kauri St, Rata St, Titoki St, and Rimu St + the north side of Rata St and the west side of Rimu St extending to Straven Road) are zoned Residential Suburban instead of MRZ]



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Riccarton Bush - Kilmarnock Residents' Association/188.8

Christchurch International Airport Limited/
#FS2052.279

Seek Amendment

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Support

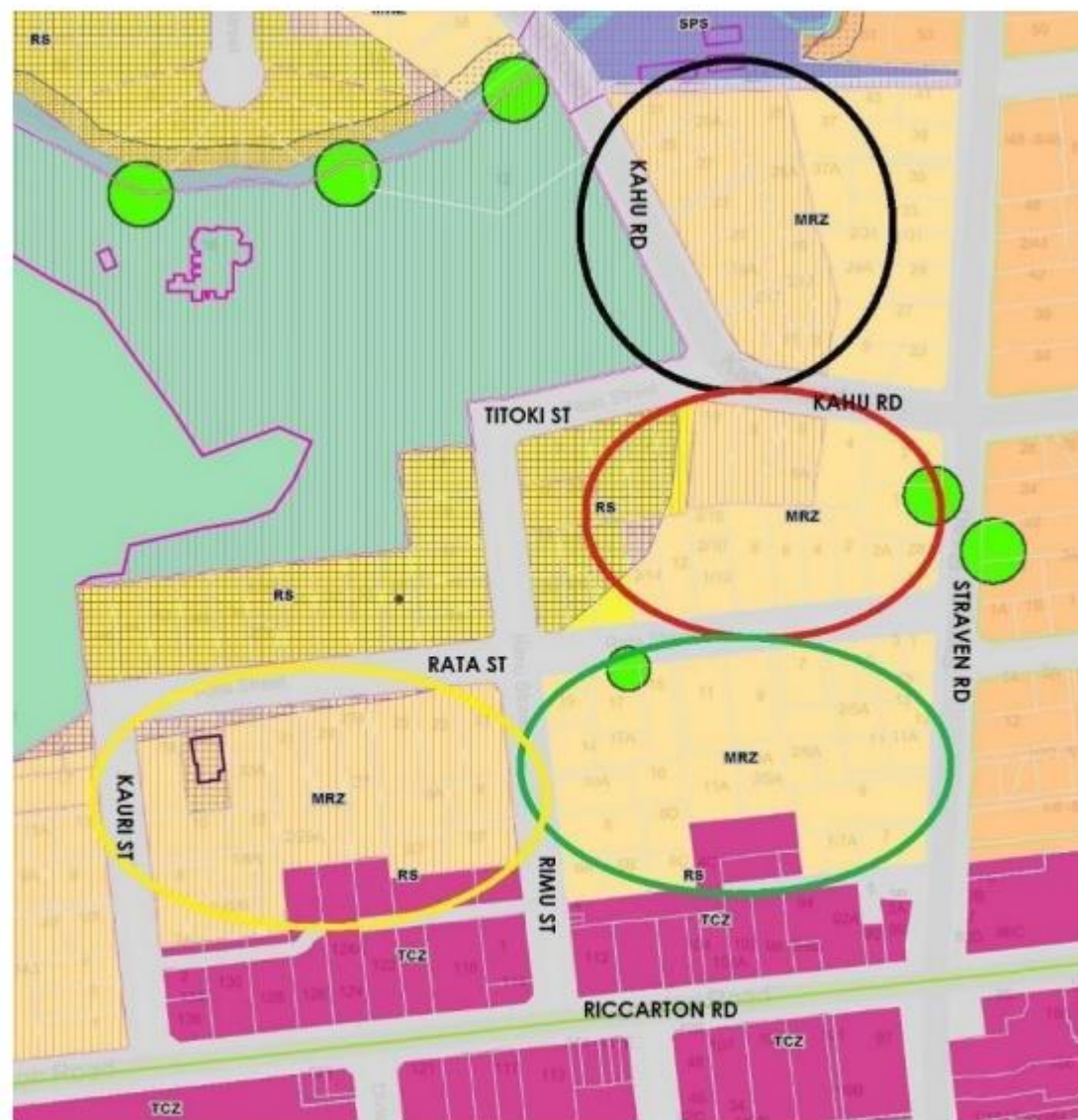


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Riccarton Bush - Kilmarnock Residents' Association/188.8	Christchurch International Airport Limited/ #FS2052.293	Seek Amendment	<p>[That all sites located within the Riccarton Bush Interface Area, + the Kauri cluster (Kauri St, Rata St, Titoki St, and Rimu St + the north side of Rata St and the west side of Rimu St extending to Straven Road) are zoned Residential Suburban instead of MRZ]</p>	Support



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Riccarton Bush - Kilmarnock Residents' Association/188.8

The Riccarton Bush Trust/ #FS2085.11

Seek Amendment

Support

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Riccarton Bush - Kilmarnock Residents' Association/188.8

The Riccarton Bush Trust/ #FS2085.16

Seek Amendment

Support

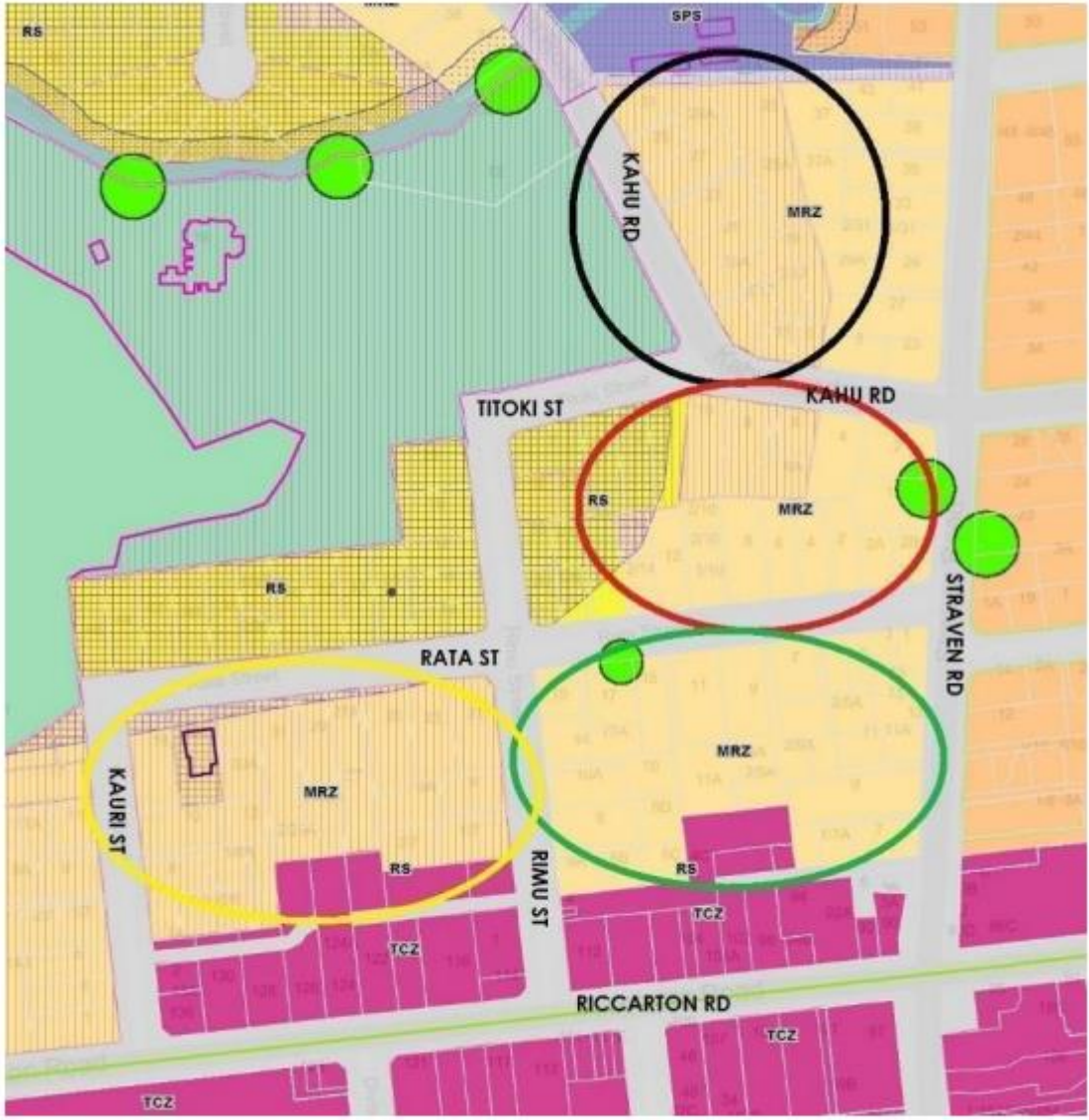
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<p>Riccarton Bush - Kilmarnock Residents' Association/ #188.25</p>		<p>Seek Amendment</p>	<p>[That all sites located within the Riccarton Bush Interface Area + the Kauri cluster (Kauri St, Rata St, Titoki St, and Rimu St + the north side of Rata Street and the west side of Rimu St extending to Straven Road) are zoned Residential Suburban instead of MRZ]</p>  <p><i>Figure 6 - Kauri Cluster areas appropriate to retain suburban density</i></p>	
<p>Riccarton Bush - Kilmarnock Residents' Association/188.25</p>	<p>Anne Dingwall/ #FS2037.262</p>	<p>Seek Amendment</p>		<p>Support</p>

[That all sites located within the Riccarton Bush Interface Area + the Kauri cluster (Kauri St, Rata St, Titoki St, and Rimu St + the north side of Rata Street and the west side of Rimu St extending to Straven Road) are zoned Residential Suburban instead of MRZ]



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Riccarton Bush - Kilmarnock Residents' Association/188.25

Christchurch International Airport Limited/
#FS2052.310

Seek Amendment

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Figure 6 - Kauri Cluster areas appropriate to retain suburban density

Support

			<p>In parts of the RBIA city council planners propose retaining the underlying RMDS zoning, with its more liberal site coverage, recession plane and setback rules, effectively creating hybrid 2-storey medium density zones. These zones will still enable: ● Three dwelling on any site with more liberal recession planes ● A 1.5 metre setback from the footpath and only 1 metre on all other boundaries ● 50% site coverage ● Just 20% of the site as outdoor living space ● Just 20% glazing on street facing facades ● A mere 20% plant or tree coverage on the site</p> <p>This side-steps WSP's recommendations. It stitches together different rules. It has not been assessed for environmental or social impacts and should not be applied. Mistakes and confusion related to these somewhat arbitrary and hastily cobbled-together zones, has implications in terms of the IHP hearings process which relies on unambiguous, accurate information being provided by the council in plenty of time.</p> <p>The Kauri Cluster is an area of special importance to the community. The streets fall within what was part of the Deans Farm in the late 19th century.</p> <p>The entire area around Riccarton Bush including the Kauri Cluster [Fig 10] forms part of a larger precinct that, during the Christchurch Replacement District Plan Review, the city council recommended should not be re-zoned for medium density. The 2015 IHP, chaired by Hon. Sir John Hansen, supported that view [quotes decision]. Unlike PC14, the 2015 review was wide-ranging, intensively researched and widely consulted on. We submit that panel's decision should be considered relevant in this context. It was well-founded and should be respected.</p> <p>[In 2007] the council undertook extensive works to renew and enhance the area's local and residential character. This community eschews association with the Riccarton commercial area and identifies strongly with the history and residential character influence of Pūtarīngamotu Riccarton Bush and its surroundings.</p> <p>The proposed zoning for parts of this area, limiting heights while maintaining higher density, was a hasty desktop review intended as a compromise and its effects have not been adequately assessed.</p>	
<p>Riccarton Bush - Kilmarnock Residents' Association/188.25</p>	<p>The Riccarton Bush Trust/ #FS2085.17</p>	<p>Seek Amendment</p>	<p>[That all sites located within the Riccarton Bush Interface Area + the Kauri cluster (Kauri St, Rata St, Titoki St, and Rimu St + the north side of Rata Street and the west side of Rimu St extending to Straven Road) are zoned Residential Suburban instead of MRZ]</p>	<p>Support</p>



Figure 6 - Kauri Cluster areas appropriate to retain suburban density

In parts of the RBIA city council planners propose retaining the underlying RMDS zoning, with its more liberal site coverage, recession plane and setback rules, effectively creating hybrid 2-storey medium density zones. These zones will still enable: • Three dwelling on any site with more liberal recession planes • A 1.5 metre setback from the footpath and only 1 metre on all other boundaries • 50% site coverage • Just 20% of the site as outdoor living space • Just 20% glazing on street facing facades • A mere 20% plant or tree coverage on the site

This side-steps WSP's recommendations. It stitches together different rules. It has not been assessed for environmental or social impacts and should not be applied. Mistakes and confusion related to these somewhat arbitrary and hastily cobbled-together zones, has implications in terms of the IHP hearings process which relies on unambiguous, accurate information being provided by the council in plenty of time.

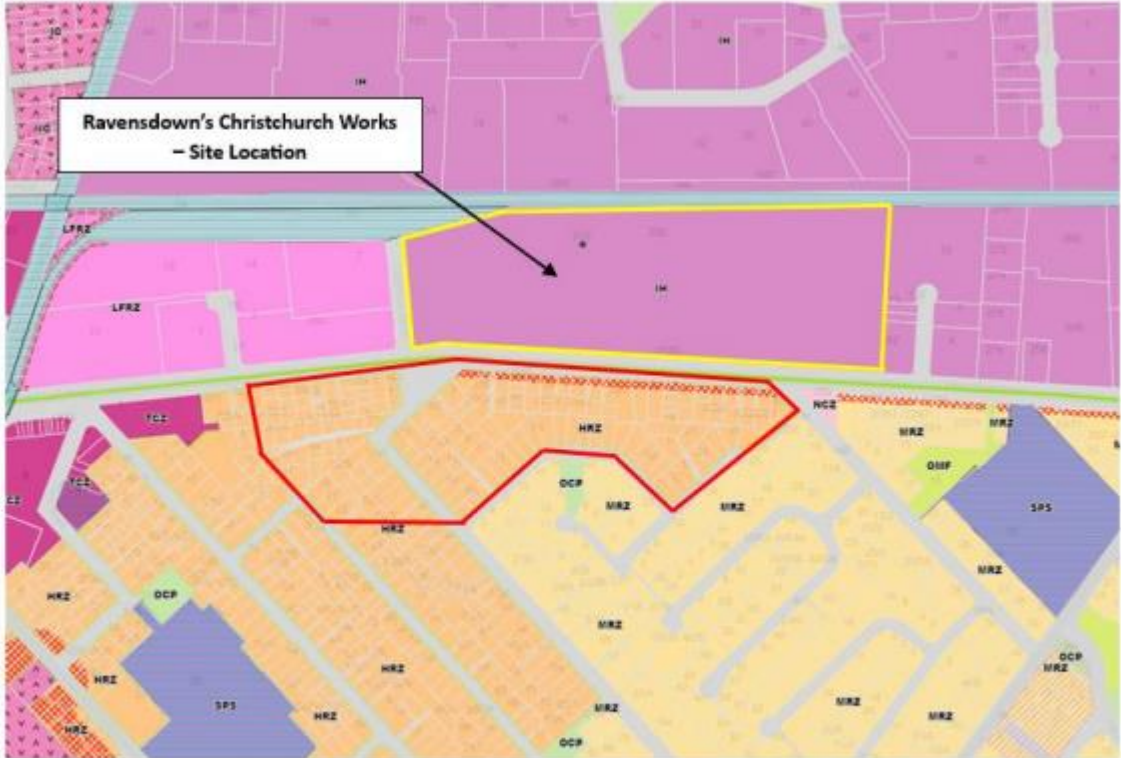
The Kauri Cluster is an area of special importance to the community. The streets fall within what was part of the Deans Farm in the late 19th century.


The entire area around Riccarton Bush including the Kauri Cluster [Fig 10] forms part of a larger precinct that, during the Christchurch Replacement District Plan Review, the city council recommended should not be re-zoned for medium density. The 2015 IHP, chaired by Hon. Sir John Hansen, supported that view [quotes

			<p>decision]. Unlike PC14, the 2015 review was wide-ranging, intensively researched and widely consulted on. We submit that panel's decision should be considered relevant in this context. It was well-founded and should be respected.</p> <p>[In 2007] the council undertook extensive works to renew and enhance the area's local and residential character. This community eschews association with the Riccarton commercial area and identifies strongly with the history and residential character influence of Pūtaringamotu Riccarton Bush and its surroundings.</p> <p>The proposed zoning for parts of this area, limiting heights while maintaining higher density, was a hasty desktop review intended as a compromise and its effects have not been adequately assessed.</p>	
Ross Boswell/ #190.1		Seek Amendment	The block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line should be included as MRZ (Medium-density residential zone).	
Ross Boswell/190.1	Christchurch International Airport Limited/ #FS2052.139	Seek Amendment	The block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line should be included as MRZ (Medium-density residential zone). It is proposed to designate the block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line as HRZ (High-density residential zone). Given the heritage value of the memorial to the 20th Battalion and 20th Regiment in Jane Deans Close, such a designation would be inappropriate and disrespectful to the former servicemen and to their descendants.	Oppose
Ross Boswell/190.1	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.30	Seek Amendment	The block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line should be included as MRZ (Medium-density residential zone). It is proposed to designate the block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line as HRZ (High-density residential zone). Given the heritage value of the memorial to the 20th Battalion and 20th Regiment in Jane Deans Close, such a designation would be inappropriate and disrespectful to the former servicemen and to their descendants.	Support
Nan Xu/ #192.1		Seek Amendment	147A Yaldhurst Rd, Uper Riccarton, Christchurch. 8042 and 147B Yaldhurst Rd, Uper Riccarton, Christchurch. 8042 should be Medium Density Residential Zone.	
Nan Xu/192.1	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.24	Seek Amendment	<p>147A Yaldhurst Rd, Uper Riccarton, Christchurch. 8042 and 147B Yaldhurst Rd, Uper Riccarton, Christchurch. 8042 should be Medium Density Residential Zone.</p> <p>Dear Council.</p> <p>My name is Nan, I am the landlord of 147A and 147B Yaldhurst Rd, Upper Riccarton.</p> <p>These sites has been changed to medium density land in Christchurch District Plan in 2022, and now it shows on the map is 'Residential Suburban Zone and This zone retains existing District Plan rules'.</p> <p>I noticed that my neiboughers are all most muti-units, for example: unit1-3 149 Yaldhurst Rd, flat 1,2 151 Yaldhurst Rd, and unit1-3 151A Yaldhurst Rd.</p> <p>As the New intensification rules will allow buildings of up to three storeys on most sites in cities without any need for resource consent from August 2022, therefore I have make some plans for my properties based on the new law.</p> <p>However, now the rules changed again, the zone changed from medium desity to Residential suburban zone, all my work and my plans are going to be waste and I believe I am not the only person had bit of plan for our properties based on the 2022 rules. I don't understand that since my neighbors are already living in such a higher dense environment, why these area has to change back to lower desity zone?</p> <p>In conclusion, I strongly suggest that these area remain on the Medium Desity Residential Zoon because most of our neighours around areunits and flats, they are already in medimum desity living environment and Yaldhurst Rd is the most busy main road in Christchurch North.</p> <p>Many thanks</p>	Support

			Nan Xu	
Trevor Wilson/ #202.1		Seek Amendment	Request the proposed Medium Density Residential Zone be extended to incorporate parts of Hollis & Bowenvale Aves. and Lansdowne Tce. including Roseneath Place that are within walking distance, or 1km, of Centaurus Rd. and access to the Orbiter bus route.	
Trevor Wilson/202.1	Kāinga Ora/ #FS2082.119	Seek Amendment	Request the proposed Medium Density Residential Zone be extended to incorporate parts of Hollis & Bowenvale Aves. and Lansdowne Tce. including Roseneath Place that are within walking distance, or 1km, of Centaurus Rd. and access to the Orbiter bus route. The writers of PC14 have been inconsistent with their proposed change to Medium Residential Zone (MRZ) and in particular to the lower slopes of Cashmere Hills. The proposed planning map shows areas around Hollis & Bowenvale Aves and Lansdowne Tce remain zoned Residential Hills (RH) because of apparent limited availability to public transport, when areas around Dyers Pass Rd. have the same, if not greater, public transport limits but are being re-zoned MRZ.	Support
Emma Wheeler/ #206.2		Seek Amendment	Removing St James Avenue and Windermere Road from the intensification plan.	
Amie Cocking/ #208.2		Oppose	Reject the rule changes that allow for higher intensity residential development outside of the inner city (Four Avenues).	
Victor Ong/ #210.3		Seek Amendment	Rezone Rural Urban Fringe (RuUF) around 565 Yaldhurt Road to Medium Density Residential (MRZ)	
Victor Ong/210.3	Christchurch International Airport Limited/ #FS2052.116	Seek Amendment	Rezone Rural Urban Fringe (RuUF) around 565 Yaldhurt Road to Medium Density Residential (MRZ) By converting more land to residential use, we can help alleviate the density in Christchurch City Centre, leading to a potential reduction in traffic congestion. Releasing land for residential development can contribute to slowing down and stabilizing property prices. Increasing the housing supply can potentially meet the growing demand, reducing the risk of housing price fluctuations and making homeownership more accessible to a broader range of residents. The construction of new housing in this area would enhance the quality of living for residents. New builds often feature improved insulation for better heat and sound insulation, as well as enhanced structural bracing, ensuring increased comfort and safety for occupants	Oppose
Pauline McEwen/ #211.1		Seek Amendment	That the area at the eastern end of Rugby Street be zoned Medium Density Residential instead of the proposed High Density Residential	
Graham Thomas Blckett/ #215.1		Seek Amendment	That all of the area of St Albans north of Bealey Avenue and south of Edgeware Road be zoned Medium Density Residential [instead of High Density Residential].	
Graham Thomas Blckett/215.1	Anne Dingwall/ #FS2037.299	Seek Amendment	That all of the area of St Albans north of Bealey Avenue and south of Edgeware Road be zoned Medium Density Residential [instead of High Density Residential]. <i>Since the earthquakes this area has been very much redeveloped and rebuilt with many new townhouses. It seems hardly fair to now change the rules and allow much taller developments. Many residents have spent considerable amounts of money on new townhouses in the belief they would never have excessively tall builds next door. This is one of the main reasons they brought in St Albans rather than inside the Four Avenues. The Four Avenues is better suited with better public transport and the expectation of large buildings. St Albans already has a car congestion problem without higher density developments</i>	Support
Russell Wills/ #216.2		Seek Amendment	[No Medium Density Residential zone in Hornby]	

Martin Snelson/ #220.1		Seek Amendment	Amend the Medium Density Residential Zone [surrounding] the proposed North Halswell town centre, to [apply] to the areas being developed and not to those newly built areas	
Martin Snelson/ #220.10		Seek Amendment	[Retain current zoning in those parts of north Halswell that have already been developed]	
Cynthia Snelson/ #221.1		Seek Amendment	Amend the Medium Density Residential Zone [surrounding] the proposed North Halswell town centre, to [apply] to the areas being developed and not to those newly built areas	
Cynthia Snelson/ #221.10		Seek Amendment	[Retain current zoning in those parts of north Halswell that have already been developed]	
Graeme McNicholl/ #226.1		Seek Amendment	Rezone inner-city large blocks of land, such as Princess Margaret Hospital site, the old Christchurch Women's Hospital site on Colombo Street, current empty tracts of land such as along Moorhouse Avenue, for mixed use retail with apartment living above. Rezone older commercial/industrial areas of Christchurch such as Addington, Sydenham and Phillipstown to mixed use commercial with apartment living above. Future large green field developments should cater for the medium-density housing as proposed.	
Graeme McNicholl/226.1	Christchurch International Airport Limited/ #FS2052.140	Seek Amendment	Rezone inner-city large blocks of land, such as Princess Margaret Hospital site, the old Christchurch Women's Hospital site on Colombo Street, current empty tracts of land such as along Moorhouse Avenue, for mixed use retail with apartment living above. Rezone older commercial/industrial areas of Christchurch such as Addington, Sydenham and Phillipstown to mixed use commercial with apartment living above. Future large green field developments should cater for the medium-density housing as proposed. Christchurch city, following the earthquakes, has recently had major residential plan changes under the earthquake legislation which has already allowed a lot of residential medium density housing to take place in Christchurch's older suburbs. The city should now be given a chance to bed-in these current changes and allow the city's new character to organically settle in place. Having a further upgrade imposed on the city will drastically alter it's current organic growth and therefore lose the city's character and charm. It is totally unfair that the government has forced the Christchurch City Council to make further changes so soon after major changes following the earthquake. While I support high-density housing as is currently designated throughout the city, I disagree with intensifying this further throughout the rest of the city. I believe that allowing a medium density environment throughout much of the city and imposing three and four story buildings, will have a negative impact on the value of surrounding properties, and will potentially alter the rate-payer base of the city, by way of driving some families to the outer lying districts to avoid this imposition. This will create gaps in society where particular home owners will feel not considered or catered for in this proposed housing environment.	Oppose
Graeme McNicholl/ #226.4		Seek Amendment	Rezone Addington, Sydenham and Phillipstown to mixed use commercial with apartment living above.	
Graeme McNicholl/226.4	Christchurch International Airport Limited/ #FS2052.143	Seek Amendment	Rezone Addington, Sydenham and Phillipstown to mixed use commercial with apartment living above. This would allow for this old industrial area of town to be upgraded and change to allow high rise apartment living in an organic way over time. This helps to keep the city compact by not driving some home owners to the outerlying districts and keeps people closer to the city centre, utilising the new amenities such as the Metro Sports Centre, theatres, restaurants, bars and retail that are still under development. We need to give the city a chance to realise the vision that was set in the blue-print for the city following the earthquakes. Rezone Addington, Sydenham and Phillipstown to mixed use commercial with apartment living above. This would allow for this old industrial area of town to be upgraded and change to allow high rise apartment living in an organic way over time. This helps to keep the city compact by not driving some home owners to the outerlying districts and keeps people closer to the city centre, utilising the new amenities such as the Metro Sports Centre, theatres, restaurants, bars and retail that are still under development. We need to give the city a chance to realise the vision that was set in the blue-print for the city following the earthquakes.	Oppose
Kurt Higgison/ #232.6		Oppose	Opposes developments in already built areas and seeks that new development areas grow into new areas,	
John Goodall/ #234.1		Seek Amendment	Make the Shirley area around the Palms Mall, (particularly Cherryburton Place) a Medium Density Residential Zone instead of a High Density Residential Zone.	
Prue Manji/ #238.1		Seek Amendment	[T]hat the streets in the Watford Street, College Avenue, Uranga Avenue and Brenchley Avenue blocks remain [Residential Suburban instead of Medium Density Residential Zone]	
Andrea Floyd/ #239.6		Seek Amendment	[Reduce extent of medium and high density residential zones]	
Ravensdown Limited/ #243.2		Seek Amendment	Seeks that land to the southwest and south of the Christchurch Works (312 Main South Road) is rezoned from the Industrial Heavy zone to the Medium Density Residential zone.	

<p>Ravensdown Limited/243.2</p>	<p>Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.32</p>	<p>Seek Amendment</p>	<p>Seeks that land to the southwest and south of the Christchurch Works (312 Main South Road) is rezoned from the Industrial Heavy zone to the Medium Density Residential zone.</p> <p>High density residential zoning is not consistent with SD Objective 3.3.14 (now 3.3.15 under PC14) of the District Plan, nor does align with the policy framework of the IHZ which acknowledges the potential for both reverse sensitivity issues and a range of potential effects on more sensitive activities adjoining such sites. For this reason, Ravensdown considers that the area of land, which is of concern, should be rezoned MRZ. This zoning is consistent with the proposed rezoning of the land to the south and east of the land which is generally located to the south of the Christchurch Works.</p>  <p>Figure 2 – PC14 Planning Map (Interactive) – Proposed Zoning around the Christchurch Works (312 Main South Road).</p>	<p>Support</p>
<p>Ravensdown Limited/243.2</p>	<p>Kāinga Ora/ #FS2082.202</p>	<p>Seek Amendment</p>	<p>Seeks that land to the southwest and south of the Christchurch Works (312 Main South Road) is rezoned from the Industrial Heavy zone to the Medium Density Residential zone.</p> <p>High density residential zoning is not consistent with SD Objective 3.3.14 (now 3.3.15 under PC14) of the District Plan, nor does align with the policy framework of the IHZ which acknowledges the potential for both reverse sensitivity issues and a range of potential effects on more sensitive activities adjoining such sites. For this reason, Ravensdown considers that the area of land, which is of concern, should be rezoned MRZ. This zoning is consistent with the proposed rezoning of the land to the south and east of the land which is generally located to the south of the Christchurch Works.</p>	<p>Oppose</p>


			 <p>Figure 2 – PC14 Planning Map (Interactive) – Proposed Zoning around the Christchurch Works (312 Main South Road).</p>	
Harvey Armstrong/ #244.10		Seek Amendment	Seeks that the Council review all existing vacant land closest to the CBD as to whether it is suitable for residential development.	
Harvey Armstrong/244.10	Brighton Observatory of Environment and Economics/ #FS2092.9	Seek Amendment	Seeks that the Council review all existing vacant land closest to the CBD as to whether it is suitable for residential development. It is concerning to see the residential housing sprawl being carried out on good versatile soils at considerable distance from the CBD. These sites all require expensive extension to city infrastructure and services. The environmental damage is being further accelerated by the creation of significant satellite towns like Lincoln, Rolleston	Seek Amendment
Harvey Armstrong/244.10	Kainga Ora - Homes and Communities/ #FS2099.1	Seek Amendment	Seeks that the Council review all existing vacant land closest to the CBD as to whether it is suitable for residential development. It is concerning to see the residential housing sprawl being carried out on good versatile soils at considerable distance from the CBD. These sites all require expensive extension to city infrastructure and services. The environmental damage is being further accelerated by the creation of significant satellite towns like Lincoln, Rolleston	Support
City Salvage/ #249.2		Seek Amendment	Re-zone the residential portion of 544 Tuam Street and the adjoining land at 102-104 Mathesons Road, to Local Centre .	
Phil Ainsworth/ #252.3		Seek Amendment	[Do not have Medium and High Density Residential Zones in Hornby]	
William Bennett/ #255.2		Seek Amendment	<ul style="list-style-type: none"> That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Pan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or, If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential. 	
Caitriona Cameron/ #272.11		Seek Amendment	"Ratray St should be included in the Medium Density Residential zone (i.e. included in the area south and west of the street)."	
Caitriona Cameron/272.11	Hamish Ritchie/ #FS2020.1	Seek Amendment	<p>"Ratray St should be included in the Medium Density Residential zone (i.e. included in the area south and west of the street)."</p> <p>The inclusion of Ratray St in the HDR is particularly inappropriate and unjust. The majority of properties west of Wainui St, i.e. from Peverel St south, are in MDR; including such a small street as Ratray St outside the boundary of Wainui St, makes it an anomaly. Currently Ratray St is in the RSDT zone; this means that the proposed change is much more extreme than in most other areas (i.e. RSDT to HDR, rather than RMD to HDR as for Wainui St et al). The change is particularly important given Ratray St includes many very narrow east-west aligned sections, which are unsuited to a HDR zone.</p>	Support

Caitriona Cameron/272.11	Christchurch International Airport Limited/ #FS2052.281	Seek Amendment	"Ratray St should be included in the Medium Density Residential zone (i.e. included in the area south and west of the street)." The inclusion of Ratray St in the HDR is particularly inappropriate and unjust. The majority of properties west of Wainui St, i.e. from Peverel St south, are in MDR; including such a small street as Ratray St outside the boundary of Wainui St, makes it an anomaly. Currently Ratray St is in the RSDT zone; this means that the proposed change is much more extreme than in most other areas (i.e. RSDT to HDR, rather than RMD to HDR as for Wainui St et al). The change is particularly important given Ratray St includes many very narrow east-west aligned sections, which are unsuited to a HDR zone.	Support
Eriki Tamihana/ #277.1		Seek Amendment	[Extend MRZ/ MDRS across] the hill suburbs, Belfast, Hoon Hay, Hei Hei, Casebrook, St Albans, Mairehau, Westhaven, Burwood, Parklands, Heathcote, Westmorland, Ilam, and Avonhead	
Eriki Tamihana/277.1	Cashmere Park Ltd, Hartward Investment Trust and Robert Brown Cashmere Park Ltd, Hartward Investment Trust and Robert Brown/ #FS2009.1	Seek Amendment	[Extend MRZ/ MDRS across] the hill suburbs, Belfast, Hoon Hay, Hei Hei, Casebrook, St Albans, Mairehau, Westhaven, Burwood, Parklands, Heathcote, Westmorland, Ilam, and Avonhead The more land in the city that is MDRS, the less urban sprawl onto highly productive land will occur.	Support
Eriki Tamihana/277.1	Anne Dingwall/ #FS2037.399	Seek Amendment	[Extend MRZ/ MDRS across] the hill suburbs, Belfast, Hoon Hay, Hei Hei, Casebrook, St Albans, Mairehau, Westhaven, Burwood, Parklands, Heathcote, Westmorland, Ilam, and Avonhead The more land in the city that is MDRS, the less urban sprawl onto highly productive land will occur.	Oppose
Mary Crowe/ #281.3		Seek Amendment	1. Amend the zoning of Hurley Street from High to Medium density.	
Mary Crowe/281.3	Clare Dale/ #FS2029.34	Seek Amendment	1. Amend the zoning of Hurley Street from High to Medium density. Re: Hurley Street Christchurch Central. The zoning for this street should be amended to Medium, not High density zone. There are a number of reasons for this. Firstly, it is on the edge of the red zone and suffers significant flooding in heavy rain events as does its only vehicular access on Oxford Tce. For this reason, it is inappropriate that buildings up to 10 storeys could be built here. The character of the parkland area surrounding the street would also be negatively affected. Additionally, in regard to public transport, this area is very poorly provided for, with no bus route on Barbadoes, Madras or Kilmore Streets, and only very infrequent buses on Fitzgerald ave. Therefore, this area does not come under the "close to public transport" description required for a High density zone.	Oppose
Millie Silvester/ #286.2		Seek Amendment	Seek to rezone west side of Paparoa Street to Medium Density Residential instead, like the east side. We propose that the demarcation of High Density Residential zone be redrawn much closer to Northlands Mall. This will still allow for more housing without impacting the residents in the area, as stated above, and ruining what makes Paparoa Street a prime example of the Garden City.	
Mark Nichols/ #287.2		Seek Amendment	Seek densification in a planned and staged way by staging the effective date of the zoning changes in for example rings coming out from the city centre and/or major shopping areas, so that the densification occurs in a structured way over time, rather than in a haphazard way across most of the city. This will allow for a more staged build out of the infrastructure required to support the densification.	
Mark Nichols/287.2	Ivan Thomson/ #FS2047.10	Seek Amendment	Seek densification in a planned and staged way by staging the effective date of the zoning changes in for example rings coming out from the city centre and/or major shopping areas, so that the densification occurs in a structured way over time, rather than in a haphazard way across most of the city. This will allow for a more staged build out of the infrastructure required to support the densification. I appreciate the need to add 40,000 houses over the next 30 years, but I am concerned that the approach proposed and being driven is both in-efficient and bad planning. In-efficient because allowing the densification randomly across the city will require additional services across the whole city instead of progressively in concentrated areas.	Oppose
Chessa Crow/ #294.6		Seek Amendment	Seek to reduce extent / Remove Medium Residential zoning from New Brighton area and amend to be Residential Suburban Transition Zone	
Mason Plato/ #298.4		Oppose	Seek to remove Medium Density Residential Zone.	
Sam Holdaway/ #300.1		Seek Amendment	Include Kenwyn Ave in Medium Density [or]...introduce a medium zone between the [Residential Suburban Density] and Medium Density.	
Sam Holdaway/300.1	Kāinga Ora/ #FS2082.236	Seek Amendment	Include Kenwyn Ave in Medium Density [or]...introduce a medium zone between the [Residential Suburban Density] and Medium Density. We live in Kenwyn Ave, St Albans. We want the plan amended to include our street as Medium Residential Zone or introduce a medium zone between the RSD and Medium Density. Our street is currently shown as Suburban Density due to a Qualifying Matter "Areas with little or no public transport allow reduced housing density for new developments." To put this into perspective we live 600m away from a main arterial route bus stop. 100m away from a cycle way which leads directly into the City. 4km away from the CBD, 1km away from Northlands mall and 20m away from a reserve. We have a 780m2 section with a perfect opportunity to provide a 2nd and possibly 3rd dwelling. The opportunity to provide a zone between suburban density and medium density seems to have been overlooked. A zone that gives the opportunity to build a 2nd or 3rd 2 story dwelling on a large section under 900m2. Somewhere between 3x 3 story dwellings and no option to develop (Residential Suburban Zone).	Support

Bron Durdin / #303.2		Seek Amendment	Reduce extent of the application of the Medium Density Residential Zone to central city, inner city residential suburbs, or within a radius of 2km (example) of the central city.	
Jo Jeffery/ #316.5		Oppose	[Remove MRZ] Keep the height change proposal within the four avenues until such a time that further housing is required outside of that.	
Nicholas Latham/ #318.3		Seek Amendment	[Seeks] [l]ess restrictions on increasing housing, especially mixed zone areas Support[s] more housing, with an especially in the city centre	
George Hooft/ #321.1		Seek Amendment	[Reduce extent of MRZ] The sort of medium level intensification that is predicated should be reserved for areas inside or around the four aves or other new designated areas where they are known in advance.	
George Hooft/ #321.2		Seek Amendment	[Retain existing residential zones, outside the four aves and other new designated areas]	
Darryl Swann/ #323.1		Seek Amendment	Retain the operative District Plan zoning of land outside the Centre City.	
Vivienne Boyd/ #326.2		Seek Amendment	That higher density housing [is not enabled] on narrow, no exit streets.	
Mike Oxlong / #327.4		Oppose	The submitter opposes the Medium Density Residential zone.	
Bruce Taylor/ #328.2		Seek Amendment	That the eastern side of Allister Avenue (Merivale) be zoned MRZ	
Eric Ackroyd/ #333.3		Seek Amendment	That higher density housing development be prioritised in the city centre ahead of other residential zones.	
Lorraine Wilmshurst/ #335.5		Seek Amendment	[That] suburban areas [are not zoned] Medium Density Residential	
Kirsten Templeton/ #340.4		Seek Amendment	[That Avonhead is not zoned Medium Density Residential]	
Jono de Wit/ #351.4		Seek Amendment	The area north of Riccarton road and west of Straven Road should be HRZ not MRZ	
Jono de Wit/351.4	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.26	Seek Amendment	The area north of Riccarton road and west of Straven Road should be HRZ not MRZ The area north of Riccarton road and west of Straven Road should be HRZ not MRZ because limiting density near a main public transport route that is so close to Riccarton central and on a planned MRT route does not make sense. This should be where apartments are allowed to be built! I think the area of Riccarton road between Riccarton and Church Corner town centres should be included in the six storey zone. This will be an MRT route and it needs to be allowed to build apartments close to it. It does not make sense to have the HRZ zone go all the way south to Blenheim Road in Riccarton central, but then only have MRZ right on Riccarton road slightly West of Riccarton central. This is the area where I currently live.	Oppose
Jono de Wit/351.4	Christchurch International Airport Limited/ #FS2052.124	Seek Amendment	The area north of Riccarton road and west of Straven Road should be HRZ not MRZ The area north of Riccarton road and west of Straven Road should be HRZ not MRZ because limiting density near a main public transport route that is so close to Riccarton central and on a planned MRT route does not make sense. This should be where apartments are allowed to be built! I think the area of Riccarton road between Riccarton and Church Corner town centres should be included in the six storey zone. This will be an MRT route and it needs to be allowed to build apartments close to it. It does not make sense to have the HRZ zone go all the way south to Blenheim Road in Riccarton central, but then only have MRZ right on Riccarton road slightly West of Riccarton central. This is the area where I currently live.	Oppose
Jono de Wit/351.4	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.56	Seek Amendment	The area north of Riccarton road and west of Straven Road should be HRZ not MRZ The area north of Riccarton road and west of Straven Road should be HRZ not MRZ because limiting density near a main public transport route that is so close to Riccarton central and on a planned MRT route does not make sense. This should be where apartments are allowed to be built! I think the area of Riccarton road between Riccarton and Church Corner town centres should be included in the six storey zone. This will be an MRT route and it needs to be allowed to build apartments close to it. It does not make sense to have the HRZ zone go all the way south to Blenheim Road in Riccarton central, but then only have MRZ right on Riccarton road slightly West of Riccarton central. This is the area where I currently live.	Oppose
Jono de Wit/351.4	Kāinga Ora/ #FS2082.281	Seek Amendment	The area north of Riccarton road and west of Straven Road should be HRZ not MRZ The area north of Riccarton road and west of Straven Road should be HRZ not MRZ because limiting density near a main public transport route that is so close to Riccarton central and on a planned MRT route does not make sense. This should be where apartments are allowed to be built! I think the area of Riccarton road between Riccarton and Church Corner town centres should be included in the six storey zone. This will be an MRT route and it needs to be allowed to build apartments close to it. It does not make sense to have the HRZ zone go all the way south to Blenheim Road in Riccarton central, but then only have MRZ right on Riccarton road slightly West of Riccarton central. This is the area where I currently live.	Support
Janice Lavelle/ #352.1		Not Stated	Seriously rethink the Medium Density Residential zones across Christchurch.	
Elisabeth Stevens/ #355.1		Seek Amendment	Zone [all of Hawthorne Street Papanui Medium Density Residential].	

Julia Tokumaru/ #372.14		Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Julia Tokumaru/372.14	Kauri Lodge Rest Home 2008 Limited/ #FS2059.6	Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres. The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.	Support
Colin Gregg/ #376.3		Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be be zoned Medium Density Residential [instead of HRZ]	
Colin Gregg/376.3	Patricia Harte/ #FS2069.4	Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be be zoned Medium Density Residential [instead of HRZ] [The area] has retained a sense of character and coherence that, we consider, is somewhat unique. It has a relationship to the Avon River and to the parklands beyond, which are part of, and provide a link to the rest of, Hagley Park. It has remained an enclave of relatively spacious residential dwellings that has also enabled the retention of many trees (including significant specimen trees) both within the streetscape and within private properties. Heritage items, including some of the surviving older residences, are an important part of the overall character of the Area. Changing the area around these items would remove their context and impact on their heritage setting. The inclusion of this area as a High-Density Residential zone threatens to destroy this character and the coherence it provides. In addition, we note that there may also be further constraints to High (or even Medium) Density development in the area, which is identified as TC3 land and much of which is also in the Council's own Flood Plain overlay. That is not to mention potential parking issues that would likely be created if there was a proliferation of High Density accommodation.	Support
Toka Tū Ake EQC/ #377.8		Seek Amendment	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay.	
Toka Tū Ake EQC/377.8	Kāinga Ora/ #FS2082.289	Seek Amendment	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay. Flood hazard risk is predicted to increase in the near future due to rising sea-levels, associated rising ground-water levels, and more frequent and intense rain events. Flooding does not pose high risk to life or to the structural integrity of buildings, but frequent, repeated flood events can have a severe effect on the wellbeing of residents and incur a high financial cost to businesses and residents due to loss of business, loss of access to buildings, damage to property and furnishings, and clean-up costs (including removing contaminated silt from under houses which can become a health hazard). We support the extent of the modelled Flood Management Areas and note that the threshold for this mapped extent is a greater intensity and lower likelihood flood than the lowest flood level modelled by other territorial authorities. We do not suggest that intensification should not be allowed in this area, but there should be some restriction on density in Medium and High Density Residential Areas which intersect with this overlay, in addition to the required floor level provision.	Oppose
Kate Gregg/ #381.1		Seek Amendment	Seeks that Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Plan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas.	
Kate Gregg/ #381.4		Seek Amendment	If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential: and, that sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and that neighbours along the southern boundaries of any proposed developments that involve non-compliance with height or access to sunlight rules can be notified of the required resource consents and to make submissions.	
Gina McKenzie/ #382.1		Oppose	[Seeks that] Hornby [be removed] from the list of suburbs for high density development.	
Gina McKenzie/ #382.3		Oppose	[Seeks that] Hornby [be removed] from the list of suburbs for high density development.	
M.I.I.G Limited/ #388.2		Seek Amendment	[That] the Rural Urban Fringe zoned land located between QEII Drive south and Prestons Local Centre north, and between Prestons to the east and Marshlands Road to the west, in particular Part Rural Section 1705, [is re-zoned to] Medium Density Residential Zone (Planning Maps 19, 25 and 26)	
Mike Singleton/ #390.3		Seek Amendment	[That] the area between Deans Ave and the Railway [is zoned] Medium Density Residential [instead of] High Density Residential.	
Jan Mitchell/ #398.2		Seek Amendment	Seek amendment to only apply new intensification rules to new subdivisions.	
Brett Morell/ #409.3		Seek Amendment	Oppose proposed MDZ height. Seeks to retain single storey housing in Belfast area (Planning Map 11)	
Luke Gane/ #412.3		Oppose	Oppose the Local Centre Intensification Precinct provisions at 8 Bletsoe Avenue. Retain as Medium Density Residential Zone only.	
Caroline May/ #413.1		Seek Amendment	Opposes zoning that enables 3 storey buildings.	

Zoe McLaren/ #418.4		Support	[S]upport[s] the changes to replace zones with medium/high density zones.	
Zoe McLaren/418.4	Kāinga Ora/ #FS2082.303	Support	[S]upport[s] the changes to replace zones with medium/high density zones.	Support
James Thomas/ #419.1		Seek Amendment	Allow further intensification on the Port Hills	
James Thomas/419.1	Kāinga Ora/ #FS2082.304	Seek Amendment	Allow further intensification on the Port Hills Further intensification should be allowed on the current housing areas on the Port hills	Support
Tom King/ #425.2		Support	[S]upport[s] changes to manage and set controls/requirements around increasing housing density, particularly in suburban area's.	
Tracey Berry/ #430.4		Seek Amendment	[That Avonhead, including Westall Lane, is zoned Medium Density Residential] [Relates to request to remove Airport Noise QM and RuUF zoning on Westall Lane]	
Tracey Berry/430.4	Kāinga Ora/ #FS2082.312	Seek Amendment	[That Avonhead, including Westall Lane, is zoned Medium Density Residential] [Relates to request to remove Airport Noise QM and RuUF zoning on Westall Lane] The submitter opposes the noise contour provisions imposed by the Christchurch Airport, which unnecessarily restrict development and use of land in otherwise high-quality build areas of Burnside and Avonhead. The submitter lives on Westall Lane, has 3 acres (on town water and sewage systems) and are surrounded by residential housing but are unable to develop, build units for renting out and otherwise utilize their land. At a little under 3kms from the airport and in an otherwise highly populated suburb, the submitter feels it very unjust for the airport to have such significant control over the use of land in the area, which is entirely inconsistent with other locations in New Zealand. This stance is entirely contrary to the government objectives for housing intensification.	Support
Sonia Bell/ #431.2		Seek Amendment	To re-access the existing council flats such as at the beginning of Main South Road and better utilize the land for low-cost housing here and on other Council rental properties.	
John Dunford/ #433.1		Seek Amendment	That the whole zoning is restricted to the CBD areas within the four avenues.	
John Dunford/ #433.4		Seek Amendment	Oppose MRZ as it applies to 81 Fendalton Road	
David Allan/ #437.1		Seek Amendment	[Reduce extent of MRZ] Medium density housing should only be permitted in the central city and in large tracts of land that were designed for that purpose.	
Jeff Vesey/ #439.2		Seek Amendment	That the area proposed to be Residential Suburban Zone under the Airport Noise Influence Area in Avonhead/Ilam be zoned Medium Density Residential Zone in line with the surrounding area and the National Policy Statement for Urban Development.	
Jeff Vesey/439.2	Christchurch International Airport Limited/ #FS2052.126	Seek Amendment	That the area proposed to be Residential Suburban Zone under the Airport Noise Influence Area in Avonhead/Ilam be zoned Medium Density Residential Zone in line with the surrounding area and the National Policy Statement for Urban Development. The Airport Noise Influence Area is intended the mitigate any noise effects on residents and effects on the airport. To leave the zoning for this area as Residential Suburban is in conflict with the National Policy Statement and does not take into account the large amount of sought after amenity that would support intensification in Ilam/Avonhead. The Airport Noise influence area is seldom an issue as the aircraft use this area for approaches to the airport only on very few days, likely less than 2 per month. The benefits of zoning Avonhead/Ilam Medium Density Residential are summarised below: - Avonhead/Ilam amenities which make it ideal for intensification include parks, sports clubs, shopping and schools. The suburbs are also centrally located with good road and public transport links. - Avonhead and Ilam which largely make up this area are well established mature suburbs with a mixture of residents from young families attracted to the schooling and sporting opportunities to university students wanting to be close to class, and older people wanting to stay in the area they know and love and many domiciled since the suburbs were formed. - Much of this area was built in the 1960's and 1970's. While mostly permanent material and some fine examples of architecture from that era those houses are now 40 to 60 years old, many in need of major renovation, cold with minimal insulation if any and single glazing.	Oppose


			<p>- Upgrading and replacement housing is now due. There is a smattering of townhouse/units in this area. Most of these units were built 40 to 50 years ago and on cross lease sites and as such need updating. Allowing more town houses to be built would improve the housing stock and allow more people to live in this highly valued area for its amenities.</p> <p>Summary</p> <p>This is a well located area with superb amenities and very good infrastructure it should be at the top of the list to comply with the National Policy Statement and allow well designed intensification. Noise issues are minimal given the very few days the airport uses this area for approaching aircraft. Qualifying matters for this area mitigate any noise nuisance. To suppress new housing in this area will continue the areas decline in warm modern housing for those wanting to live close to all the advantages of living in this area.</p>	
Sandi Singh/ #440.7		Oppose	Oppose the application of Medium Density Residential Zone across the city.	
Summerset Group Holdings Limited/ #443.10		Seek Amendment	<p>Extend the MDRZ zoning to the entire Summerseton Cavendish village (147 Cavendish Road,Casebrook, Christchurch) , and legally described asLot 1 DP 519380 (record of title 815809).</p> 	
Sarah Lovell/ #446.2		Seek Amendment	[That] Council [retain the existing zones in] the bulk of the city's suburbs e.g. St Martins, Hillsborough and not rezone to medium density	
Carolyn Mulholland/ #452.2		Oppose	Opposes Medium and/or High Density Residential zoning in Amyes Road, Hornby	
Carolyn Mulholland/452.2	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.33	Oppose	Opposes Medium and/or High Density Residential zoning in Amyes Road, Hornby Do NOT want 2 or more stories housing in amyes road hornby	Support
David Pottinger/ #463.1		Oppose	Do not expand to 'hill areas' for Medium Density residential.	
Stuart Roberts/ #465.2		Seek Amendment	[Reduce extent of MRZ - limit to central city]	
Jillian Schofield/ #467.2		Oppose	[O]ppose[s] the change in height restrictions that have been proposed and the number of buildings per section in Hornby and surrounding areas [such as] Hei Hei.	
Kem Wah Tan/ #471.22		Not Stated	[Retain operative plan zoning for postcode area 8053, including Aorangi Road]	
Rachel Sanders/ #475.1		Seek Amendment	We would like the Council to uphold PC14 in relation to Mount Pleasant, and similar areas in the Port Hills, remaining Residential Hills zone rather than being redesignated MDRS, for the reasons detailed in our submission. Not upholding it will increase risk to people's safety and increased environmental harm.	
Rachel Sanders/ #475.5		Seek Amendment	The attached document captures the details why we believe it is correct to retain Mount Pleasant as Residential Hills rather than MDRS. Notable topics are: Emergency service access	
Rachel Sanders/ #475.6		Seek Amendment	The attached document captures the details why we believe it is correct to retain Mount Pleasant as Residential Hills rather than MDRS. Notable topics are: Pedestrian Safety Cyclist Safety	
Rachel Sanders/ #475.7		Seek Amendment	The attached document captures the details why we believe it is correct to retain Mount Pleasant as Residential Hills rather than MDRS. Notable topics are: Lack of Amenities	
Rachel Sanders/ #475.8		Seek Amendment	The attached document captures the details why we believe it is correct to retain Mount Pleasant as Residential Hills rather than MDRS. Notable topics are: Sewerage and Storm Water Drainage	
Rachel Sanders/ #475.9		Seek Amendment	The attached document captures the details why we believe it is correct to retain Mount Pleasant as Residential Hills rather than MDRS. Notable topics are: Significance of Port Hills Aesthetics	
Rachel Sanders/ #475.10		Seek Amendment	The attached document captures the details why we believe it is correct to retain Mount Pleasant as Residential Hills rather than MDRS. Notable topics are: Emergency egress	

Rob Seddon-Smith/ #476.1		Support	[S]upport[s] the planned areas of intensification.	
Mark Siddall/ #478.1		Seek Amendment	[R]estrict the MRZ to areas surrounding the CBD and suburban shopping areas.	
Selma Claridge / #480.2		Seek Amendment	[That] Harris Crescent [Papanui, retains its operative zoning instead of Medium Density Residential]	
John Buckler/ #485.1		Seek Amendment	Change 45 St. Albans Street to a Medium Density Residential zone or preserve current sunlight.	
Janice Hitchon/ #495.3		Seek Amendment	That the Ashfield Place, Maidstone Road should not be changed from its present designation...[o]ppose the changes to height limits in the Ilam residential areas.	
Hone Johnson/ #498.1		Oppose	Oppose all higher density zoning changes	
Kyri Kotzikas/ #502.5		Oppose	Oppose the zoning of High Density Residential for Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street), and seek that it be Medium Density Residential zone.	
Michael Case & RJ Crozier/ #508.1		Seek Amendment	Amend part of the Future Urban Zone for 60 Croziers Road and 340 Cranford Road, Mairehau. Seek that part of these properties are zoned MRZ.	
R.J Crozier/ #511.1		Seek Amendment	Amend part of the Future Urban Zone for 60 Croziers Road and 340 Cranford Road, Mairehau. Seek that part of these properties are zoned Medium Density Residential.	
Chris Wilison/ #530.3		Seek Amendment	[Seeks that the area identified as] Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street), be rezoned as Medium Density Residential Zone as opposed to the proposed High Density Residential Zone under PC14.	
PRUDENCE MORRALL/ #535.2		Oppose	Change MRZ to not apply to Therese Street	
Deidre Rance/ #561.1		Seek Amendment	No medium [density zone in the Strowan area]	
Rachel Hu/ #564.1		Seek Amendment	[Standardise the MRZ and HRZ zones] e.g., choose for developers to have a clear guideline for 3-storeys or 6-storeys. Or at least make it more standard per suburb than every street block.	
Gareth Bailey/ #579.2		Seek Amendment	Exclude properties within waterway setbacks from MDRZ classification.	
Jaimita de Jongh/ #583.7		Seek Amendment	Seek that increased density is not allowed in areas that drain into the mid-Heathcote Ōpāwaho	
Nick Brown/ #585.1		Seek Amendment	[That the area of Strowan between] Heaton Street/Innes Road and Blighs Road [be zoned MRZ instead of HRZ]	
Northwood Residents' Association/ #592.1		Oppose	To not proceed with the rezoning of part of Northwood subdivision [from Residential Suburban to Medium Density Residential].	
Northwood Residents' Association/592.1	Chapman Tripp/ #FS2063.52	Oppose	<p>To not proceed with the rezoning of part of Northwood subdivision [from Residential Suburban to Medium Density Residential].</p> <p>NRA strongly opposes the planned rezoning of a significant part of Northwood from Residential Suburban (RS) to Medium Density Residential Zone (MRZ).</p> <p>We understand that the proposed change is arising from a change in legislation and are aware of the housing challenges that New Zealand is facing, including the need for more housing. However, we believe that Northwood is not suited for the proposed rezoning, and we have serious concerns about the negative impacts potentially resulting from it. In this submission, we have included our main concerns. In particular, the proposed rezoning raises concerns regarding its impact on the existing plan and the liveability of the subdivision, the environment, and the accrued risks of stormwater management issues:</p> <p>1. The Northwood subdivision was designed in its entirety with a view to accommodate a community within it that would have a mixture of housing density and land areas. These areas were well defined and co-exist well with each other within the subdivision. Northwood already contains significant areas of medium and high-density housing under its current plan. Northwood is an area of excellent town planning and, arguably, of great liveability, as demonstrated by the pride of its residents and the well looked-after subdivision.</p> <p>The plan introduces MRZ in a single contiguous block incorporating all sections within a certain distance to the Main North Road. While the proposed change may allow more sections to become available for intensification, it completely ignores the merits of the existing plan. NRA strongly opposes the use of unplanned rezoning in Northwood. The proposed MRZ swathe includes amongst other things, Northwood Villas, an over 55's entity with its own covenants. One of the features that defines the character of Northwood, is the layout of the current buildings on their sections. In general, the owners of the sections facing the road frontage have maintained the original guidelines of space and openness in keeping with the original covenants applied by the subdivision developer, RD Hughes. We argue that Northwood's current plan supports the ambience of our place.</p> <p>2. Christchurch City Council recently opened a consultation process on its proposed Urban Forest Plan. As outlined in the proposed plan, Northwood stands out with its higher canopy cover (15%) than all bordering areas. The NRA believes that the Northwood canopy cover should be protected. In addition to being a significant loss to the environment and the character of the area, the proposed change will be an impediment to CCC achieving its goals of growing its urban forest canopy (Goal 1) and of</p>	Oppose

			<p>protecting urban trees by looking after them as “critical infrastructure (Goal 3).</p> <p>3. Furthermore, the NRA raised concerns in the past about ongoing flooding issues in the Northwood subdivision. Part of the Northwood subdivision is predicted to be within the extent of a 1 in 50-year flood event. The NRA doesn’t support the rezoning as we believe it would only accentuate the issue and will potentially pose a health and safety risk to the Northwood residents.</p> <p>4. Lastly, we would like to highlight that significant developments are already happening in the area, with a large development across the Main North Road. We believe that it would be inappropriate to proceed with the proposed rezoning until the impacts of this major development on horizontal infrastructure, road usage and traffic are well understood.</p> <p>We urge the Council to work collaboratively with the Northwood Residents' Association to ensure that any proposed changes are in the best interests of the Northwood residents and the broader Christchurch community. We hope that you will consider our concerns and take appropriate action to protect the unique character and environment of Northwood and to protect its residents.</p> <p>[Please refer to attachment for full submission]</p>	
Northwood Residents' Association/592.1	Chapman Tripp/ #FS2064.51	Oppose	<p>To not proceed with the rezoning of part of Northwood subdivision [from Residential Suburban to Medium Density Residential].</p> <p>NRA strongly opposes the planned rezoning of a significant part of Northwood from Residential Suburban (RS) to Medium Density Residential Zone (MRZ).</p> <p>We understand that the proposed change is arising from a change in legislation and are aware of the housing challenges that New Zealand is facing, including the need for more housing. However, we believe that Northwood is not suited for the proposed rezoning, and we have serious concerns about the negative impacts potentially resulting from it. In this submission, we have included our main concerns. In particular, the proposed rezoning raises concerns regarding its impact on the existing plan and the liveability of the subdivision, the environment, and the accrued risks of stormwater management issues:</p> <p>1. The Northwood subdivision was designed in its entirety with a view to accommodate a community within it that would have a mixture of housing density and land areas. These areas were well defined and co-exist well with each other within the subdivision. Northwood already contains significant areas of medium and high-density housing under its current plan. Northwood is an area of excellent town planning and, arguably, of great liveability, as demonstrated by the pride of its residents and the well looked-after subdivision.</p> <p>The plan introduces MRZ in a single contiguous block incorporating all sections within a certain distance to the Main North Road. While the proposed change may allow more sections to become available for intensification, it completely ignores the merits of the existing plan. NRA strongly opposes the use of unplanned rezoning in Northwood. The proposed MRZ swathe includes amongst other things, Northwood Villas, an over 55’s entity with its own covenants. One of the features that defines the character of Northwood, is the layout of the current buildings on their sections. In general, the owners of the sections facing the road frontage have maintained the original guidelines of space and openness in keeping with the original covenants applied by the subdivision developer, RD Hughes. We argue that Northwood’s current plan supports the ambience of our place.</p> <p>2. Christchurch City Council recently opened a consultation process on its proposed Urban Forest Plan. As outlined in the proposed plan, Northwood stands out with its higher canopy cover (15%) than all bordering areas. The NRA believes that the Northwood canopy cover should be protected. In addition to being a significant loss to the environment and the character of the area, the proposed change will be an impediment to CCC achieving its goals of growing its urban forest canopy (Goal 1) and of protecting urban trees by looking after them as “critical infrastructure (Goal 3).</p> <p>3. Furthermore, the NRA raised concerns in the past about ongoing flooding issues in the Northwood subdivision. Part of the Northwood subdivision is predicted to be within the extent of a 1 in 50-year flood event. The NRA doesn’t support the rezoning as we believe it would only accentuate the issue and will potentially pose a health and safety risk to the Northwood residents.</p> <p>4. Lastly, we would like to highlight that significant developments are already happening in the area, with a large development across the Main North Road. We believe that it would be inappropriate to proceed with the proposed rezoning until the impacts of this major development on horizontal infrastructure, road usage and traffic are well understood.</p> <p>We urge the Council to work collaboratively with the Northwood Residents' Association to ensure that any proposed changes are in the best interests of</p>	Oppose

			<p>theNorthwood residents and the broader Christchurch community. We hope that you will consider our concerns and take appropriate action to protect the unique character and environment of Northwood and to protect its residents.</p> <p>[Please refer to attachment for full submission]</p>	
Cashmere Park Ltd, Hartward Investment Trust and Robert Brown/ #593.1		Seek Amendment	Rezone site in Hendersons Basin ODP to Medium Density Residential	
Carol Shu/ #626.1		Seek Amendment	Keep Hyde Park and Avonhead area all RS zoning.	
Tom Crawford/ #628.6		Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Michael Palmer/ #647.1		Seek Amendment	[Limit extent of MRZ / intensification to the inner] suburbs surrounding the city centre including St Albans, Linwood, Philipstown, Addington and Merrivale.	
Lawrence & Denise May/ #665.2		Seek Amendment	If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential	
Cooper Mallett/ #666.5		Seek Amendment	Make all the tall buildings in the middle of the city.	
Liz Oliver/ #667.1		Seek Amendment	[Reduce proposed extent of MRZ] The MRZ should be concentrated closer to commercial areas.	
Keri Murison/ #668.2		Seek Amendment	Amend the zoning of Strowan from HRZ to MRZ	
Jack Gibbons/ #676.14		Seek Amendment	[Extend MRZ across the proposed Airport Noise Influence Area - relates to requests to remove that QM]	
Jack Gibbons/676.14	Christchurch International Airport Limited/ #FS2052.65	Seek Amendment	[Extend MRZ across the proposed Airport Noise Influence Area - relates to requests to remove that QM] The airport noise contour thrusts deep into the city covering a considerable amount of urban land. Council is proposing to prevent all zone changes in this area, exempting it from the MDRS / NPS-UD. The area is already urbanized, with plenty of existing residents, and is otherwise indistinguishable from elsewhere in the suburbs. It also covers some areas that should be HRZ. Other councils in New Zealand handle airport noise in areas like this by mandating improved noise insulation in the construction of new buildings, leaving the zoning as it otherwise would be. There is no just explanation why the council has chosen to suppress all construction over this option	Oppose
Donna Kenton-Smith/ #677.1		Oppose	[Seeks removal of] intensification plans for Merivale[; and considers it] more sensible to restrict the area where taller buildings can be built.	
Andrew McCarthy/ #681.4		Seek Amendment	[That] the entireexisting Residential Hills Zone is [zoned] MDRZ (Residential Hills Precinct).	
Andrew McCarthy/681.4	Red Spur Ltd/ #FS2068.44	Seek Amendment	<p>[That] the entireexisting Residential Hills Zone is [zoned] MDRZ (Residential Hills Precinct).</p> <p>it is clear that the intention of the Act is to allow more dwellings per hectare than waspreviously allowed</p> <p>[Supports intensification on the Hills and enabling] apartment-style living</p>	Support
Andrew McCarthy/681.4	Rachel Sanders/ #FS2074.4	Seek Amendment	<p>[That] the entireexisting Residential Hills Zone is [zoned] MDRZ (Residential Hills Precinct).</p> <p>it is clear that the intention of the Act is to allow more dwellings per hectare than waspreviously allowed</p> <p>[Supports intensification on the Hills and enabling] apartment-style living</p>	Oppose
Terence Sissons/ #696.2		Seek Amendment	Limit the HDRZ to the central city area and provide for MDRZs around the suburban shopping centres	
Ann-Mary & Andrew Benton/ #698.2		Seek Amendment	<ul style="list-style-type: none"> • That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Pan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or, • If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential: and, 	


			<ul style="list-style-type: none"> • That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and, • That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules <i>can</i> be notified of the required resource consents and to make submissions. • Any further or other decisions that achieve the outcomes sought by this submission, or are required as a consequence of the relief [sought]. 	
Christs College/ #699.2		Oppose	Delete medium residential zone from 21 Gloucester Street.	
Ian McChesney/ #701.13		Seek Amendment	[That Rattray Street in Riccarton is zoned MRZ instead of HRZ] - Rattray St should be included in the MDR zone (i.e. included in the area south and west of the street).	
Ian McChesney/701.13	Hamish Ritchie/ #FS2020.2	Seek Amendment	[That Rattray Street in Riccarton is zoned MRZ instead of HRZ] - Rattray St should be included in the MDR zone (i.e. included in the area south and west of the street). The inclusion of Rattray St in the HDRZ is inappropriate and unjustified. Currently Rattray St is in the RSDT zone; this means that the proposed change is much more extreme than in most other areas (i.e. RSDT to HDR, rather than RMD to HDR as for Wainui St et al). The change is particularly important given Rattray St includes a number of narrow east-west aligned sections, which are unsuited to a HDR zone. It also seems to me inappropriate since the west side of Rattray St borders on the proposed Shands/Piko heritage area. Intensive, high rise development might be a jarring transition into the protected zone (I note the areas bordering Riccarton Bush for example have allowed for a transition from high density).	Support
Ian McChesney/701.13	Anne Dingwall/ #FS2037.565	Seek Amendment	[That Rattray Street in Riccarton is zoned MRZ instead of HRZ] - Rattray St should be included in the MDR zone (i.e. included in the area south and west of the street). The inclusion of Rattray St in the HDRZ is inappropriate and unjustified. Currently Rattray St is in the RSDT zone; this means that the proposed change is much more extreme than in most other areas (i.e. RSDT to HDR, rather than RMD to HDR as for Wainui St et al). The change is particularly important given Rattray St includes a number of narrow east-west aligned sections, which are unsuited to a HDR zone. It also seems to me inappropriate since the west side of Rattray St borders on the proposed Shands/Piko heritage area. Intensive, high rise development might be a jarring transition into the protected zone (I note the areas bordering Riccarton Bush for example have allowed for a transition from high density).	Support
Ian McChesney/701.13	Anne Dingwall/ #FS2037.986	Seek Amendment	[That Rattray Street in Riccarton is zoned MRZ instead of HRZ] - Rattray St should be included in the MDR zone (i.e. included in the area south and west of the street). The inclusion of Rattray St in the HDRZ is inappropriate and unjustified. Currently Rattray St is in the RSDT zone; this means that the proposed change is much more extreme than in most other areas (i.e. RSDT to HDR, rather than RMD to HDR as for Wainui St et al). The change is particularly important given Rattray St includes a number of narrow east-west aligned sections, which are unsuited to a HDR zone. It also seems to me inappropriate since the west side of Rattray St borders on the proposed Shands/Piko heritage area. Intensive, high rise development might be a jarring transition into the protected zone (I note the areas bordering Riccarton Bush for example have allowed for a transition from high density).	Support
Ian McChesney/701.13	Christchurch International Airport Limited/ #FS2052.267	Seek Amendment	[That Rattray Street in Riccarton is zoned MRZ instead of HRZ] - Rattray St should be included in the MDR zone (i.e. included in the area south and west of the street). The inclusion of Rattray St in the HDRZ is inappropriate and unjustified. Currently Rattray St is in the RSDT zone; this means that the proposed change is much more extreme than in most other areas (i.e. RSDT to HDR, rather than RMD to HDR as for Wainui St et al). The change is particularly important given Rattray St includes a number of narrow east-west aligned sections, which are unsuited to a HDR zone. It also seems to me inappropriate since the west side of Rattray St borders on the proposed Shands/Piko heritage area. Intensive, high rise development might be a jarring transition into the protected zone (I note the areas bordering Riccarton Bush for example have allowed for a transition from high density).	Support
Lauren Gibson/ #708.4		Oppose	[Opposes intensification plan change and in particular for 19a Russell Street]	
Philippa Tucker/ #709.4		Seek Amendment	That the northwest side of Windermere Road is not zoned Medium Density Residential	
Andrea Williams/ #711.1		Oppose	Amend residential zoning in Hornby from HDZ and MDZ to RS.	
Michele McKnight/ #726.3		Oppose	[Seeks] the council, to remove Gwynfa Ave and any other similiar streets on this hill from the medium density proposal	
Sutherlands Estates Limited / #728.10		Seek Amendment	Rezone all of the residential properties that front Storr Close, Glendore Drive, James Mackenzie Drive and Sutherlands Road to Future Urban	
Gwynfa Ave Residents Association/ #730.1		Seek Amendment	[Seeks that] the Council exclude Gwynfa Ave from increased residential density and ask them to also consider other private hill lanes who will be facing many of the same issues.	
Christian Jordan/ #737.1		Seek Amendment	Apply MDRS zone across all areas of the City.	
Christian Jordan/737.1	Anne Dingwall/ #FS2037.1471	Seek Amendment	Apply MDRS zone across all areas of the City. the key to creating affordable supply is the allowance of infill across the city wherever landis available.	Oppose
Woolworths/ #740.4		Support	Except as otherwise modified by this submission, including amended zoned boundaries associated with the North Halswell Town Centre zone and St Albans (Neighbourhood / Local) Centre zone, retain amended residential zoning and nomenclature.	

Woolworths/740.4	Kāinga Ora/ #FS2082.487	Support	Except as otherwise modified by this submission, including amended zoned boundaries associated with the North Halswell Town Centre zone and St Albans (Neighbourhood / Local) Centre zone, retain amended residential zoning and nomenclature. Woolworths supports the application of the NPS-UD (and the regional policy statement) provisions which prioritise development in and around centres. Woolworths has continued to invest and explore new opportunities in response to population growth in Christchurch and is currently working on several development proposals to address gaps in its network or to upgrade existing operations. Woolworths remains concerned that the increased residential intensification is not balanced with commensurate policy flexibility to meet supply side wellbeing needs, or the functional requirements of supermarkets.	Support
Simon Fowke/ #746.1		Oppose	Do not Re-Zone Paparua Street to Medium Density	
Karen Fowke/ #748.1		Oppose	Reject Medium Density Dwellings in Paparua Street	
Christchurch City Council/ #751.94		Seek Amendment	Change [zoning at 35 Hanmer Street (Map 32)] from HRZ to MRZ.	
Christchurch City Council/751.94	Anne Dingwall/ #FS2037.916	Seek Amendment	Change [zoning at 35 Hanmer Street (Map 32)] from HRZ to MRZ. Zoning beneath Heritage or Character areas is MRZ due to Policy 4, however this is mistakenly shown as HRZ.	Support
Christchurch City Council/ #751.97		Seek Amendment	Change zoning [of properties at 65-51 Shortland Street (Map 33)] to MRZ [instead of Residential Suburban]. [Refer to ATTACHMENT 2].	
Christchurch City Council/751.97	Anne Dingwall/ #FS2037.919	Seek Amendment	Change zoning [of properties at 65-51 Shortland Street (Map 33)] to MRZ [instead of Residential Suburban]. [Refer to ATTACHMENT 2]. Properties are not within LTPPA but are zoned Residential Suburban.	Support
Christchurch City Council/ #751.110		Seek Amendment	[Remove any MRZ zoning within the Tsunami Management Area and retain operative / RSDT zoning].	
Christchurch City Council/751.110	joseph zonneveld/ #FS2021.1	Seek Amendment	[Remove any MRZ zoning within the Tsunami Management Area and retain operative / RSDT zoning]. Some properties zoned RS and RSDT Zone have been incorrectly changed to MRZ instead of retaining the current zoning. Again, these changes are submitted to be more effective in achieving proposed Policy 5.2.2.5.2.	Seek Amendment
Christchurch City Council/751.110	Anne Dingwall/ #FS2037.932	Seek Amendment	[Remove any MRZ zoning within the Tsunami Management Area and retain operative / RSDT zoning]. Some properties zoned RS and RSDT Zone have been incorrectly changed to MRZ instead of retaining the current zoning. Again, these changes are submitted to be more effective in achieving proposed Policy 5.2.2.5.2.	Support
Christchurch City Council/751.110	LMM Investments 2012 Limited/ #FS2049.6	Seek Amendment	[Remove any MRZ zoning within the Tsunami Management Area and retain operative / RSDT zoning]. Some properties zoned RS and RSDT Zone have been incorrectly changed to MRZ instead of retaining the current zoning. Again, these changes are submitted to be more effective in achieving proposed Policy 5.2.2.5.2.	Oppose
Christchurch City Council/ #751.115		Seek Amendment	Change zoning [on Highsted Road] within the identified residential parcels (only) to MRZ [Refer to ATTACHMENT 25]. 	
Christchurch City Council/751.115	Anne Dingwall/ #FS2037.937	Seek Amendment		Support

			<p>Change zoning [on Highsted Road] within the identified residential parcels (only) to MRZ [Refer to ATTACHMENT 25].</p>  <p>This area has been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone is the appropriate zone to give effect to the Act.</p>	
Christchurch City Council/751.115	Kāinga Ora/ #FS2082.513	Seek Amendment	<p>Change zoning [on Highsted Road] within the identified residential parcels (only) to MRZ [Refer to ATTACHMENT 25].</p>  <p>This area has been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone is the appropriate zone to give effect to the Act.</p>	Support
Christchurch City Council/ #751.117		Seek Amendment	<p>Change zoning within residential parcels (only) [from FUZ] to MRZ, [in the following areas]:</p>	

			<ul style="list-style-type: none"> • Bill Harvey Drive, Map 44 [Refer to ATTACHMENT 26]. • Quaifes / Sabys Road, Map 49 [Refer to ATTACHMENT 27]. • Glovers Road, Map 49 [Refer to ATTACHMENT 28]. • Leistrella Road, Map 45 [Refer to ATTACHMENT 29]. 	
Christchurch City Council/751.117	Cashmere Park Ltd, Hartward Investment Trust and Robert Brown Cashmere Park Ltd, Hartward Investment Trust and Robert Brown/ #FS2009.2	Seek Amendment	<p>Change zoning within residential parcels (only) [from FUZ] to MRZ, [in the following areas]:</p> <ul style="list-style-type: none"> • Bill Harvey Drive, Map 44 [Refer to ATTACHMENT 26]. • Quaifes / Sabys Road, Map 49 [Refer to ATTACHMENT 27]. • Glovers Road, Map 49 [Refer to ATTACHMENT 28]. • Leistrella Road, Map 45 [Refer to ATTACHMENT 29]. <p>Th[ese] area[s] ha[ve] been fully developedand Future Urban Zone is no longerappropriate. The Medium DensityResidential Zone is the appropriatezone to give effect to the Act.</p>	Support
Christchurch City Council/751.117	Anne Dingwall/ #FS2037.939	Seek Amendment	<p>Change zoning within residential parcels (only) [from FUZ] to MRZ, [in the following areas]:</p> <ul style="list-style-type: none"> • Bill Harvey Drive, Map 44 [Refer to ATTACHMENT 26]. • Quaifes / Sabys Road, Map 49 [Refer to ATTACHMENT 27]. • Glovers Road, Map 49 [Refer to ATTACHMENT 28]. • Leistrella Road, Map 45 [Refer to ATTACHMENT 29]. <p>Th[ese] area[s] ha[ve] been fully developedand Future Urban Zone is no longerappropriate. The Medium DensityResidential Zone is the appropriatezone to give effect to the Act.</p>	Support
Christchurch City Council/751.117	Andrew Mactier/ #FS2066.2	Seek Amendment	<p>Change zoning within residential parcels (only) [from FUZ] to MRZ, [in the following areas]:</p> <ul style="list-style-type: none"> • Bill Harvey Drive, Map 44 [Refer to ATTACHMENT 26]. • Quaifes / Sabys Road, Map 49 [Refer to ATTACHMENT 27]. • Glovers Road, Map 49 [Refer to ATTACHMENT 28]. • Leistrella Road, Map 45 [Refer to ATTACHMENT 29]. <p>Th[ese] area[s] ha[ve] been fully developedand Future Urban Zone is no longerappropriate. The Medium DensityResidential Zone is the appropriatezone to give effect to the Act.</p>	Oppose
Christchurch City Council/751.117	Kāinga Ora/ #FS2082.515	Seek Amendment	<p>Change zoning within residential parcels (only) [from FUZ] to MRZ, [in the following areas]:</p> <ul style="list-style-type: none"> • Bill Harvey Drive, Map 44 [Refer to ATTACHMENT 26]. • Quaifes / Sabys Road, Map 49 [Refer to ATTACHMENT 27]. • Glovers Road, Map 49 [Refer to ATTACHMENT 28]. • Leistrella Road, Map 45 [Refer to ATTACHMENT 29]. <p>Th[ese] area[s] ha[ve] been fully developedand Future Urban Zone is no longerappropriate. The Medium DensityResidential Zone is the appropriatezone to give effect to the Act.</p>	Support
Christchurch City Council/ #751.119		Not Stated	Change zoning within residential parcels (only) [from FUZ to] MRZ with Residential Hills Precinct [at] Steve Askin Drive / Carex Rise [and] Round Hill Rise (Map 50) [Refer to ATTACHMENT 30]	

Christchurch City Council/751.119	Anne Dingwall/ #FS2037.941	Not Stated	<p>Change zoning within residential parcels (only) [from FUZ to] MRZ with Residential Hills Precinct [at] Steve Askin Drive / Carex Rise [and] Round Hill Rise (Map 50) [Refer to ATTACHMENT 30]</p> <p>This area has been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone with the Residential Hills Precinct is the appropriate zone to give effect to the Act.</p>	Support
Christchurch City Council/751.119	Kāinga Ora/ #FS2082.517	Not Stated	<p>Change zoning within residential parcels (only) [from FUZ to] MRZ with Residential Hills Precinct [at] Steve Askin Drive / Carex Rise [and] Round Hill Rise (Map 50) [Refer to ATTACHMENT 30]</p> <p>This area has been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone with the Residential Hills Precinct is the appropriate zone to give effect to the Act.</p>	Support
Christchurch City Council/ #751.124		Seek Amendment	<ol style="list-style-type: none"> 1. Within areas [on Cashmere Road] marked 'B', change zoning within residential parcels (only) to [from MRZ to] Residential Suburban with the Low Public Transport Accessibility Area overtop. 2. Change zoning of undeveloped area [on Cashmere Road] marked 'A' [from MRZ] to FUZ. <p>[Refer to ATTACHMENT 32]</p>	

				
Christchurch City Council/751.124	Anne Dingwall/ #FS2037.946	Seek Amendment	<ol style="list-style-type: none"> 1. Within areas [on Cashmere Road] marked 'B', change zoning within residential parcels (only) to [from MRZ to] Residential Suburban with the Low Public Transport Accessibility Area overtop. 2. Change zoning of undeveloped area [on Cashmenre Road] marked 'A' [from MRZ] to FUZ. <p>[Refer to ATTACHMENT 32]</p>	Support



Area under 'A' has not been developed and should not be shown as Residential New Neighbourhood Zone as no such zone is proposed under Plan Change 14. The appropriate zone for underdeveloped greenfield land is Future Urban zone. Area shown as 'B' is not in an accessible PT area and has not recently been developed.

Christchurch City Council/751.124

Kāinga Ora/
#FS2082.521

Seek
Amendment

1. Within areas [on Cashmere Road] marked 'B', change zoning within residential parcels (only) to [from MRZ to] Residential Suburban with the Low Public Transport Accessibility Area overtop.
2. Change zoning of undeveloped area [on Cashmere Road] marked 'A' [from MRZ] to FUZ.

[Refer to ATTACHMENT 32]

Oppose



Area under 'A' has not been developed and should not be shown as Residential New Neighbourhood Zone as no such zone is proposed under Plan Change 14. The appropriate zone for underdeveloped greenfield land is Future Urban zone. Area shown as 'B' is not in an accessible PT area and has not recently been developed.

Christchurch City Council/ #751.126		Seek Amendment	Change zoning within residential parcels [on the corner of Hendersons /Cashmere Roads] shown as MRZ (only) to FUZ [Refer to ATTACHMENT 33].	
Christchurch City Council/751.126	Anne Dingwall/ #FS2037.948	Seek Amendment	Change zoning within residential parcels [on the corner of Hendersons /Cashmere Roads] shown as MRZ (only) to FUZ [Refer to ATTACHMENT 33]. Operative zoning is RNN and the site has not been developed, therefore MRZ is not appropriate.	Support
Christchurch City Council/ #751.131		Seek Amendment	[At Mathers / Hoon Hay Road, Map 45] Change RS zoning to MRZ [Refer to ATTACHMENT 35].	
Christchurch City Council/751.131	Anne Dingwall/ #FS2037.953	Seek Amendment	[At Mathers / Hoon Hay Road, Map 45] Change RS zoning to MRZ [Refer to ATTACHMENT 35]. This area is not within the LPTAA and should be zoned MRZ.	Support
Christchurch City Council/751.131	Kāinga Ora/ #FS2082.524	Seek Amendment	[At Mathers / Hoon Hay Road, Map 45] Change RS zoning to MRZ [Refer to ATTACHMENT 35]. This area is not within the LPTAA and should be zoned MRZ.	Support
Christchurch City Council/ #751.134		Seek Amendment	Change RS zoning to MRZ [at the following sites]: <ul style="list-style-type: none"> • Harrowdale Drive / Nortons Road, Map 30 [Refer to ATTACHMENT 37] • Queenswood Gardens, Map 25 [Refer to ATTACHMENT 38] 	

Christchurch City Council/751.134	Anne Dingwall/ #FS2037.956	Seek Amendment	<p>Change RS zoning to MRZ [at the following sites]:</p> <ul style="list-style-type: none"> • Harrowdale Drive / Nortons Road, Map 30 [Refer to ATTACHMENT 37] • Queenswood Gardens, Map 25 [Refer to ATTACHMENT 38] <p>The site is not within the LPTAA and should be MRZ.</p>	Support
Christchurch City Council/751.134	Kāinga Ora/ #FS2082.527	Seek Amendment	<p>Change RS zoning to MRZ [at the following sites]:</p> <ul style="list-style-type: none"> • Harrowdale Drive / Nortons Road, Map 30 [Refer to ATTACHMENT 37] • Queenswood Gardens, Map 25 [Refer to ATTACHMENT 38] <p>The site is not within the LPTAA and should be MRZ.</p>	Support
Christchurch City Council/ #751.138		Seek Amendment	<p>Remove [Town Centre Intensification Precinct] from [the following] MRZ sites:</p> <ul style="list-style-type: none"> • 32 & 34 Shirley Road, Map 25 [Refer to ATTACHMENT 41] • 399 Papanui Road, Map 24. • 283 Papanui Road, Maps 24 & 31. • 51 Browns Road, Map 31 [Refer to ATTACHMENT 43] • Yaldhurst / Main South Road, Map 30 [Refer to ATTACHMENT 44] 	
Christchurch City Council/751.138	Anne Dingwall/ #FS2037.960	Seek Amendment	<p>Remove [Town Centre Intensification Precinct] from [the following] MRZ sites:</p> <ul style="list-style-type: none"> • 32 & 34 Shirley Road, Map 25 [Refer to ATTACHMENT 41] • 399 Papanui Road, Map 24. • 283 Papanui Road, Maps 24 & 31. • 51 Browns Road, Map 31 [Refer to ATTACHMENT 43] • Yaldhurst / Main South Road, Map 30 [Refer to ATTACHMENT 44] <p>The TCIP is incorrectly shown these MRZ sites, as this [precinct] only applies to HRZ.</p>	Support
Christchurch City Council/ #751.139		Seek Amendment	Over MRZ area [at 160 Langdons Road, Map 24] change zoning to HRZ and apply TCIP [Refer to ATTACHMENT 42].	
Christchurch City Council/751.139	Anne Dingwall/ #FS2037.961	Seek Amendment	Over MRZ area [at 160 Langdons Road, Map 24] change zoning to HRZ and apply TCIP [Refer to ATTACHMENT 42]. MRZ is shown in an area affected by Policy 3(d), and should have the same residential response for Papanui (HRZ with TCIP).	Support
Christchurch City Council/ #751.141		Seek Amendment	Remove [Large Local Centre Intensification Precinct] from MRZ sites [at Beverley Street / Papanui Road, Map 31] and apply the LLCIP to the HRZ site within. [Refer to ATTACHMENT 43].	
Christchurch City Council/751.141	Anne Dingwall/ #FS2037.963	Seek Amendment	Remove [Large Local Centre Intensification Precinct] from MRZ sites [at Beverley Street / Papanui Road, Map 31] and apply the LLCIP to the HRZ site within. [Refer to ATTACHMENT 43]. Site is zoned MRZ, but has LLCIP. The Precinct should encircle the MRZ sites as this only applies to HRZ.	Support
Margaret Stewart/ #755.1		Oppose	Remove Medium Density Residential zoning.	
Margaret Howley/ #765.1		Oppose	Oppose MRZ and any intensification of housing in Papanui streets which include the Papanui WWII Memorial Plantings.	
Brigitte Masse/ #775.1		Oppose	Seeks to retain streets in Spreydon as Residential Suburban Density Transition Zone, as opposed to zoning them as Medium Residential Zone.	

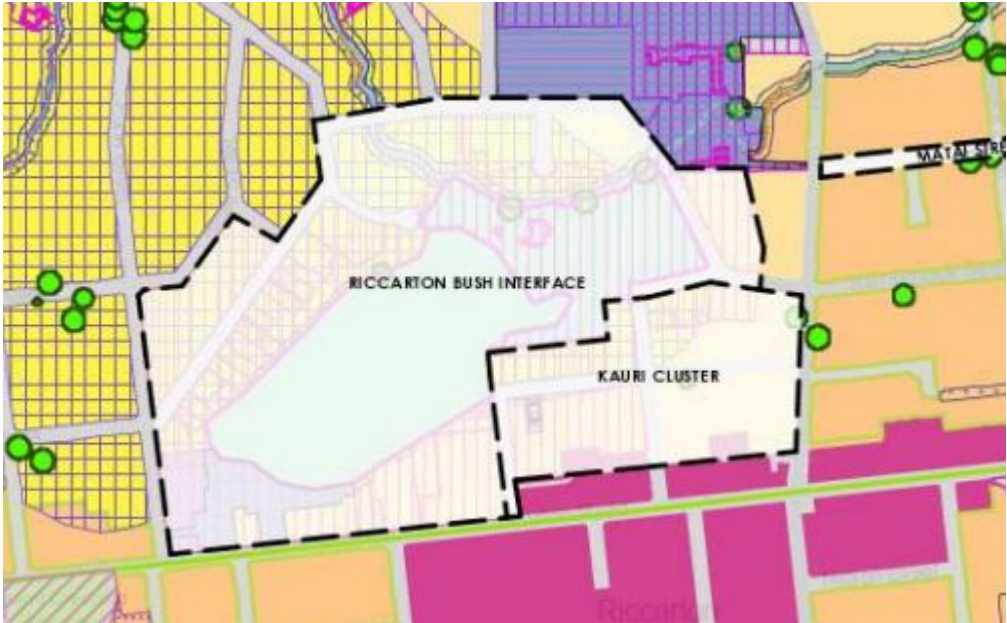
Glenda Duffell/ #779.1		Oppose	[Oppose intensification in areas with liquefaction risk]	
Jessica Adams/ #784.1		Oppose	Rezone Prestons subdivision from MRZ to Residential Suburban Zone.	
Vanessa Wells/ #785.2		Seek Amendment	Rezone area from Main North Road south east to medium density housing.	
Greater Hornby Residents Association/ #788.8		Support	Supports MRZ zoning in Hornby. Change HRZ to MRZ zoning.	
Greater Hornby Residents Association/788.8	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.27	Support	Supports MRZ zoning in Hornby. Change HRZ to MRZ zoning. After the Christchurch Earthquakes, Hornby saw a major migration of residents from the East of Christchurch to the West of Christchurch. This placed major pressure on our infrastructure that Hornby has never recovered for and the local Christchurch City Council is failing to address. The current Long-Term Plan of the Christchurch City Council does not even address our outstanding Infrastructure issues let alone what the planned High-Density Housing proposed will place on our embattled infrastructure. What we do know as residents is what is wrong and what is wrong as in the fight to Save Denton Park and we also know this is wrong. We have seen record numbers attending our meetings opposing the High Density proposed and surveys of over 80% of residents opposed in the Hornby area	Support
Eric Woods/ #789.11		Seek Amendment	Rezone the area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone" [instead of Residential Suburban]	
Eric Woods/ #789.13		Seek Amendment	Rezone the Residential Suburban portion of Keyes Road, to "Medium Density Residential Zone"	
Eric Woods/ #789.16		Seek Amendment	rezone the area from 157 to 193 Wainoni Road (and further afield), to "Medium Density Residential Zone" [instead of Residential Suburban]	
Carmel Woods/ #792.17		Oppose	Oppose Residential Suburban Zone as it applies to 135 to 185 Wainoni Road. Seek that it be zoned MRZ.	
Carmel Woods/ #792.18		Oppose	Oppose Residential Suburban Zone as it applies to 100 to 300 Wainoni Road, seek that this area is included in the Medium Density Residential Zone.	
Greg Partridge/ #794.1		Seek Amendment	South Richmond should be exempt from the Housing Intensification [Plan Change].	
Greg Partridge/794.1	Anne Dingwall/ #FS2037.724	Seek Amendment	South Richmond should be exempt from the Housing Intensification [Plan Change]. The submitter is concerned that natural hazard risks have not been adequately considered in implementing central government's requirements for housing intensification and development of qualifying matters. The submitter has provided extensive commentary on hazards in their submission. The submitter's analysis of earthquake and flood hazard risks to South Richmond and Christchurch in general can be summarised as follows: Earthquake Risk - The Christchurch Fault is an active seismic fault that runs under the city from close to Riccarton through to the eastern suburbs and off the coast of New Brighton. It is believed to have been responsible for the series of earthquakes that rocked the city on Boxing Day 2010 and may have caused the damaging earthquake of 1869. - The Christchurch Fault runs parallel to the more destructive Port Hills Fault which lies 5km to the south. - Christchurch sits within relatively close proximity to the Alpine Fault, one of the most active fault lines in the world, and one that has a history of sudden movement. The fault has ruptured four times in the past 900 years, each time producing an earthquake of about magnitude 8.	Support

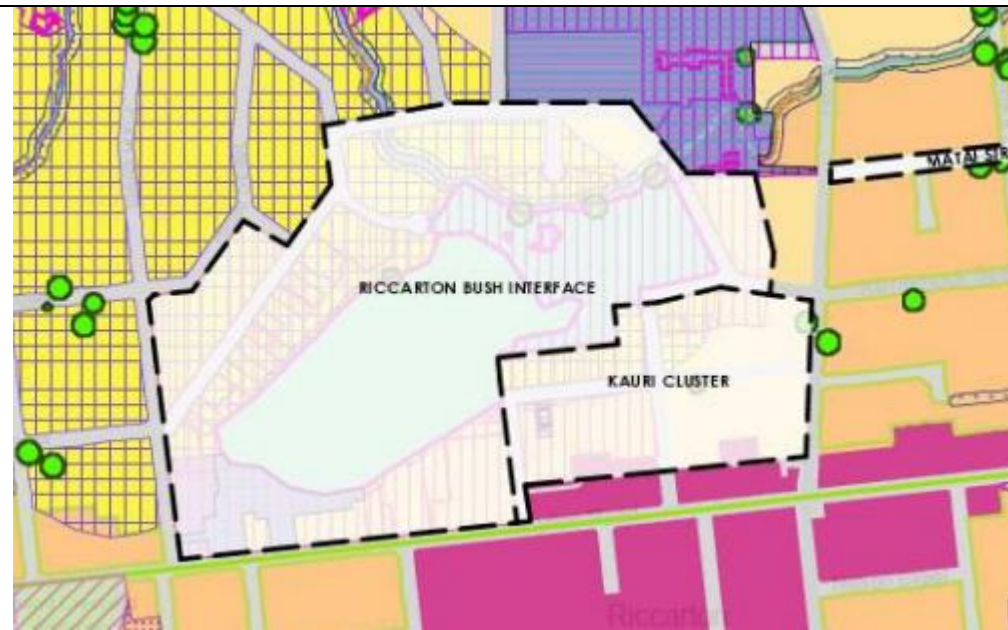
			<p>- Seismic activity caused a lot of land in Christchurch to subside during the destructive Canterbury earthquakes of 2011 and 2012.</p> <p>- Computer modelling indicates that when the Alpine fault ruptures it will cause significant levels of peak ground velocity – the trampoline effect – meaning major structural damage to houses, commercial buildings and land here in Christchurch is almost certain, and will be widespread. It will produce one of the biggest earthquakes since European settlement of New Zealand, and it will have a major impact on the lives of many people.</p> <p>- Christchurch will be impacted by widespread liquefaction, the land will further subside, roads and bridges will be left damaged or impassable and the underground infrastructure will not be left intact.</p> <p>Flood Hazard Risk</p> <p>- Currently as little as 30mm of rainfall is all that is necessary before surface flooding builds up in Christchurch.</p> <p>- Niwa meteorologists have indicated that climate change is making rain more intense and more frequent in Christchurch because of a warming atmosphere holds more moisture.</p> <p>- What climate change has done is beef up the weather making bad flooding more likely, and more frequent due to the effects of</p> <ul style="list-style-type: none"> • Fluvial, or river floods – which occur when rivers burst their banks and flood the nearby lands. • Pluvial, or surface flooding - when the rain is just so heavy that it overwhelms local drainage • Coastal flooding, or storm surges – an occurrence when strong winds fling water onshore <p>- Current projections show that in less than 80 years about 35% of Christchurch will be inundated and vulnerable to regular flooding. Low-lying areas of the city – areas that used to be wetlands prior to European settlement – are most at risk, and they are not just coastal areas. Suburbs in central Christchurch that are earmarked for accelerated intensification, such as Edgware and St Albans are prone to flooding.</p> <p>- It would be reckless and irresponsible for Council allowing development to occur in flood prone areas and those that will flood in the future. Increasing the height of foundations and floor levels will not protect residents from having to be rescued from flood-stricken properties nor the massive costs of repairing flood damaged properties.</p> <p>- Controversial plans to increase housing density across Auckland have been delayed by a year, so that Auckland Council can assess the impact of the recent floods and decide where homes should be built. The government has given the council the extra time, but also wants Auckland to consider how more intensification might be possible in “resilient” parts of the city.</p> <p>- With Christchurch being flood prone and highly susceptible to significant seismic activity, surely the Christchurch City Council should be pointing that out to Central Government and asking them to quantify how resilient any part of the city actually is.</p>	
Greg Partridge/794.1	David Mountfort/ #FS2070.1	Seek Amendment	<p>South Richmond should be exempt from the Housing Intensification [Plan Change].</p> <p>The submitter is concerned that natural hazard risks have not been adequately considered in implementing central government's requirements for housing intensification and development of qualifying matters. The submitter has provided extensive commentary on hazards in their submission. The submitter's analysis of earthquake and flood hazard risks to South Richmond and Christchurch in general can be summarised as follows:</p> <p>Earthquake Risk</p> <p>- The Christchurch Fault is an active seismic fault that runs under the city from close to Riccarton through to the eastern suburbs and off the coast of New Brighton. It is believed to have been responsible for the series of earthquakes that rocked the city on Boxing Day 2010 and may have caused the damaging earthquake of 1869.</p> <p>- The Christchurch Fault runs parallel to the more destructive Port Hills Fault which lies 5km to the south.</p>	Oppose

			<p>- Christchurch sits within relatively close proximity to the Alpine Fault, one of the most active fault lines in the world, and one that has a history of sudden movement. The fault has ruptured four times in the past 900 years, each time producing an earthquake of about magnitude 8.</p> <p>- Seismic activity caused a lot of land in Christchurch to subside during the destructive Canterbury earthquakes of 2011 and 2012.</p> <p>- Computer modelling indicates that when the Alpine fault ruptures it will cause significant levels of peak ground velocity – the trampolining effect – meaning major structural damage to houses, commercial buildings and land here in Christchurch is almost certain, and will be widespread. It will produce one of the biggest earthquakes since European settlement of New Zealand, and it will have a major impact on the lives of many people.</p> <p>- Christchurch will be impacted by widespread liquefaction, the land will further subside, roading and bridges will be left damaged or impassable and the underground infrastructure will not be left intact.</p> <p>Flood Hazard Risk</p> <p>- Currently as little as 30mm of rainfall is all that is necessary before surface flooding builds up in Christchurch.</p> <p>- Niwa meteorologists have indicated that climate change is making rain more intense and more frequent in Christchurch because of a warming atmosphere holds more moisture.</p> <p>- What climate change has done is beef up the weather making bad flooding more likely, and more frequent due to the effects of</p> <ul style="list-style-type: none"> • Fluvial, or river floods – which occur when rivers burst their banks and flood the nearby lands. • Pluvial, or surface flooding - when the rain is just so heavy that it overwhelms local drainage • Coastal flooding, or storm surges – an occurrence when strong winds fling water onshore <p>- Current projections show that in less than 80 years about 35% of Christchurch will be inundated and vulnerable to regular flooding. Low-lying areas of the city – areas that used to be wetlands prior to European settlement – are most at risk, and they are not just coastal areas. Suburbs in central Christchurch that are earmarked for accelerated intensification, such as Edgware and St Albans are prone to flooding.</p> <p>- It would be reckless and irresponsible for Council allowing development to occur in flood prone areas and those that will flood in the future. Increasing the height of foundations and floor levels will not protect residents from having to be rescued from flood-stricken properties nor the massive costs of repairing flood damaged properties.</p> <p>- Controversial plans to increase housing density across Auckland have been delayed by a year, so that Auckland Council can assess the impact of the recent floods and decide where homes should be built. The government has given the council the extra time, but also wants Auckland to consider how more intensification might be possible in “resilient” parts of the city.</p> <p>- With Christchurch being flood prone and highly susceptible to significant seismic activity, surely the Christchurch City Council should be pointing that out to Central Government and asking them to quantify how resilient any part of the city actually is.</p>	
Andrew Stevenson/ #795.10		Seek Amendment	[T]hat CCC rezone the area from 157 to 193 Wainoni Road, including the surrounding region, to a "Medium Density Residential Zone" [from Residential Suburban Zone].	
Andrew Stevenson/ #795.11		Seek Amendment	[T]hat CCC consider rezoning the area from 135 to 185 Wainoni Road and beyond to a "Medium Density Residential Zone".	
Andrew Stevenson/ #795.12		Seek Amendment	[T]hat the CCC should rezone the area spanning from approximately 100 to 300 Wainoni Road and beyond as a "Medium Density Residential Zone".	
Andrew Stevenson/ #795.13		Seek Amendment	[T]hat CCC rezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone".	
Justin Woods/ #796.8		Seek Amendment	[R]ezezone this area from 135 to 185 Wainoni Road (and further afield), to “Medium Density Residential Zone” [from Residential Suburban Zone].	
Justin Woods/ #796.9		Seek Amendment	[R]ezezone this area from 135 to 185 Wainoni Road (and further afield), to “Medium Density Residential Zone” [from Residential Suburban Zone].	
Justin Woods/ #796.10		Seek Amendment	[R]ezezone from ~100 to ~300 Wainoni Road (and further afield) to “Medium Density Residential Zone” [from Residential Suburban Zone].	

Justin Woods/ #796.11		Seek Amendment	[R]ezezone the Residential Suburban portion of Keyes Road, to "Medium Density Residential Zone"	
Zsuzsanna Hajnal/ #797.10		Seek Amendment	[R]ezezone the area between 135 to 185 Wainoni Road, and beyond, to "Medium Density Residential Zone" [from Residential Suburban Zone].	
Zsuzsanna Hajnal/ #797.11		Seek Amendment	[R]econsider the zoning of the area from 157 to 193 Wainoni Road and beyond [from "Residential Suburban Zone".]	
Zsuzsanna Hajnal/ #797.12		Seek Amendment	[R]ezezone this area from ~100 to ~300 Wainoni Road (and further afield), to "Medium Density Residential Zone".	
Zsuzsanna Hajnal/ #797.13		Seek Amendment	[R]ezezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone"	
Ramon Gelonch Roca/ #800.10		Seek Amendment	Consider rezoning the area from 157 to 193 Wainoni Road, and surrounding areas, to the "Medium Density Residential Zone" [from Residential Suburban Zone].	
Ramon Gelonch Roca/ #800.12		Seek Amendment	Rezone the area from 135 to 185 Wainoni Road and beyond to "Medium Density Residential Zone" [From Residential Suburban zone].	
Ramon Gelonch Roca/ #800.13		Seek Amendment	Rezone the area spanning from approximately 100 to 300 Wainoni Road and beyond as a "Medium Density Residential Zone" [from Residential Suburban zone].	
Ramon Gelonch Roca/ #800.15		Seek Amendment	Rezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone"	
Jean Turner/ #801.10		Seek Amendment	[R]ezezone the area from 157 to 193 Wainoni Road, and the surrounding area, to "Medium Density Residential Zone"	
Jean Turner/ #801.12		Seek Amendment	[R]ezezone the area between 135 to 185 Wainoni Road, and beyond, to "Medium Density Residential Zone".	
Jean Turner/ #801.14		Seek Amendment	[R]ezezone area with 800 metres of Pak n Save Wainoni, to "Medium Density Residential Zone"	
Jean Turner/ #801.16		Seek Amendment	[R]ezezone the Residential Suburban section of Keyes Road to "Medium Density Residential Zone."	
Anita Moir/ #802.10		Seek Amendment	[R]ezezone this area from 157 to 193 Wainoni Road (and further afield), to "Medium Density Residential Zone" b	
Anita Moir/ #802.12		Seek Amendment	[R]ezezone this area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone"	
Anita Moir/ #802.13		Seek Amendment	[R]ezezone this area from ~100 to ~300 Wainoni Road (and further afield), to "Medium Density Residential Zone".	
Anita Moir/ #802.16		Seek Amendment	[R]ezezone the Residential Suburban portion of Keyes Road, to "Medium Density Residential Zone"	
Tamsin Woods/ #803.10		Seek Amendment	[That the] area from 135 to 185 Wainoni Road [157-193 Wainoni Road and 100-300 Wainoni Road] (and further afield) [is zoned] "Medium Density Residential Zone" [instead of Residential Suburban]	
Waka Kotahi (NZ Transport Agency) / #805.23		Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.	
Waka Kotahi (NZ Transport Agency) /805.23	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.28	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Oppose
Waka Kotahi (NZ Transport Agency) /805.23	Miles Premises Ltd/ #FS2050.14	Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.	Support

			<p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	
Waka Kotahi (NZ Transport Agency) /805.23	Christchurch International Airport Limited/ #FS2052.39	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Oppose
Waka Kotahi (NZ Transport Agency) /805.23	New Zealand Airports Association/ #FS2071.1	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Oppose
Howard Pegram/ #807.3		Oppose	Remove blanket MDRS across the city.	
Scenic Hotel Group Limited/ #809.4		Oppose	Rezone the site to provide for visitor accommodation and commercial activities, and any related and consequential changes to provisions of the District Plan (including the retention of any operative overlays). <i>[Including]</i> rezoning surrounding properties if this was considered necessary to assist the relief sought.	
Regulus Property Investments Limited/ #810.2		Seek Amendment	[Thatthe property] located at 149 Waimairi Road and surrounding properties are rezoned to High Density Residential [instead of Medium Density Residential]	
Regulus Property Investments Limited/810.2	Christchurch International Airport Limited/ #FS2052.129	Seek Amendment	<p>[Thatthe property] located at 149 Waimairi Road and surrounding properties are rezoned to High Density Residential [instead of Medium Density Residential]</p> <p>The Submitter's site and surrounding locale is ideally suited for a higher density of development, being in a location that exhibits a clear and immediate need for further housing supply in a convenient location to public transportation, and in walking distance to the University of Canterbury.</p> <p>Rezoning the site and surrounding area to provide for high density residential development along with commensurate changes to the District Plan to provide for this submission and give effect to the NPS-UD will: (a) enable more people to live in an urban environment where there is a high demand for housing in the area, relative to other areas in the urban environment; (b) contribute to the social and economic well-being of communities and meet the reasonably foreseeable needs of future generations; (c) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means; (d) give effect to the NPS-UD (notably Policy 3) and Canterbury Regional Policy Statement; and (e) promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the Resource Management Act 1991 and ultimately achieve its purpose.</p>	Oppose
Naxos Enterprises Limited and Trustees MW Limited/ #822.1		Oppose	Opposes zoning of 14 Field Terrace, Upper Riccarton. Seeks that it is rezoned to HRZ.	
LMM Investments 2012 Limited / #826.1		Not Stated	LMM consider that the site is appropriate for rezoning to Medium Density Residential Zone (MDRZ) including an appropriate ODP and associated amendments to the policy and rule framework to give effect to the relief sought. [Site referred to is Whisper Creek Golf Resort land zoned Specific Purpose (Golf Resort) Zone]	
MGZ Investments Limited/ #827.3		Support	Approve plan change in line with NPS-UD	

MGZ Investments Limited/ #827.5		Seek Amendment	Rezone 65 Parkston Avenue, Ilam and surrounding area from Medium Density to High Density.	
Georgie McLaughlin/ #838.2		Seek Amendment	Seeks that Strowan is rezoned from HRZ to MRZ (Halton Street, Hawthorne Street, Watford Street, Normans Road).	
Christopher Evan/ #845.5		Oppose	[Seeks that] Christchurch City Council accepts the new Government rules and laws	
Entropy MMX Limited / #849.1		Seek Amendment	Amend the planning maps to rezone the properties at 142-144 Winters Road as IG, MRZ, or RS.	
Entropy MMX Limited /#849.1	Christian Jordan/ #FS2084.12	Seek Amendment	Amend the planning maps to rezone the properties at 142-144 Winters Road as IG, MRZ, or RS. To provide for the more efficient and effective utilisation of the land resource, than would otherwise occur under RuUF zoning. Accounting for the zoning of land in the surrounding area, IG, MRZ, or RS zoning is sought on the basis that this would better enable the establishment of business or residential activities in a manner consistent with the NPS-UD including those provisions concerning sufficient development capacity, accessibility, and well functioning urban environments.	Oppose
Crichton Development Group Limited/ #850.2		Seek Amendment	Amend the planning maps to rezone the properties at 5-19 John Paterson Drive and 451 Halswell Junction Road as MRZ.	
Robert Leonard Broughton/ #851.5		Seek Amendment	<p>[A] All areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review [known as the Kauri Cluster] (recommended for inclusion in the RBIA) should be limited to 2-storeys and remain Residential Suburban density.</p> <p>That specifically the area remain as currently zoned: Residential Suburban. Specifically in my case that the south side of Rata Street not be rezoned Medium Density</p> 	
Robert Leonard Broughton/851.5	Kauri Lodge Rest Home 2008 Limited/ #FS2059.25	Seek Amendment	<p>[A] All areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review [known as the Kauri Cluster] (recommended for inclusion in the RBIA) should be limited to 2-storeys and remain Residential Suburban density.</p> <p>That specifically the area remain as currently zoned: Residential Suburban. Specifically in my case that the south side of Rata Street not be rezoned Medium Density</p>	Oppose



There is a comprehensive coverage regarding this issue in the submission from RBK [submission 188] under this topic.

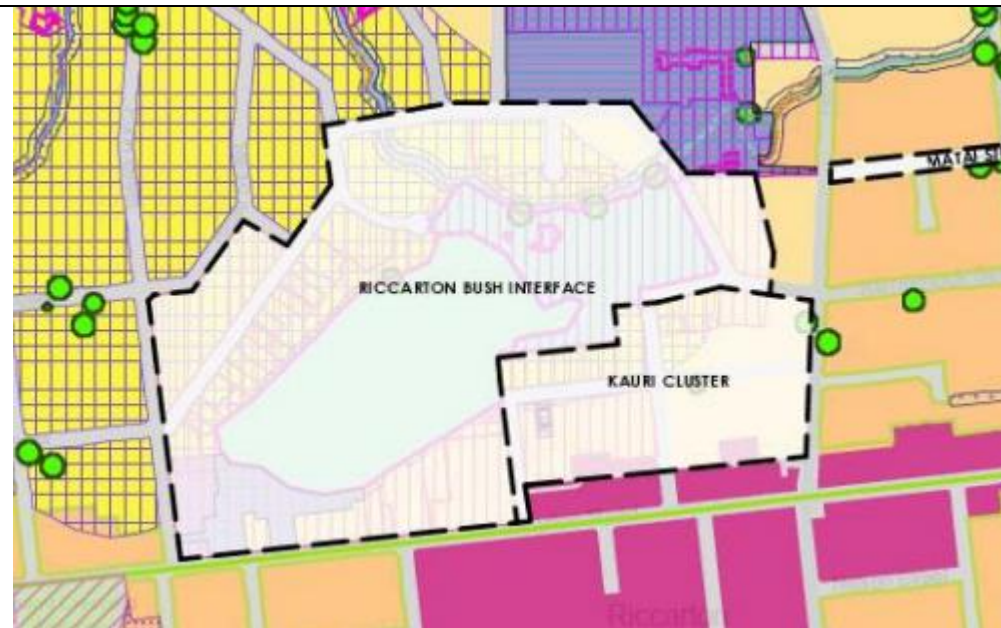
Medium Density allows 3 x 2-storey on sections with the added effect of excessive unrestricted on-street vehicle parking and the destruction of the beautiful Rata trees.

I submit there is nothing to be gained by changing the current zoning. Those who have moved into the south side of Rata Street and built new homes in good faith, moved families and older people into the area, and in doing so intensified the dwelling density, should not suddenly have their worlds upturned by the overturning of the decisions made by the IHP in 2015 after lengthy comprehensive deliberation. The functionality of Riccarton Bush/House would be severely inhibited by decisions that would allow excessive long-term on-street parking. This would certainly include the successful and popular Farmers' Market held on Saturday mornings where the local streets currently provide room for clients to find parking. Covering sites with concrete would impact the significant and welcome bird life that interacts with the Riccarton Bush/House and grounds.

This is discussed further in section 9.

[In terms of the RBK area, parking is already a problem and the more the area is intensified with limited off-street parking the congestion on the streets will grow. Having the Kauri Cluster choked with parked vehicles on a continual basis is hardly conducive to the well-being and general liveability of the area.]

Robert Leonard Broughton/851.5	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.31	Seek Amendment	<p>[A]ll areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review [known as the Kauri Cluster] (recommended for inclusion in the RBIA) should be limited to 2-storeys and remain Residential Suburban density.</p> <p>That specifically the area remain as currently zoned: Residential Suburban. Specifically in my case that the south side of Rata Street not be rezoned Medium Density</p>	Support
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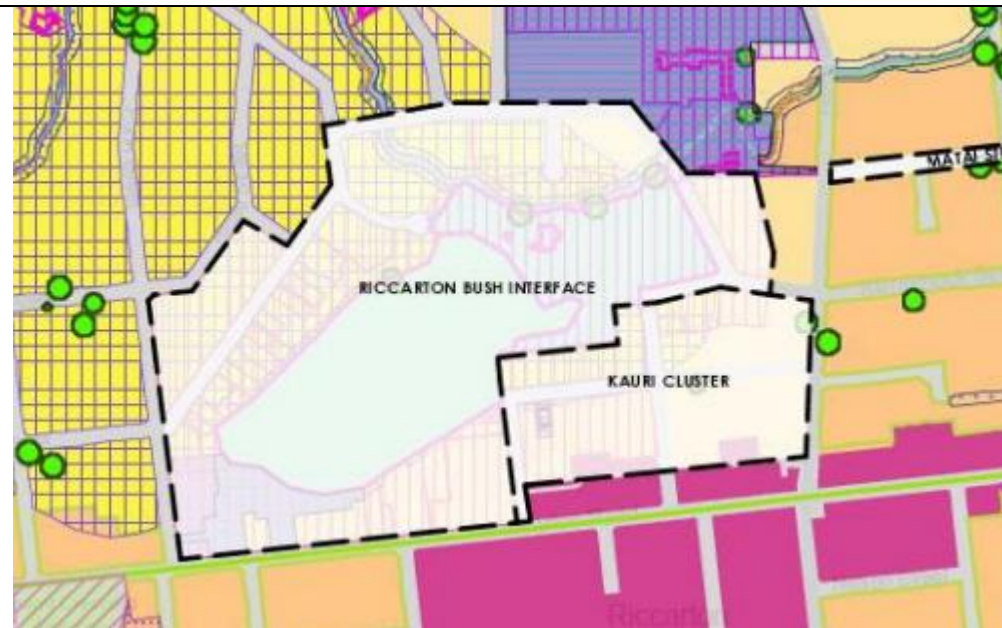
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Medium Density allows a 3 x 2-storey on sections with the added effect of excessive unrestricted on-street vehicle parking and the destruction of the beautiful Rata trees.

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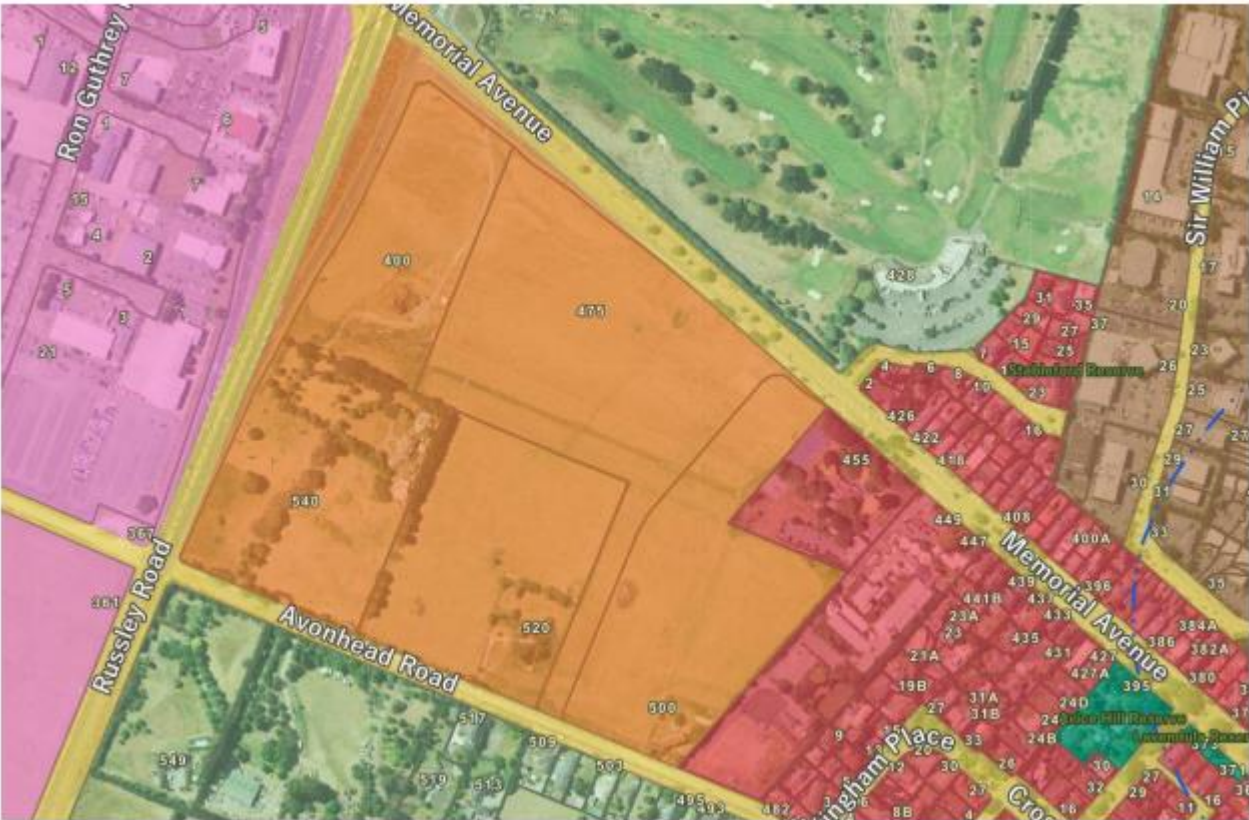
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[In terms of the RBK area, parking is already a problem and the more the area is intensified with limited off-street parking the congestion on the streets will grow. Having the Kauri Cluster choked with parked vehicles on a continual basis is hardly conducive to the well-being and general liveability of the area.]

			 <p>There is a comprehensive coverage regarding this issue in the submission from RBK [submission 188] under this topic.</p> <p>Medium Density allows a 3 x 2-storey on sections with the added effect of excessive unrestricted on-street vehicle parking and the destruction of the beautiful Rata trees.</p> <p>I submit there is nothing to be gained by changing the current zoning. Those who have moved into the south side of Rata Street and built new homes in good faith, moved families and older people into the area, and in doing so intensified the dwelling density, should not suddenly have their worlds upturned by the overturning of the decisions made by the IHP in 2015 after lengthy comprehensive deliberation. The functionality of Riccarton Bush/House would be severely inhibited by decisions that would allow excessive long-term on-street parking. This would certainly include the successful and popular Farmers' Market held on Saturday mornings where the local streets currently provide room for clients to find parking. Covering sites with concrete would impact the significant and welcome bird life that interacts with the Riccarton Bush/House and grounds.</p> <p>This is discussed further in section 9.</p> <p><i>[In terms of the RBK area, parking is already a problem and the more the area is intensified with limited off-street parking the congestion on the streets will grow. Having the Kauri Cluster choked with parked vehicles on a continual basis is hardly conducive to the well-being and general liveability of the area.]</i></p>	
Christchurch International Airport Limited (CIAL) / #852.2		Seek Amendment	Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ.	
Christchurch International Airport Limited (CIAL) /852.2	Sarah Harrow/ #FS2017.2	Seek Amendment	<p>Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ.</p> <p>The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022.</p> <p>Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</p> <p>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.</p>	Oppose
Christchurch International Airport Limited (CIAL) /852.2	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.29	Seek Amendment	<p>Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ.</p> <p>The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022.</p> <p>Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</p>	Support

			Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.	
Christchurch International Airport Limited (CIAL) /852.2	Stantec/ #FS2032.49	Seek Amendment	<p>Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ.</p> <p>The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022.</p> <p>Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</p> <p>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.</p>	Oppose
Christchurch International Airport Limited (CIAL) /852.2	Miles Premises Ltd/ #FS2050.3	Seek Amendment	<p>Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ.</p> <p>The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022.</p> <p>Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</p> <p>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.</p>	Oppose
Christchurch International Airport Limited (CIAL) /852.2	Kauri Lodge Rest Home 2008 Limited/ #FS2059.32	Seek Amendment	<p>Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ.</p> <p>The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022.</p> <p>Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</p> <p>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.</p>	Support
Christchurch International Airport Limited (CIAL) /852.2	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.32	Seek Amendment	<p>Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ.</p> <p>The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022.</p> <p>Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</p> <p>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.</p>	Support
Christchurch International Airport Limited (CIAL) /852.2	New Zealand Airports Association/ #FS2071.15	Seek Amendment	<p>Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ.</p> <p>The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022.</p> <p>Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</p> <p>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.</p>	Support
Douglas Corbett/ #864.5		Oppose	Oppose building heights over 2 storeys.	

Dawn E Smithson/ #869.2		Seek Amendment	[That]the eastern blocks of Strowan from Normans Road to Blighs Road [be zoned MRZinstead of HRZ]	
Susanne Antill/ #870.18		Oppose	Oppose replacing existing residential zones in the city with two new ones - a medium density zone and a high density zone.	
Otautahi Community Housing Trust/ #877.1		Support	Retain MRZ over areas where MRZ is proposed in PC14 as notified.	
Otautahi Community Housing Trust/877.1	Kāinga Ora/ #FS2082.1229	Support	<p>Retain MRZ over areas where MRZ is proposed in PC14 as notified.</p> <p>OCHT support the implementation of a MRZ over all relevantresidential zones. As set out in this submission, OCHT oppose the PublicTransport Accessibility QM and therefore seek as a consequence of deleting thisQM that the RS and RSDT zoned areas within this QM be rezoned to MRZ.</p> <p>OCHT note some ambiguity in the provisions as to whether the landthat is subject to the Tsunami Risk QM is intended to be zoned MRZ or RS/ RSDT.Whilst agreeing that a high risk of natural hazards is a legitimate QM, ours submission raises concerns with whether the costs and benefits of this QMstrike an appropriate balance, and question the appropriateness of using athreshold of a 1:500 year event plus a 1m rise in sea levels as the mappingbase. Use of a lower density RS/ RSDT zoning should only be used where the riskof hazards is proven to be high and with a high return period.</p> <p>OCHT support the inclusion of a High Density Residential Zone inappropriate locations close to the City Centre and larger suburban commercialcentres.</p> <p>[Please see attachment]</p>	Seek Amendment
Otautahi Community Housing Trust/877.1	Kāinga Ora/ #FS2082.1297	Support	<p>Retain MRZ over areas where MRZ is proposed in PC14 as notified.</p> <p>OCHT support the implementation of a MRZ over all relevantresidential zones. As set out in this submission, OCHT oppose the PublicTransport Accessibility QM and therefore seek as a consequence of deleting thisQM that the RS and RSDT zoned areas within this QM be rezoned to MRZ.</p> <p>OCHT note some ambiguity in the provisions as to whether the landthat is subject to the Tsunami Risk QM is intended to be zoned MRZ or RS/ RSDT.Whilst agreeing that a high risk of natural hazards is a legitimate QM, ours submission raises concerns with whether the costs and benefits of this QMstrike an appropriate balance, and question the appropriateness of using athreshold of a 1:500 year event plus a 1m rise in sea levels as the mappingbase. Use of a lower density RS/ RSDT zoning should only be used where the riskof hazards is proven to be high and with a high return period.</p> <p>OCHT support the inclusion of a High Density Residential Zone inappropriate locations close to the City Centre and larger suburban commercialcentres.</p> <p>[Please see attachment]</p>	Seek Amendment
Cathedral City Development Ltd / #880.3		Seek Amendment	Rezoning 85 Harry Ell Drive as MRZ or FUZ.	
Miles Premises Ltd/ #883.4		Seek Amendment	Rezoning 400, 475 Memorial Avenue and 500, 520 and 540 Avonhead Road from Industrial Park Zone to either Future Urban Zone or Medium Density Residential Zone.	
Miles Premises Ltd/883.4	Christchurch International Airport Limited/ #FS2052.107	Seek Amendment	<p>Rezoning 400, 475 Memorial Avenue and 500, 520 and 540 Avonhead Road from Industrial Park Zone to either Future Urban Zone or Medium Density Residential Zone.</p> <p>Rezoning/amend the current urban zoning of 400, 475 Memorial Avenue and 500, 520 and 540 Avonhead Road to allow the full range of business and related activities (industrial, office, accommodation, health, community, entertainment, recreation etc) and/or rezoning in full or part Future Urban Zone or Medium Density Residential, in all cases with no restrictions in activity type or standards due to airport noise effects.</p>	Oppose

				
Troy Lange/ #884.2		Seek Amendment	Rezone 120, 100,88, 76, 68, 66, 60, 46, 44, 42, 40 and 38 Hawthornden Road Future Urban Zone or MediumDensity Residential.	
Troy Lange/884.2	Christchurch International Airport Limited/ #FS2052.110	Seek Amendment	<p>Rezone 120, 100,88, 76, 68, 66, 60, 46, 44, 42, 40 and 38 Hawthornden Road Future Urban Zone or MediumDensity Residential.</p> <p>The land between the 50 and 55 dBA Ldn noise contours remains zoned Rural Urban Fringe with a minimum lot size of 4 ha for subdivision and a dwelling. The land is highly fragmented with existing lots generally 4 ha or smaller (due to historic planning regimes which enabled residential development on smaller lots where supported by, at that time, an economic horticultural use). The land is now almost exclusively used for rural lifestyle purposes, and is exempted from the National Policy Statement – Highly Productive Land (NPS-HPL) under Clause 3.5.7 ai) because the nearest equivalent zone is the Rural Lifestyle Zone.</p> <p>The inappropriateness of retaining the land between the current urban boundary and CIAL 50dBA Ldn noise contour in rural zoning was recognized by the Commissioners for Change 1 to the Canterbury Regional Policy (CRPS). In their 2009 recommendation on submissions and further submissions, they identified Special Treatment Areas in their recommended Policy 12 below:</p> <p>Policy 12: Special Treatment Areas Specific analysis and planning shall be undertaken to achieve the sustainable management of the natural and physical resources of the following areas and to meet the stated expectations: (a) In Northwest Christchurch (STA1) to determine the medium and long-term sustainable future of the area affected by airport noise.</p> <p>Methods 12.1 Christchurch City Council shall undertake specific planning investigations in relation to the three Special Treatment Areas by 2012 in conjunction with landowners within the areas and other stakeholders...</p> <p>12.3 Christchurch City Council shall include appropriate zoning and/or other provisions with the district plan as a result of Method 12.1</p> <p>Subsequent planning processes were ‘overtaken’ by legislative changes and earthquake related processes which followed after the 2010/11 Canterbury earthquakes. The expedited Land Use Recovery Plan (LURP) processes replaced the Commissioners decision on Change 1 to the CRPS, and all appeals, including those in relation to the location of the airport noise constrained land, and the basis for the same, were extinguished. The CRPS has not been reviewed since, so that ‘untested’ approach to airport noise constraints (which is out of step with national and international standards) remains.</p> <p>Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment</p>	Oppose
Peter Dyhrberg/ #885.2		Seek Amendment	[That] the areas of the city north of Armagh Street and between Fitzgerald Avenue to the East and Madras Street to the West ..be zoned as a Medium Density Residential [instead of] High Density Residential.	

Jane Harrow/ #887.1		Seek Amendment	Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road as identified on the aerial photograph below. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urban Zone or Medium Density Residential.	
Jane Harrow/887.1	Sarah Harrow/ #FS2017.27	Seek Amendment	Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road as identified on the aerial photograph below. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urban Zone or Medium Density Residential. Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment. <i>[Please refer attachment for full reasons given]</i>	Support
Jane Harrow/887.1	Christchurch International Airport Limited/ #FS2052.101	Seek Amendment	Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road as identified on the aerial photograph below. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urban Zone or Medium Density Residential. Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment. <i>[Please refer attachment for full reasons given]</i>	Oppose
Jane Harrow/887.1	Troy Lange/ #FS2087.4	Seek Amendment	Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road as identified on the aerial photograph below. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urban Zone or Medium Density Residential. Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment. <i>[Please refer attachment for full reasons given]</i>	Support
Jane Harrow/887.1	Fiona Aston/ #FS2088.5	Seek Amendment	Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road as identified on the aerial photograph below. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urban Zone or Medium Density Residential. Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment. <i>[Please refer attachment for full reasons given]</i>	Support
Jane Harrow/887.1	Fiona Aston/ #FS2089.4	Seek Amendment	Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road as identified on the aerial photograph below. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urban Zone or Medium Density Residential. Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment. <i>[Please refer attachment for full reasons given]</i>	Support
David Smithson/ #888.2		Seek Amendment	That the Council change the HRZ which is proposed for the eastern blocks of Strowan from Normans Road to Blighs Road to MRZ.	

Alan John David Gillies/ #891.2		Seek Amendment	[That] the High Density Residential Zone proposed for the Strowan Residential blocks from Normans to Blighs Road be changed to a Medium Density Residential Development zone.	
Wayne Robertson/ #892.2		Seek Amendment	Medium Density Zones should apply to all areas not classified as High Density Zones [relates to request to restrict HRZ extent to four avenues and comprehensive developments]	
Jacq Woods/ #894.1		Seek Amendment	Replace HRZ with MRZ on Strowan blocks west of Papanui Road from Normans Road to Blighs Road, along Watson Road.	
Tim Priddy/ #895.2		Seek Amendment	That the proposed High Density Residential Zone (HRZ) for the blocks in the Strowan area, west of Papanui Road, from Normans Road to Blighs Road be revised to Medium Density Residential Zone (MRZ).	
Claire Coveney/ #896.1		Seek Amendment	Seeks that all medium density housing is located near cycleways and rail corridors, and away from wetlands and rivers.	
Denis McMurtrie/ #898.3		Seek Amendment	[That] the area South and East of Harewood Road and Main North Road [Paparoa Street / Strowan] is zoned Residential Suburban [instead of MRZ or HRZ].	
John Hudson/ #901.1		Oppose	I do not agree with the MDRS zone replacing the current RS zones and I don't agree with certain aspects of plan change 14 and reasons and discussion follow.	
John Hudson/ #901.8		Oppose	CCC PLAN CHANGE 14 to alter the NP-SUD. MY thoughts are mainly regarding the MDRS to replace the RS zones. I do not agree with the MDRS zone replacing the current RS zones and I don't agree with certain aspects of plan change 14 and reasons and discussion follow. The CCC has excellent plans for the future growth of Christchurch and the mandated MDRS rules are a huge step backwards. Under MDRS intensification can take place much further out from the CBD. It will be totally detrimental to the intensification of the CBD using existing building zone rules.	
John Hudson/ #901.10		Oppose	CCC PLAN CHANGE 14 to alter the NP-SUD. MY thoughts are mainly regarding the MDRS to replace the RS zones. I do not agree with the MDRS zone replacing the current RS zones and I don't agree with certain aspects of plan change 14 and reasons and discussion follow. The CCC has excellent plans for the future growth of Christchurch and the mandated MDRS rules are a huge step backwards. Under MDRS intensification can take place much further out from the CBD. It will be totally detrimental to the intensification of the CBD using existing building zone rules.	
John Hudson/ #901.14		Seek Amendment	Change Watford St from HRZ to MRZ	
John Hudson/ #901.16		Oppose	Walking distance to public transport being the measure of as to whether the area is RS or MDRS is irrelevant.	
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.28		Seek Amendment	[That] the HRZ in the Deans Avenue Precinct [that] covers the area from Matai Street East to Blenheim Road and from Deans Avenue to the Railway line [is limited to] the former Addington saleyards site; [and that the remainder of the area is zoned MRZ].	
Waipuna Halswell-Hornby-Riccarton Community Board/902.28	Christchurch International Airport Limited/ #FS2052.284	Seek Amendment	[That] the HRZ in the Deans Avenue Precinct [that] covers the area from Matai Street East to Blenheim Road and from Deans Avenue to the Railway line [is limited to] the former Addington saleyards site; [and that the remainder of the area is zoned MRZ]. Deans Avenue Precinct is represented by the Deans Avenue Precinct Society and covers the area from Matai Street East to Blenheim Road and from Deans Avenue to the Railway line. This area is already zoned medium density which the residents feel comfortable with. The Plan proposes the area will be high density. There appears to be no rationale for this as the area is well outside the 600 metres walking distance from Riccarton Town. When the Board Chairperson asked Council planning staff why this area was zoned high density they indicated this was "for consistency". The Board does not consider the Council should be going beyond what is mandated by Central Government and, on further consideration, the Board can see no reason why the area should not continue as medium density. The land that could be zoned High Density is the former Addington saleyards site. At a recent Annual General Meeting of the Deans Avenue Precinct Society, most residents indicated that they felt quite comfortable with this area being zoned high density residential. Please leave the remaining area as medium density.	Support
Waipuna Halswell-Hornby-Riccarton Community Board/902.28	Kāinga Ora/ #FS2082.1290	Seek Amendment	[That] the HRZ in the Deans Avenue Precinct [that] covers the area from Matai Street East to Blenheim Road and from Deans Avenue to the Railway line [is limited to] the former Addington saleyards site; [and that the remainder of the area is zoned MRZ]. Deans Avenue Precinct is represented by the Deans Avenue Precinct Society and covers the area from Matai Street East to Blenheim Road and from Deans Avenue to the Railway line. This area is already zoned medium density which the residents feel comfortable with. The Plan proposes the area will be high density. There appears to be no rationale for this as the area is well outside the 600 metres walking distance from Riccarton Town. When the Board Chairperson asked Council planning staff why this area was zoned high density they indicated this was "for consistency". The Board does not consider the Council should be going beyond what is mandated by Central Government and, on further consideration, the Board can see no reason why the area should not continue as medium density. The land that could be zoned High Density is the former Addington saleyards site. At a recent Annual General	Oppose

			Meeting of the Deans Avenue Precinct Society, most residents indicated that they felt quite comfortable with this area being zoned high density residential. Please leave the remaining area as medium density.	
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.31		Seek Amendment	<p>[That all sites within the Riccarton Bush Interface Area and on Matai Street] retain Suburban Density Zoning.</p> <p>[Note: Area includes sought extension to RBI: The southern side of Rata Street to Rimu Street and Kauri Street; Kahu Road opposite the entrance to Riccarton House; The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side; all [both sides of] Ngahere Street [and] Girvan Street; Houses adjoining the Avon e.g. 36a Kahu Road and adjoining houses; the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association].</p>	
Waipuna Halswell-Hornby-Riccarton Community Board/902.31	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.9	Seek Amendment	<p>[That all sites within the Riccarton Bush Interface Area and on Matai Street] retain Suburban Density Zoning.</p> <p>[Note: Area includes sought extension to RBI: The southern side of Rata Street to Rimu Street and Kauri Street; Kahu Road opposite the entrance to Riccarton House; The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side; all [both sides of] Ngahere Street [and] Girvan Street; Houses adjoining the Avon e.g. 36a Kahu Road and adjoining houses; the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association].</p> <p>Matai Street has a Council tree-lined cycleway. The Board shares residents' view that if housing was to go to six stories on both sides of the street this would be an uninviting and cold part of the current tree lined Central City/University cycleway. It is also some distance from the main commercial centre.</p> <p>[In] the area from Kauri Street to Matai Street, [t]echnical evidence on this area was submitted to the Independent Hearings Panel on the Christchurch Replacement District Plan chaired by Sir John Hansen in 2015, with the panel deciding to retain suburban density and residential suburban transitional density zoning, influenced by the need for particular care in ensuring appropriate residential design outcomes, especially given the established amenity values in the vicinity of Riccarton Bush, coupled with the concerns expressed by residents as to how Residential Medium Density zoning would impact on the amenity values of their neighbourhood.</p> <p>The Board notes that as the foundation borough of Christchurch Riccarton has many historical buildings. Many visitors visit these places and the Board contends that the whole ambience of the area would be affected by possible six storied buildings surrounding these historical buildings. It would be cold and uninviting.</p> <p>There does not appear to be any clear reason to put aside the mapping of WSP. There will be little parking available for the Riccarton House Farmers market, if the area is zoned medium density. If zoned medium density, Riccarton House and Bush will be diminished. The heritage of this area is possibly taken for granted, but will become more important in future years. With the current eight metre setback for suburban density most residents have flourishing front gardens.</p>	Support
Waipuna Halswell-Hornby-Riccarton Community Board/902.31	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.10	Seek Amendment	<p>[That all sites within the Riccarton Bush Interface Area and on Matai Street] retain Suburban Density Zoning.</p> <p>[Note: Area includes sought extension to RBI: The southern side of Rata Street to Rimu Street and Kauri Street; Kahu Road opposite the entrance to Riccarton House; The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side; all [both sides of] Ngahere Street [and] Girvan Street; Houses adjoining the Avon e.g. 36a Kahu Road and adjoining houses; the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association].</p> <p>Matai Street has a Council tree-lined cycleway. The Board shares residents' view that if housing was to go to six stories on both sides of the street this would be an uninviting and cold part of the current tree lined Central City/University cycleway. It is also some distance from the main commercial centre.</p>	Support

			<p>[In] the area from Kauri Street to Matai Street, [t] Technical evidence on this area was submitted to the Independent Hearings Panel on the Christchurch Replacement District Plan chaired by Sir John Hansen in 2015, with the panel deciding to retain suburban density and residential suburban transitional density zoning, influenced by the need for particular care in ensuring appropriate residential design outcomes, especially given the established amenity values in the vicinity of Riccarton Bush, coupled with the concerns expressed by residents as to how Residential Medium Density zoning would impact on the amenity values of their neighbourhood.</p> <p>The Board notes that as the foundation borough of Christchurch Riccarton has many historical buildings. Many visitors visit these places and the Board contends that the whole ambience of the area would be affected by possible six storied buildings surrounding these historical buildings. It would be cold and uninviting.</p> <p>There does not appear to be any clear reason to put aside the mapping of WSP. There will be little parking available for the Riccarton House Farmers market, if the area is zoned medium density. If zoned medium density, Riccarton House and Bush will be diminished. The heritage of this area is possibly taken for granted, but will become more important in future years. With the current eight metre setback for suburban density most residents have flourishing front gardens.</p>	
Waipuna Halswell-Hornby-Riccarton Community Board/902.31	Kāinga Ora/ #FS2082.1293	Seek Amendment	<p>[That all sites within the Riccarton Bush Interface Area and on Matai Street] retain Suburban Density Zoning.</p> <p>[Note: Area includes sought extension to RBI: The southern side of Rata Street to Rimu Street and Kauri Street; Kahu Road opposite the entrance to Riccarton House; The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side; all [both sides of] Ngahere Street [and] Girvan Street; Houses adjoining the Avon e.g. 36a Kahu Road and adjoining houses; the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association].</p> <p>Matai Street has a Council tree-lined cycleway. The Board shares residents' view that if housing was to go to six stories on both sides of the street this would be an uninviting and cold part of the current tree lined Central City/University cycleway. It is also some distance from the main commercial centre.</p> <p>[In] the area from Kauri Street to Matai Street, [t] Technical evidence on this area was submitted to the Independent Hearings Panel on the Christchurch Replacement District Plan chaired by Sir John Hansen in 2015, with the panel deciding to retain suburban density and residential suburban transitional density zoning, influenced by the need for particular care in ensuring appropriate residential design outcomes, especially given the established amenity values in the vicinity of Riccarton Bush, coupled with the concerns expressed by residents as to how Residential Medium Density zoning would impact on the amenity values of their neighbourhood.</p> <p>The Board notes that as the foundation borough of Christchurch Riccarton has many historical buildings. Many visitors visit these places and the Board contends that the whole ambience of the area would be affected by possible six storied buildings surrounding these historical buildings. It would be cold and uninviting.</p> <p>There does not appear to be any clear reason to put aside the mapping of WSP. There will be little parking available for the Riccarton House Farmers market, if the area is zoned medium density. If zoned medium density, Riccarton House and Bush will be diminished. The heritage of this area is possibly taken for granted, but will become more important in future years. With the current eight metre setback for suburban density most residents have flourishing front gardens.</p>	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/902.31	The Riccarton Bush Trust/ #FS2085.44	Seek Amendment	<p>[That all sites within the Riccarton Bush Interface Area and on Matai Street] retain Suburban Density Zoning.</p>	Support

			<p>[Note:Area includes sought extension to RBI: The southern side of Rata Street to Rimu Street and Kauri Street; Kahu Road opposite the entrance to Riccarton House; The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side; all [both sides of] Ngahere Street [and] Girvan Street; Houses adjoining the Avon e.g. 36a Kahu Road and adjoining houses; the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association].</p> <p>Matai Street has a Council tree-lined cycleway. The Board shares residents' view that if housing was to go to six stories on both sides of the street this would be an uninviting and cold part of the current tree lined Central City/University cycleway. It is also some distance from the main commercial centre.</p> <p>[In] the area from Kauri Street to Matai Street, [t]echnical evidence on this area was submitted to the Independent Hearings Panel on the Christchurch Replacement District Plan chaired by Sir John Hansen in 2015, with the panel deciding to retain suburban density and residential suburban transitional density zoning, influenced by the need for particular care in ensuring appropriate residential design outcomes, especially given the established amenity values in the vicinity of Riccarton Bush, coupled with the concerns expressed by residents as to how Residential Medium Density zoning would impact on the amenity values of their neighbourhood.</p> <p>The Board notes that as the foundation borough of Christchurch Riccarton has many historical buildings. Many visitors visit these places and the Board contends that the whole ambience of the area would be affected by possible six storied buildings surrounding these historical buildings. It would be cold and uninviting.</p> <p>There does not appear to be any clear reason to put aside the mapping of WSP. There will be little parking available for the Riccarton House Farmers market, if the area is zoned medium density. If zoned medium density, Riccarton House and Bush will be diminished. The heritage of this area is possibly taken for granted, but will become more important in future years. With the current eight metre setback for suburban density most residents have flourishing front gardens.</p>	
Belfast Village Centre Limited/ #917.1		Oppose	Oppose the rezoning of the land at 751 (Lot 24 DP 20313), 1/753 and 2/753 (Lot 23 DP 20313) and 755 Main North Road (Lot 2 DP 540607) from commercial zoned land (as approved in CCC's decision on Plan Change 5 and the subsequent Consent Order) to residential.	
Sally Dixon/ #1004.3		Oppose	Oppose intensification on Windermere Rd and St James Avenue - [adjoining Papanui War Memorial Avenue heritage item #1459]	
Robert Forsyth/ #1010.2		Oppose	The submitter opposes the rezoning of Beverley Street as Medium Density Residential. The submitter requests that for any decision to remove the heritage requirements or change the zoning of Beverley Street to higher density the council undertake a traffic impact study to ensure the safety of residents and the impacts of the heritage removal.	
Cyril Warren Price/ #1023.2		Seek Amendment	Seek that Papanui Street, Papanui, Christchurch become part of a Residential Suburban Zone restricted to urban residential living.	
Oxford Terrace Baptist Church/ #1052.1		Seek Amendment	Clarify whether the site at 288 Oxford Terrace is HRZ or MRZ, it is currently shown as split zoning.	
Elizabeth Harris/ #1061.2		Oppose	The submitter seeks that 31 Cashel Street and the surrounding sites be rezoned to High Density Residential.	
Dorothy Lovell-Smith/ #1076.1		Oppose	Oppose intensification in the Hornby area.	
Daphne Robinson/ #2002.1		Oppose	Oppose intensification zoning in leafy suburbs such as Strowan.	
Declan Bransfield/905.3	Waipuna Halswell Hornby Riccarton Community Board/ #FS2027.30	Seek Amendment	[That that area north of Riccarton Road and west of Straven Road be zoned HRZ instead of MRZ] Maintain residential zone on Deans Bush Interface all else to High Density, Proximity to schools shops public transport routes hospitals etc Hagley Park not affected by high rise developments All other areas around Deans Bush to be high Density You are creating an island in an area that should be a thriving area I suspect that CCC is being swayed by a small group of NIMBY citizens who do not have Riccarton's best intentions at heart and are instead hindering growth by preserving their little enclave	Oppose
Jim and Janeen Nolan/ #2079.1		Oppose	Oppose MDRS replacing current RS zones.	
NTP Development Holdings Limited/ #2080.1		Seek Amendment	[Seeks that the site at 276 Cranford Street zoned under PC14 as Residential Suburban Zone, be amended to be zoned Medium Density Residential Zone]	

NTP Development Holdings Limited/ #2080.3		Seek Amendment	[Seeks that the area zoned Special Purpose (School) Zone at 257 Breezes Road be amended to be zoned Medium Density Residential Zone]	
NTP Development Holdings Limited/ #2080.6		Seek Amendment	[Seeks that the site at 109 Prestons Road zoned Future Urban Zone and Medium Density Residential Zone be amended to be zoned only Medium Density Residential Zone]	
NTP Development Holdings Limited/ #2080.8		Seek Amendment	[Seeks that the site at 91 Banks Avenue zoned under PC14 as Special Purpose (School) Zone be amended to be zoned Medium Density Residential Zone]	
Tony Simons/ #2111.2		Seek Amendment	[S]ubmit that the entire area designated as part of the Riccarton Bush Interface Area Qualifying Matter remain zoned residential suburban, including the area known as the Kauri Cluster which sits between the bush/grounds and Riccarton Rd, and extends east to Straven Rd.	

Planning Maps > HRZ Zoning

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Martin Jones/ #15.3		Seek Amendment	Do not zone Cashmere View Street or surrounds as High Density Residential Zone.	
Martin Jones/ #15.7		Seek Amendment	Do not zone Cashmere View Street or surrounds as High Density Residential Zone.	
Alastair Grigg/ #28.6		Seek Amendment	[At the eastern end of Rugby Street, west of Papanui Road] change zone to Medium Density Residential Zone instead of High Density Residential Zone	
Malcolm Leigh/ #29.2		Seek Amendment	That Blair Avenue in Papanui will be rezoned from High Density Residential Zoning to Medium Density Residential Zoning through the application of a Qualifying Matter.	
Ilam and Upper Riccarton Residents' Association, Inc./ #39.1		Oppose	Oppose inclusion of land around the Bush Inn Shopping and Commercial Centre in Upper Riccarton in the High Density Residential Zone.	
Ilam and Upper Riccarton Residents' Association, Inc./39.1	Anne Dingwall/ #FS2037.63	Oppose	<p>Oppose inclusion of land around the Bush Inn Shopping and Commercial Centre in Upper Riccarton in the High Density Residential Zone.</p> <p>The residents' boundaries for the members of the Ilam and Upper Riccarton Residents' Association, Inc., are all on the northern side of Riccarton Road.</p> <p>The IURRA understands the Residential Suburban Density Transitional RSDT that relates to medium density and Residential Suburban {Low density}.</p> <p>The IURRA, Inc., do not think it acceptable to go beyond medium density!</p> <p>The IURRA area is densely populated with joined housing. Older people live individually or in couples in these units. There are no complaints regarding the current density. Why would Central Government wish to impose high density on these residents, affecting their community and potentially forcing them to move away from the IURRA area?</p> <p>We note that presently Riccarton Commercial & Shopping Centre and the Bush Inn Commercial & Shopping Centre are very close together. We understand that nowhere else in New Zealand are two shopping centres located so near to each other.</p> <p>It is for this reason that we ask that Bush Inn which is the smaller commercial centre in size be excluded from adherence to any new Building Intensification which involves the new building heights to six storey buildings with no car parks.</p> <p>Ilam and Upper Riccarton Residents' Association, Inc., includes a very large educational zone and such proposals and developments are clearly not suitable to this area.</p> <p>The Ilam and Upper Riccarton Resident's Association, Inc., wishes to speak at any hearing concerning the Changes re Building Intensification and Car-Parking in our area.</p> <p>Mental Health concerns have the IURRA's highest priority.</p>	Support

			We also wish for the Ilam and Upper Riccarton Residents' Assoc. (IURRA, Inc.,) to speak at any Hearings concerning these matters	
Steven & Diana Marshall/ #40.2		Seek Amendment	Change zoning of Helmores Lane/ Desmond Street/ Rhodes St (from Helmores to Rossall) from High Density Residential to Medium Density Residential	
Laura Cary/ #47.4		Oppose	Oppose the introduction of the High Density Residential Zone.	
Jeremy Wyn Harris/ #51.1		Oppose	Oppose the inclusion of Cox Street and surrounding streets in the High Density Residential Zone.	
Jeremy Wyn Harris/51.1	Anne Dingwall/ #FS2037.79	Oppose	<p>Oppose the inclusion of Cox Street and surrounding streets in the High Density Residential Zone.</p> <p>Dear planners,</p> <p>We (Jeremy, Joanna, Luke, Anna and Madeleine Wyn-Harris) of 27 Cox Street are NOT in support of the district plan changes for the proposed High-Density Residential Zone.</p> <p>We recently rebuilt our earthquake damaged home and as part of the process we obtained a resource consent (RMA/2019/380) which required us to adhere to privacy constraints and alignment with long term planning requirements (coherence/openness/attractiveness) of our small street. These requests were met along with thoughtful design of our home to face the northwest in order to maximise light and passive heating.</p> <p>If the proposed plan was to go ahead for houses surrounding our property, then building more than 8m and 11m high (the current zoning for us), would cause loss of:</p> <ol style="list-style-type: none"> 1. Privacy. Due to the significant use of glass in our living, lounge and hallway to bedrooms, there is a significant risk that we would lose all privacy to key areas of our home. Privacy to our backyard would also be impacted but as this is closer to north and west walls the impact would be lessened. We know that privacy is important, as we were required in our resource consent to keep trees on our north boundary to ensure privacy for our northern neighbours. 2. Sunlight. In winter, spring and autumn, we will lose a significant amount of light that we use for passive heating of our lounge, living, kitchen and upstairs areas. We would not receive any direct sun to these areas resulting in requiring active heating (electric or gas). Also any adjacent tall buildings would shade and impact growth of trees, plants and in particular grassed areas. Loss of greenery does not seem aligned with current environmental strategies. Greenery helps passively cool in summer months and is extremely important to human wellbeing. <p>At neighbouring heights of 16 or 32 metres, this renders aspects of our home unusable but also impacts the amount of greenery that can be planted and sustained in the general area. We assume that other neighbours would also be impacted by similar privacy and sunlight issues, particularly due to the combination of orientation (east-west) and width of Cox Street (very narrow).</p>	Support
Gavin Keats/ #52.6		Oppose	Opposes the extent of the High and Medium Density Residential Zones around commercial centres.	
Gavin Keats/52.6	Kauri Lodge Rest Home 2008 Limited/ #FS2059.13	Oppose	Opposes the extent of the High and Medium Density Residential Zones around commercial centres.	Oppose

			<p>The high and medium density zones around commercial centres are too large.</p> <p>I am pleased that CCC is trying really hard to improve things for Christchurch. As the rebuild progresses we have such a lovely liveable, walkable, and bikeable city, it is such a shame if government rules mean developers can push the council into approving poor housing design.</p>	
Tobias Meyer/ #55.9		Seek Amendment	Extend High Density Residential Zone area around Central City to those within 2km, and to at least 1km around other larger commercial Centres.	
Tobias Meyer/55.9	Christchurch International Airport Limited/ #FS2052.172	Seek Amendment	Extend High Density Residential Zone area around Central City to those within 2km, and to at least 1km around other larger commercial Centres. I think it is vitally important to incentivise development in the 5km closest to the city centre. This is the best place for people to live and the easiest place to live without a car. The current boundaries around city and local centres are quite small and could easily be extended a few blocks. Living near Stanmore Road I have easy access to the city. I call on you to increase the boundaries of HRZ and areas around local centres and either improve Mrz standards everywhere for more density or give extra incentive to MRZ in favourable places: Maybe even just within 3km of centre (at least within orbitor circle) and 500m of high frequency public transit routes. This is the area best suited to extra density. While our bus routes may change the current frequent routes will almost definitely be the same and be getting better. Even living 5km out from the centre has easy access to the city and other local centres. Possible incentives for MRZ in the inner 5km ring from the middle of the city: smaller setbacks in front half of property with a larger allowable built envelope, or allowing small businesses in the zone, or lower council contributions, or even with enough setback can go above height limits on large sites if the housing is accessible. Reiterate this is the place we want the most development. Please do not push back density any more.	Oppose
Tobias Meyer/55.9	Kauri Lodge Rest Home 2008 Limited/ #FS2059.7	Seek Amendment	Extend High Density Residential Zone area around Central City to those within 2km, and to at least 1km around other larger commercial Centres. I think it is vitally important to incentivise development in the 5km closest to the city centre. This is the best place for people to live and the easiest place to live without a car. The current boundaries around city and local centres are quite small and could easily be extended a few blocks. Living near Stanmore Road I have easy access to the city. I call on you to increase the boundaries of HRZ and areas around local centres and either improve Mrz standards everywhere for more density or give extra incentive to MRZ in favourable places: Maybe even just within 3km of centre (at least within orbitor circle) and 500m of high frequency public transit routes. This is the area best suited to extra density. While our bus routes may change the current frequent routes will almost definitely be the same and be getting better. Even living 5km out from the centre has easy access to the city and other local centres. Possible incentives for MRZ in the inner 5km ring from the middle of the city: smaller setbacks in front half of property with a larger allowable built envelope, or allowing small businesses in the zone, or lower council contributions, or even with enough setback can go above height limits on large sites if the housing is accessible. Reiterate this is the place we want the most development. Please do not push back density any more.	Support
Heather Duffield/ #60.1		Seek Amendment	Amend the zoning of the Deans Avenue area from High Density Residential to Medium Density Residential.	
Heather Duffield/60.1	Christchurch International Airport Limited/ #FS2052.285	Seek Amendment	<p>Amend the zoning of the Deans Avenue area from High Density Residential to Medium Density Residential.</p> <ul style="list-style-type: none"> • The Deans Avenue area is now within a walking catchment of either the City Centre or Riccarton. • Deans Avenue is the only access to lots of houses within the area. • Current parking provision is inadequate. Freyberg Avenue is a dead end street, like others in the area, and is especially constrained when hospital works or mosque visitors park. There is no parking in the street for visitors to visit during the week or weekend. 	Support
Victoria Neighbourhood Association (VNA) / #61.43		Seek Amendment	Redraw the CCZ zone boundary to be the southern side of Victoria Square to be consistent with other CCZ boundary locations which do not include the park areas around the River Avon.	
Victoria Neighbourhood Association (VNA) / #61.43	Cambridge 137 Limited/ #FS2042.26	Seek Amendment	<p>Redraw the CCZ zone boundary to be the southern side of Victoria Square to be consistent with other CCZ boundary locations which do not include the park areas around the River Avon.</p> <p>The delineation of boundaries of the CCZ is way too simplistic and blunt. The delineation for the CCZ is the Town Hall on Kilmore St which has very little amenity value for residents in the VNA, to get to services residents must walk around the Town Hall and through Victoria Square to access the city, yet this is not factored at all.</p> <p>The concept of having a tiered city and enabling taller building in the HRZ vs the HRZ Precinct on paper makes sense but then for the VNA we have CCMUZ in between with a height overlay of 32m whereas the East of the city does not. This CCMUZ provides the intended break between the CCZ and HRZ we don't need two layers of tiering, therefore the precinct with a height limit of 14m should apply from Salisbury Street to provide a consistent approach as for the East/Melrose Street area.</p> <p>Having a one size fits all approach in this area is inconsistent with good urban form and social, economic and cultural wellbeing of the current residents.</p> <p>It seems unfair and discriminatory that residents living in central city streets will be more adversely impacted by Proposed plan changes in PC14 when compared to those living in medium density residential areas given recession plains do not apply to the first 20m of street frontage in the proposed HRZ under PC14.</p>	Oppose

Thomas Calder/ #62.6		Seek Amendment	Amend zoning of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) from High Density Residential to Medium Density Residential.	
Lisa Fabri/ #66.1		Seek Amendment	Amend the zoning of the farm and lifestyle blocks on John Paterson Drive [from the Rural Urban Fringe Zone] to the Medium Density Residential Zone or the High Density Residential Zone.	
Rachel Davies/ #67.4		Seek Amendment	[Seeks to] reduce the zones for High and Medium Density to closer to the city centre - so that it is not encroaching on existing neighbourhoods in Spreydon and Hoon Hay.	
Rachel Davies/ #67.6		Seek Amendment	Three storey housing should only be found in and close to the city centre, not in existing older suburban areas.	
Rachel Davies/ #67.17		Seek Amendment	Develop more multistorey or terraced styled housing in new subdivisions where infrastructure can be put in place to best service these new dwellings.	
Rachel Davies/ #67.19		Seek Amendment	Rezone and develop underutilized areas of land closer to the city into new trendy housing development - the development near the railway in the Addington Court Theatre district is a good example of this type of land.	
Rachel Davies/ #67.21		Seek Amendment	Potentially redevelop existing large buildings into apartments e.g. Princess Margaret hospital (potentially moving the services offered there now to new premises to free up space not being used).	
Rachel Davies/ #67.23		Seek Amendment	Develop existing crown owned land into higher density housing e.g. the old Spreydon School site	
Darren Fabri/ #68.2		Seek Amendment	Rezone John Paterson Drive from rural to residential.	
Helen Spear/ #73.1		Not Stated	Not stated.	
Tony Rider/ #74.3		Seek Amendment	Amend and reduce intensification around Bush Inn/Church Corner	
Tony Rider/74.3	Anne Dingwall/ #FS2037.155	Seek Amendment	<p>Amend and reduce intensification around Bush Inn/Church Corner</p> <p>Submitter outlines the following negative impacts that arise with intensification, public transport, sunlight, well-being, infrastructure, traffic, privacy.</p> <p>We all want to see Christchurch grow and flourish for our future generations. But we want it to grow with us rather than overshadow us with three to five story building structures. Intensification will change our community ambiance and our skyline, fragmenting our current community life.</p> <p>People come to live in Church Corner/Bush Inn for the suburb 'backyard experience'. It is where a family can live. Children can play outdoors safely under parental control, and adults can work or relax knowing the charm and character of the area allows them so. People do not want multistorey townhouses here.</p> <p>By developing section by section, as and where developers decide to, we are creating haphazard effects on the people nearby. Organised development, such as has occurred in Singapore, would mean consistency in provision of facilities and infrastructure and potentially be an attractive environment for all.</p> <p>Take intensification to the actual city – our city centre where it belongs and not the 'perceived townships' being considered now. Canterbury can grow upwards and then outwards up from is our actual "Town Centre Zone."</p> <p>Alternatively, intensification in Rolleston and Halswell have been very successful. It has smaller land footprints, with green space and privacy. Why change a successful design and strategy.</p> <p>We are proud to be the Garden City of New Zealand. Urban renewal is exciting and revitalising - renovation of homes and businesses while keeping in style with who we are as a community revitalises our city. We won't lose our heritage and can still watch kiwi's taking on a 'do-er-upper' – a quintessential way for kiwis to progress up the home ownership ladder. We want to support our community and welcome new neighbours; be it in social housing, retail blocks, or private owners & renters. Design it right from the start and it will be successful. We want to fit our community together.</p>	Support
Sheila McLaughlin/ #75.1		Oppose	[That the area west of Riccarton Mall not be zoned High Density Residential - retain current zoning]	
Richard McLaughlin/ #77.2		Seek Amendment	Amend the planning maps to change the zoning of Watford Street and the surrounding Strowan Area (Watford Street, Normans Road, Halton Street and Hawthorne Street) from High Density Residential to Medium Density Residential.	
Linda Blake/ #78.4		Seek Amendment	Opposes requiring all building development in the Merivale HRZ zone to meet a minimum of 2 storeys	
Linda Blake/ #78.5		Seek Amendment	Reduce the extent of [the High Density Residential Zone] so that it only applies to those areas which are on core transport routes and within 800m walk to a bus stop and which have not had residential investment since the earthquake.	
Alice Mckenzie/ #84.2		Seek Amendment	The Old Sales Yard area south of Mayfair Street could be treated separately as it would be significantly more suited to a major and properly planned High Residential Development.	

Melissa and Scott Alman/ #86.7		Seek Amendment	Amend the zoning of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) from High Density Residential to Medium Density Residential	
Blair McCarthy/ #90.1		Seek Amendment	Limit the High Density Residential Zone along Papanui Road north from the Merivale commercial centre to Heaton Street/Innes Road and south from the Papanui commercial centre to Blighs Road. That the area of proposed HRZ in between, particularly around St Andrews College and east of Watford Street, be zoned Medium Density Residential instead of HRZ.	
Blair McCarthy/90.1	Anne Dingwall/ #FS2037.163	Seek Amendment	Limit the High Density Residential Zone along Papanui Road north from the Merivale commercial centre to Heaton Street/Innes Road and south from the Papanui commercial centre to Blighs Road. That the area of proposed HRZ in between, particularly around St Andrews College and east of Watford Street, be zoned Medium Density Residential instead of HRZ. The Strowan neighbourhood has an amenity character and fabric (due to older, quality homes on large sections) and a sense of community which is very attractive to residents, which is highly valued and worthy of retention. The sense of community which is present would be undermined by the scale of intensification which is proposed under HRZ; There are a number of prominent trees remaining in the neighbourhood which reinforces the quality of open space amenity and character of our community and which clearly supports the Council's Urban Forest Plan 2023 initiative; but which would inevitably be threatened with the high level of intensification under HRZ. The area sought to be re-zoned to MRZ is not located near or adjacent to a commercial centre. HRZ will exacerbate existing flooding issues: urban intensification produces an increased level of hard surfaces (eg roof and paved areas) and a consequential reduction in 'soft' surfaces (eg grass, landscape areas); all of which increases the runoff rates of stormwater discharge to the side channel and gives rise to infiltration of this uncontrolled stormwater into the wastewater system. This already causes overflows and resulting sewage contamination in pockets of the Strowan area and will lead to contamination of waterways, streams and surface water. The proposed change to HRZ in the Strowan community will magnify the existing, significant on-street carparking problems. [Submission is supported by reference to Policies 14.8.2.5, 14.8.2.6, 14.2.4.2, 14.2.7.2 and Objective 14.2.7]	Support
Rebecca Perkins/ #94.1		Oppose	Remove the areas close to Papanui Road from the High Density Residential zone, especially those that are prone to flooding and do not have nearby stormwater systems that cope with heavy rain.	
Rebecca Perkins/94.1	Anne Dingwall/ #FS2037.168	Oppose	Remove the areas close to Papanui Road from the High Density Residential zone, especially those that are prone to flooding and do not have nearby stormwater systems that cope with heavy rain. The proposed areas for HRZ in Papanui, and specifically near Watford Street and Brenchley Avenue, will put pressure on existing stormwater systems that already struggle to cope in heavy rain. These areas regularly flood and both roads (Brenchley Avenue, and the section of Watford up to Normans Road and Halton Street) closed at least twice in the last year. On 10th April 2023, The Press newspaper reported that the Christchurch City Council's own specialist staff report into flood prone areas in Christchurch found them impossible to fix, and residents must accept this. In these circumstances, it seems possible at the very least for the CCC to plan in order to not make the problem worse by adding more properties and load to a struggling stormwater system. These areas of Papanui are already experiencing heavy parking and traffic use. The vision for the HRZ in the plan, extending out from Papanui road, would worsen this. I realise the MRZ is a government directive but with that change, too, some consideration needs to be given to upgrading stormwater infrastructure in this area, rather than adding to its loading in severe rain events. The Press article of 10th April, p.1, suggests the investigation into fixing flood prone areas needs to have more input from planners as you look to the future. Thank you for your consideration of these points.	Support
Tom Gilbert/ #95.1		Seek Amendment	[That the extent of the proposed high density residential zone along Papanui Road be reduced, to apply only to] those properties with a street frontage to Papanui Rd - not a block back.	

Mary Clay/ #100.2		Seek Amendment	Increases in density should be focused on the central city and around key hubs such as Riccarton or Northland	
Mary Clay/100.2	Vaughan Smith/ #FS2090.1	Seek Amendment	<p>Increases in density should be focused on the central city and around key hubs such as Riccarton or Northland</p> <p>The process by which the community has been consulted with has caused a general lack of understanding within the community. The documentation provided to the general public has contained numerous misleading and incorrect statements, which have resulted in a vast proportion of the community not able to understand the implications of the changes proposed.</p> <p>The proposal to increase density in certain parts of the city reflects a misguided and incorrect assumption that there is a need for the level of density proposed, when in fact there is sufficient land zoned for density increase already given the changes already made post earthquake.</p> <p>The proposed change has failed to take account of the nature of the existing residential environments. The complete failure of the plan change to assess effects on the residents of Christchurch is incomprehensible.</p> <p>The complete lack of proper provision to mitigate against privacy effects is disgraceful.</p> <p>The proposal will result in significant loss of tree and garden cover throughout the city.</p> <p>The proposal reflects a failure to understand how density should be correctly increased across a city.</p> <p>Much of the plan change documentation appears to be conceived on the incorrect premise that the change is a surety.</p> <p>There appears to be a failure to fully understand the implications of the change on the current zoning, and a lack of an assessment of how the proposal will affect existing housing stock</p> <p>The incomplete assessment carried out by the Council has resulted in proposed changes that will destroy the very character of Christchurch.</p> <p>The changes proposed do not reflect the wishes of the community and the lack of meaningful consultation is entirely undemocratic.</p> <p>The proposed changes must be rejected, as they do not reflect the community's need, nor do they properly balance the environmental, economic and social factors as required within the statutory framework.</p> <p>The exemptions proposed, particularly the high accessibility exemption, is based on unsupported conclusions and presumptions. Furthermore, some of the models used contain presumptions that are inconsistent with conditions that actually exist.</p> <p>The poorly conceived application of recession plane concepts has the potential to result in shockingly bad outcomes, and will result in (in many cases), complete loss of sunlight into dwellings and gardens. This will have hugely detrimental impacts on mental health in Christchurch, and will result in the complete loss of the ability of many inhabitants to grow vegetable and fruit gardens in Christchurch's climate.</p> <p>Furthermore, increases in density should be focused on the central city and around key hubs such as Riccarton or Northlands.</p>	Support
Zhijian Wang/ #102.2		Not Stated	<p>Adding medium-density and high-density housing to established neighborhoods is not an ideal solution. Infrastructure will not be able to cope with demand, infrastructure improvements will be costly and impact on rates, and there will be further interruption with excavations and road closures.</p> <p>There will be increased concrete and asphalt footprints and reduced garden areas, affecting the natural infiltration of rainwater, increasing the burden on infrastructure and that may cause flooding. There will be an associated impact on Christchurch's brand as a Garden City. which has taken time to develop.</p> <p>Instead, the urban-rural fringe area should be developed with medium and high density residential areas within 20-30 minutes of the City Centre. This is the ideal living and working environment where infrastructure can be planned and constructed according to the needs of the next 30 years. Funding would be from investors and developers, reducing financial pressure on the City Council and maintaining the stability of rates. Construction will not affect the traffic in the city.</p>	
Damian Blogg/ #103.2		Seek Amendment	[That] increased density [is] focused on the central city and key hubs such as Riccarton or Northlands	
Damian Blogg/103.2	Kauri Lodge Rest Home 2008	Seek Amendment	[That] increased density [is] focused on the central city and key hubs such as Riccarton or Northlands The proposal reflects a failure to understand how density should be correctly increased across a city	Support

	Limited/ #FS2059.8			
Damian Blogg/103.2	Vaughan Smith/ #FS2090.2	Seek Amendment	[That] increased density [is] focused on the central city and key hubs such as Riccarton or Northlands The proposal reflects a failure to understand how density should be correctlyincreased across a city	Support
Ann Clay/ #104.2		Seek Amendment	[That] increases in density [are] focused on the central city and aroundkey hubs such as Riccarton or Northlands	
Ann Clay/104.2	Kauri Lodge Rest Home 2008 Limited/ #FS2059.9	Seek Amendment	[That] increases in density [are] focused on the central city and aroundkey hubs such as Riccarton or Northlands The proposal to increase density in certain parts of the city reflects a misguided andincorrect assumption that there is a need for the level of density proposed, when infact there is sufficient land zoned for density increase already given the changesalready made post earthquake. The proposal reflects a failure to understand how density should be correctlyincreased across a city	Support
Ann Clay/104.2	Vaughan Smith/ #FS2090.3	Seek Amendment	[That] increases in density [are] focused on the central city and aroundkey hubs such as Riccarton or Northlands The proposal to increase density in certain parts of the city reflects a misguided andincorrect assumption that there is a need for the level of density proposed, when infact there is sufficient land zoned for density increase already given the changesalready made post earthquake. The proposal reflects a failure to understand how density should be correctlyincreased across a city	Support
Te Whare Roimata / #105.1		Seek Amendment	[Remove High Density Residential zoning in Inner City East]	
Te Whare Roimata /105.1	Anne Dingwall/ #FS2037.172	Seek Amendment	[Remove High Density Residential zoning in Inner City East] Intensification in these neighbourhoods [Inner City East and Linwood West] comes at the expense of the existing affordable housingstock to benefit a new group of people who have a level of housing choice. This comes at theexpense of a very vulnerable group. Without planning intervention the reality is the displacedgroup has very limited housing options and invariably risks homelessness or insecure housing. The Inner City East is an important location where affordable housing should be availablegiven its accessibility to services. If we can protect residential character, heritage and our trees then it is equally essentialwe protect pockets of existing affordable housing for the most vulnerable. This isparticularly so given housing is a fundamental human right and is the basis of stability andsecurity for an individual or family and for a community.	Support
Te Whare Roimata /105.1	Chapman Tripp/ #FS2063.12	Seek Amendment	[Remove High Density Residential zoning in Inner City East] Intensification in these neighbourhoods [Inner City East and Linwood West] comes at the expense of the existing affordable housingstock to benefit a new group of people who have a level of housing choice. This comes at theexpense of a very vulnerable group. Without planning intervention the reality is the displacedgroup has very limited housing options and invariably risks homelessness or insecure housing. The Inner City East is an important location where affordable housing should be availablegiven its accessibility to services. If we can protect residential character, heritage and our trees then it is equally essentialwe protect pockets of existing affordable housing for the most vulnerable. This isparticularly so given housing is a fundamental human right and is the basis of stability andsecurity for an individual or family and for a community.	Oppose
Te Whare Roimata /105.1	Chapman Tripp/ #FS2064.12	Seek Amendment	[Remove High Density Residential zoning in Inner City East] Intensification in these neighbourhoods [Inner City East and Linwood West] comes at the expense of the existing affordable housingstock to benefit a new group of people who have a level of housing choice. This comes at theexpense of a very vulnerable group. Without planning intervention the reality is the displacedgroup has very limited housing options and invariably risks homelessness or insecure housing. The Inner City East is an important location where affordable housing should be availablegiven its accessibility to services. If we can protect residential character, heritage and our trees then it is equally essentialwe protect pockets of existing affordable housing for the most vulnerable. This isparticularly so given housing is a fundamental human right and is the basis of stability andsecurity for an individual or family and for a community.	Oppose
Karyn Butler/ #106.2		Support	That the Council amends the Housing and Business Choice Plan Change 14 (PC14) from the proposed High Density Residential Zone (HRZ) in a continuous strip parallel to Papanui Road through Strowan (stretching from Papanui Road to Watford Street) to a Medium Density Residential Zone (MRZ). In particular, the residential area of Watford Street, Christchurch.	

Karyn Butler/106.2	Anne Dingwall/ #FS2037.176	Support	<p>That the Council amends the Housing and Business Choice Plan Change 14 (PC14) from the proposed High Density Residential Zone (HRZ) in a continuous strip parallel to Papanui Road through Strowan (stretching from Papanui Road to Watford Street) to a Medium Density Residential Zone (MRZ). In particular, the residential area of Watford Street, Christchurch.</p> <p>The proposed change for High Density Residential Zone (HRZ) in a continuous strip parallel to Papanui Road through Strowan (stretching from Papanui Road to Watford Street), without any requirement for new developments to provide any on-site parking, will place significant additional pressure on basic transport infrastructure such as on-street carparking and traffic congestion all of which are not coping currently.</p> <p>1. INFRASTRUCTURE</p> <p>Relevant PC14 clause references and extracts are given in italics:</p> <p><i>Section 14.2.8.5 Policy – Infrastructure servicing for developments</i></p> <p><i>a. Ensure that developments are serviced with all required infrastructure in an effective and efficient manner</i></p> <p><i>Section 14.2.8.6 Policy – Integration and connectivity</i></p> <p><i>c. Avoid significant adverse effects and remedy or mitigate other adverse effects on existing businesses, rural activities or infrastructure.</i></p> <p>Adequate ‘infrastructure’ includes adequate carparking and a safe and effective transport network which does not contribute to traffic congestion.</p> <p>The submitter's specific concerns in relation to the impact of the proposed changes on this infrastructure in particular in my community of Strowan are as follows:</p> <ul style="list-style-type: none"> • The supply of on-street carparking spaces currently cannot keep-up with the demand for carparking, resulting in time-based (two hour maximum) parking restrictions on most surrounding streets. A major contributor to the on-street carparking issue is St Andrews’ College, which defines the southeast limit of Strowan in this area. The school has a total population of around 2000 and is growing with a large waiting list for entry. The proposed change to HRZ in the Strowan community will magnify this existing, significant on-street carparking problem; • The existing traffic management issues associated with St Andrews’ College also pose a significant health and safety issue – from morning and afternoon congestion in Normans Road and surrounding streets at school drop-off and pick-up times, causing delays and congestion at intersections linking with surrounding primary roads including Papanui Road and Strowan Road. All of these issues will be exacerbated by the proposed intensification of residential development in the community but especially by the proposed HRZ over many blocks. <p>2. LACK OF CARPARKING PROVISION FOR VULNERABLE MEMBERS OF OUR COMMUNITY</p> <p>Relevant PC14 clause references and extracts are:</p> <p><i>Section 7.2.1.2 Policy – High trip generating activities</i></p> <p><i>ix provide for the transport needs of people whose mobility is restricted</i></p> <p><i>Section 7.2.1.5 Policy – Design of Carparking areas and loading areas</i></p> <p><i>iii be accessible for people whose mobility is restricted</i></p> <p>At a general level, the removal of the requirements for new residential housing developments to provide for any on-site parking, will have a significant and disproportionate impact on a number of vulnerable groups in our community. These groups include:</p> <ul style="list-style-type: none"> • people with disabilities; • elderly residents; and • families with children. 	Support
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This impact will be significant on both:

- existing residents and
- residents living in new developments

As increasingly they and their visitors will not be able to expect and/or rely on their ability to park close to their place of residence. This will be exacerbated significantly in the Strowan area where the current on-street carparking supply does not meet demand and this is a further reason why the proposed HRZ must not be implemented.

3. AMENITY/CHARACTER

Relevant PC14 clause references and extracts are given in italics:

Section 14.2.4.2 Policy – High quality, medium density residential development

a Encourage innovative approaches to comprehensively designed, high quality, medium density residential development, which is attractive to residents, responsive to housing demands and reflects the planned urban built character of an area.

The proposed HRZ which is shown to be almost continuous down Papanui Road and for at least one block either side of Papanui Road is not consistent with the stated intent of this Section/Policy above and it certainly does not support ‘...medium density residential development, which is attractive to residents, responsive to housing demands and reflects the planned urban built character of an area’.

The submitter's specific concerns in relation to the impact of the proposed changes on the amenity/character in particular in my community of Strowan are as follows:

- The Strowan neighbourhood has an amenity character and fabric and a sense of community which is very attractive to residents, which is highly valued and worthy of retention. This is comprised of a number of elements including:

- there is still a significant proportion of older, quality homes;

- the homes are typically on larger than average sections so a sense of open space is still present;

- there are a number of prominent trees and landscaping on properties which reinforces both the perception and reality of quality open space ‘around’ buildings (and which clearly supports the Council’s Urban Forest Plan 2023 initiative);

- new homes which have been built are typically two storey, with the scale, density and quality largely in keeping with the existing character and built form elsewhere in the Strowan community.

Submitter urges Council to identify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as MRZ not HRZ as proposed in PC14, as the impact on infrastructure demand and amenity values under HRZ is significantly greater than under MRZ.

- the sense of community which is present would be undermined by the scale of intensification which is proposed under HRZ;

- there are a number of prominent trees remaining in the neighbourhood which reinforces the quality of open space amenity and character of our community, and which clearly supports the Council’s Urban Forest Plan 2023 initiative; but which would inevitably be threatened with the high level of intensification under HRZ as proposed in Plan Change 14.

CHANGE FROM HRZ TO MRZ IN STROWAN – SO AS TO BE CONSISTENT WITH STATED INTENTION

Relevant PC14 clause references and extracts are:

Section 14.2.7 Objective – High Density Residential Zone

a. High density residential development near larger commercial centres, commensurate with the expected demand for housing in these areas and the nature and scale of commercial activities, community facilities, and multimodal transport networks planned or provided in the commercial centres.

			<p>Section 14.2.7.2 Policy – High density location</p> <p><i>a. Enable high density residential development within walking catchments of the:</i></p> <p><i>i. City centre zone;</i></p> <p><i>ii. Town Centre zones of Riccarton, Papanui, and Hornby; and</i></p> <p><i>iii. Other larger commercial centres zoned as Town Centres and Local Centres; to a degree that responds to the planned scale and nature of each centre group and the range of activities planned or provided there.</i></p> <p>Clearly the part of Strowan proposed as HRZ does not meet these criteria as it is not located near or adjacent to a commercial centre.</p> <p>Submitter is keen to support others in their community who they know are highlighting similar concerns in their submissions.</p>	
Charles Etherington/ #108.1		Oppose	Remove High Density Residential zoning in the inner suburbs	
Andrew Butler/ #111.2		Seek Amendment	Amend the proposed High Density Residential Zone (HRZ) in a continuous strip parallel to Papanui Road through Strowan (stretching from Papanui Road to Watford Street) to a Medium Density Residential Zone (MRZ). In particular, the residential area of Watford Street, Christchurch	
Connor McIver/ #114.4		Seek Amendment	Amend the walkable catchments for the central city and other centres to 1.8km for the central city and 1.2km for the other centres.	
Tracey Strack/ #119.2		Oppose	<i>[Helmores Lane, Desmond Street and Rhodes Street to Rossall Street0]</i> this area should not be zoned highdensity.	
Tracey Strack/119.2	Patricia Harte/ #FS2069.1	Oppose	<p><i>[Helmores Lane, Desmond Street and Rhodes Street to Rossall Street0]</i> this area should not be zoned highdensity.</p> <p>We recognise the special character of this area and the effort people have gone to with new buildings, such as ours. In many parts of this area the land is rated TC3 and not suitable for taller buildings. There is also the issue of potential flood risk, both now and in the future. Large multi-unit structures can significantly reduce rainwater absorption into the ground and exacerbate flooding risk to the whole area.</p> <p>This area has been recognised as having a special character in the past. The combination of building quality and generous tree planting are immediately obvious to visitors. All day long we have people arriving who park outside our homes who use the area as an entry point to the Hagley park area. This would not be possible with large multi unit dwellings each generating multiple cars that would be left parked on the road rather than garaged.</p>	Support
Sandra Caldwell/ #120.1		Oppose	Rezone Papanui Street from High Density Residential and Medium Density Residential to Residential Suburban.	
Cameron Matthews/ #121.29		Seek Amendment	The area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, should be zoned for at least High Density Residential Zone, Mixed Use Zone or equivalent density, such that they are at least above baseline Medium Density Residential Zone density limits.	
Cameron Matthews/121.29	Ivan Thomson/ #FS2047.9	Seek Amendment	<p>The area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, should be zoned for at least High Density Residential Zone, Mixed Use Zone or equivalent density, such that they are at least above baseline Medium Density Residential Zone density limits.</p> <p>Because of the latent potential of the rail corridor and feasible station locations for passenger services, and the existing lack of urban density proximal to those locations, I suggest that the area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, be zoned for at least HRZ, MUZ or equivalent density, such that they are at least above baseline MRZ density limits.</p> <p>Christchurch plays host to a passenger rail station for inter-regional trips. At present this station largely serves tourist markets, though the extant rail network within Greater Christchurch has been investigated for future suburban rail services, and further growth of especially the inter-regional services is entirely plausible. The road link to Dunedin for example is increasingly congested, low resilience, and Air New Zealand manage to make a profit on the CHC-DUN route flying about 7 return trips daily – a trip which, unlike rail, doesn't also service interstitial centres like Ashburton, Timaru, or Oamaru. Considering the rail corridors are already publicly owned, cover large</p>	Oppose

			<p>parts of the city, and with much of the fixed infrastructure costs already paid for, they represent an attractive scaffold around which the city and wider region could grow in future without excessive cost burdens for new congestion-free transport infrastructure. Emerging metropolitan centres within Christchurch such as Hornby, Riccarton, and Papanui and Sydenham all lie on this corridor, as do the Rolleston and Rangiora slightly further afield.</p> <p>Unfortunately, past spatial planning has limited the growth around the rest of the rail corridor such that suburban rail services would likely see low utilisation and limited economic viability if run on the existing rail alignments, at least without lots of new growth in suburbs feasibly served by it – suburbs like Hornby, Addington, Riccarton, Papanui, Sydenham/Moorhouse, and even Heathcote Valley, Lyttelton, Rolleston and Rangiora. This is despite the huge advantages that such congestion-free, safe, rapid travel would provide to those using it, and those benefiting from that many fewer cars on the road, such as drivers, cyclists, pedestrians, and council finances in road maintenance.</p> <p>This mismatch in location between high urban density and latent high-capacity transport infrastructure will continue to be the case at least until spatial planning allows for higher urban densities within a walkable catchment of these feasible station locations, and/or such time as the rail corridor and services garner new investment – with both requirements currently locked in a chicken and egg scenario preventing progress. Though the immediate priority in public transport investment in Christchurch is rightly on improving the bus network and upgrading the City Spine route for tramway operation, cost-free allowances might be made now for the long-term evolution of the city’s urban form and transport network by increasing the density limits in centres proximal to the existing heavy railways.</p> <p>Even if a dedicated suburban rail system was not built, or new track into the city centre laid, many of these station locations could be feasibly served even by commuter-oriented services serving a dual purpose of inter-regional travel between Dunedin and Christchurch, and commuter services across Greater Christchurch and other Canterbury urban centres like Timaru and Ashburton. Such inter-regional services seem increasingly likely to form part of a future low-emission, resilient passenger transport system, accommodating future population growth spread throughout the South Island, replacing, or complimenting the many trips currently made by car and plane, and this would help to create a more integrated, resilient, and prosperous South Island economy.</p>	
Cameron Matthews/121.29	Christchurch International Airport Limited/ #FS2052.219	Seek Amendment	<p>The area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, should be zoned for at least High Density Residential Zone, Mixed Use Zone or equivalent density, such that they are at least above baseline Medium Density Residential Zone density limits.</p> <p>Because of the latent potential of the rail corridor and feasible station locations for passenger services, and the existing lack of urban density proximal to those locations, I suggest that the area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, be zoned for at least HRZ, MUZ or equivalent density, such that they are at least above baseline MRZ density limits.</p> <p>Christchurch plays host to a passenger rail station for inter-regional trips. At present this station largely serves tourist markets, though the extant rail network within Greater Christchurch has been investigated for future suburban rail services, and further growth of especially the inter-regional services is entirely plausible. The road link to Dunedin for example is increasingly congested, low resilience, and Air New Zealand manage to make a profit on the CHC-DUN route flying about 7 return trips daily – a trip which, unlike rail, doesn’t also service interstitial centres like Ashburton, Timaru, or Oamaru. Considering the rail corridors are already publicly owned, cover large parts of the city, and with much of the fixed infrastructure costs already paid for, they represent an attractive scaffold around which the city and wider region could grow in future without excessive cost burdens for new congestion-free transport infrastructure. Emerging metropolitan centres within Christchurch such as Hornby, Riccarton, and Papanui and Sydenham all lie on this corridor, as do the Rolleston and Rangiora slightly further afield.</p> <p>Unfortunately, past spatial planning has limited the growth around the rest of the rail corridor such that suburban rail services would likely see low utilisation and limited economic viability if run on the existing rail alignments, at least without lots of new growth in suburbs feasibly served by it – suburbs like Hornby, Addington, Riccarton, Papanui, Sydenham/Moorhouse, and even Heathcote Valley, Lyttelton, Rolleston and Rangiora. This is despite the huge advantages that such congestion-free, safe, rapid travel would provide to those using it, and those benefiting from that many fewer cars on the road, such as drivers, cyclists, pedestrians, and council finances in road maintenance.</p> <p>This mismatch in location between high urban density and latent high-capacity transport infrastructure will continue to be the case at least until spatial planning allows for higher urban densities within a walkable catchment of these feasible station locations, and/or such time as the rail corridor and services garner new investment – with both requirements currently locked in a chicken and egg scenario preventing progress. Though the immediate priority in public transport investment in Christchurch is rightly on improving the bus network and upgrading the City Spine route for tramway operation, cost-free allowances might be made now for the long-term evolution of the city’s urban form and transport network by increasing the density limits in centres proximal to the existing heavy railways.</p>	Oppose

			Even if a dedicated suburban rail system was not built, or new track into the city centre laid, many of these station locations could be feasibly served even by commuter-oriented services serving a dual purpose of inter-regional travel between Dunedin and Christchurch, and commuter services across Greater Christchurch and other Canterbury urban centres like Timaru and Ashburton. Such inter-regional services seem increasingly likely to form part of a future low-emission, resilient passenger transport system, accommodating future population growth spread throughout the South Island, replacing, or complimenting the many trips currently made by car and plane, and this would help to create a more integrated, resilient, and prosperous South Island economy.	
Cameron Matthews/ #121.37		Seek Amendment	Change the zoning of the area around Addington Centre and Addington MUZ to HRZ (or at least LCIP).	
Cameron Matthews/121.37	Christchurch International Airport Limited/ #FS2052.227	Seek Amendment	Change the zoning of the area around Addington Centre and Addington MUZ to HRZ (or at least LCIP). This is consistent with both NPS-UD and the proposed District Plan Objective 15.2.3 (b) i.e., “Mixed use zones located close to the City Centre Zone transition into high density residential neighbourhoods that contribute to an improved diversity of housing type, tenure and affordability and support a reduction in greenhouse gas emissions.”	Oppose
Cameron Matthews/121.37	Christchurch International Airport Limited/ #FS2052.254	Seek Amendment	Change the zoning of the area around Addington Centre and Addington MUZ to HRZ (or at least LCIP). This is consistent with both NPS-UD and the proposed District Plan Objective 15.2.3 (b) i.e., “Mixed use zones located close to the City Centre Zone transition into high density residential neighbourhoods that contribute to an improved diversity of housing type, tenure and affordability and support a reduction in greenhouse gas emissions.”	Oppose
Cameron Matthews/ #121.43		Seek Amendment	Change the zoning of the area around Addington Centre and the Addington Mixed Use Zone to a High Density Residential Zone.	
Cameron Matthews/121.43	Christchurch International Airport Limited/ #FS2052.233	Seek Amendment	<p>Change the zoning of the area around Addington Centre and the Addington Mixed Use Zone to a High Density Residential Zone.</p> <p>The area around both it, and around Addington MUZ is changed to HRZ (or at least LCIP), consistent with both NPS-UD and the proposed District Plan Objective 15.2.3 (b) i.e., “Mixed use zones located close to the City Centre Zone transition into high density residential neighbourhoods that contribute to an improved diversity of housing type, tenure and affordability and support a reduction in greenhouse gas emissions.”</p> <p>While the extent of this zone extends from Riccarton Rd to Blenheim Rd – the latter of which has no core Public Transport routes – the nearby suburb of Addington – particularly at the intersection of Whiteleigh and Lincoln Roads – is served by two core PT routes, and is proximal to housing, employment, and local retail/commercial/hospitality venues, but has no up-zoning planned – at least none exceeding baseline density requirements of the MDRS.</p> <p>Addington should be up-zoned to a Local Centre (Medium) and increased density in the surrounding neighbourhood permitted, by implementation of HRZ, or a Local Centre Intensification Precinct, or an equivalent mechanism.</p> <p>According to NPS-UD 2020 Policy 3d; our district plan must enable “within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and densities of urban form commensurate with the level of commercial activity and community services”. Given this graduated approach to density around neighbourhood cores is an expected outcome of NPS-UD, we apply this to Mixed Use Zone’s also, and should permit increased densities of development adjacent to the proposed Mixed Use Zone, which is served by two Core frequent PT lines.</p> <p>As proposed, the MUZ zone terminates abruptly in the middle of Addington, most sharply illustrated (see Figure 29) across Clarence Street South, where there is also no buffer around the LCZ zone of building heights “commensurate with the level of commercial activity”.</p>	Oppose

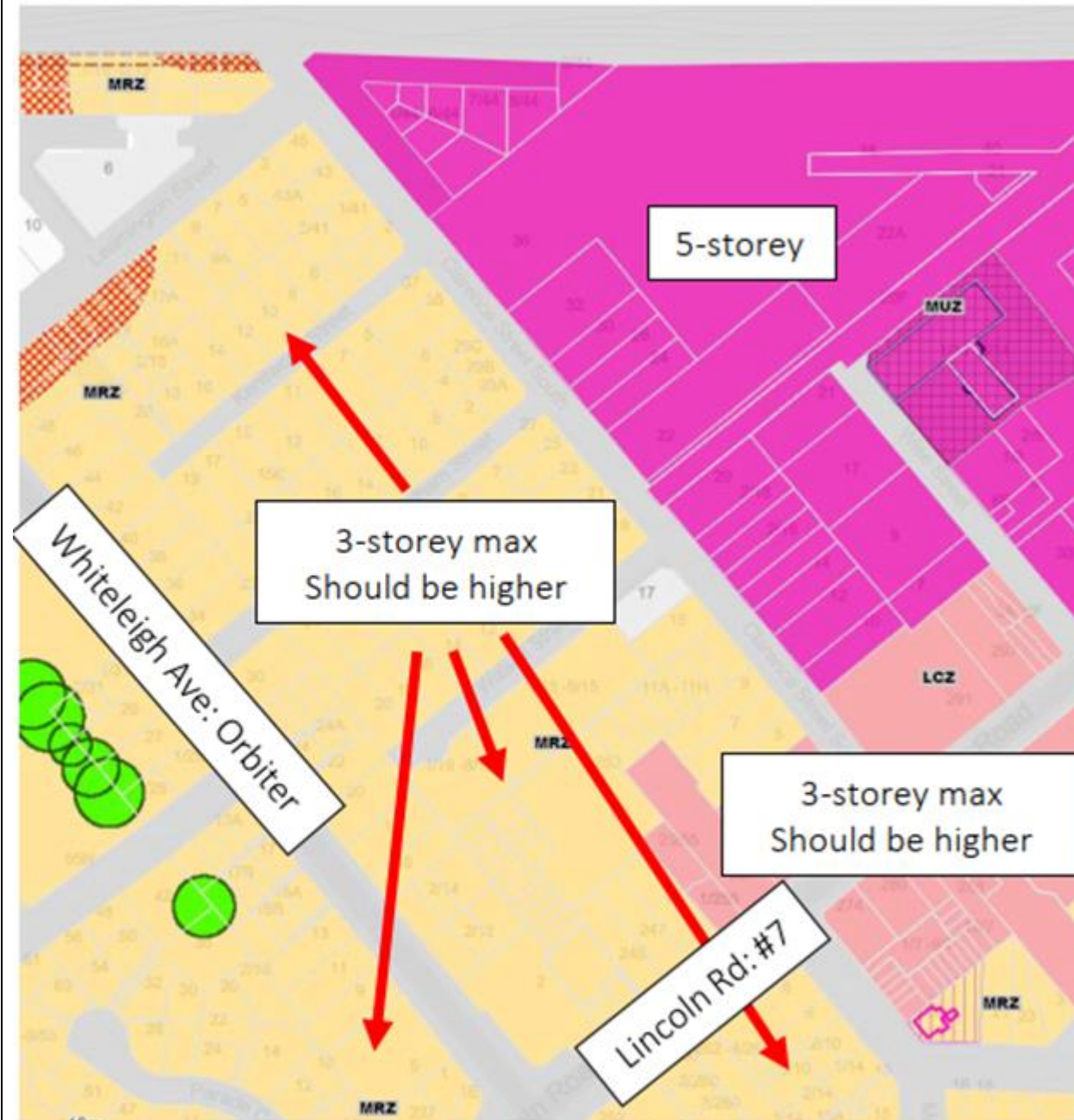


Figure 29 Addington proposed zoning exhibits only 3-storey densities in parts of commercial zone fronting Lincoln Road. Not only should this be higher, but a walkable catchment of housing should be too. The sharp difference in building densities in the adjacent MUZ is anomalous.

The anomaly here may be due in part to a misapplication of the proposed mixed-use policy (Policy 15.2.3.2 (a)), which seeks of MUZ areas: “...limiting their future growth and development to ensure commercial activity... is focussed within the network of commercial centres”. As Addington (and New Brighton for that matter) is such a centre, it is clearly inappropriate. This policy (15.2.3.2) should be revised with respect to MUZ areas adjacent to or forming part of commercial centres, as in Addington’s case. The current wording incorrectly implies that all MUZ areas are not within the strategic network of commercial centres, as Addington’s is.

Regarding wider impact, since the plan does not currently permit higher densities here than in other parts of the city (not subject to QM’s) which are far less-well connected to employment, retail, and entertainment opportunities, it incentivises growth in those more peripheral areas rather than preferentially in better connected and more central suburbs. This in-effect undermines the goals of NPS-UD and the (good) motivation behind CCC’s (flawed) Low PT Accessibility QM – i.e., that of concentrating growth in central and well-connected areas more economically served with reticulated utilities and transport infrastructure.

This effect is evident looking further down Lincoln Road to Aidanfield, where a new Town Centre Zone (TCZ) surrounded by HRZ is proposed on what’s now largely farmland. While I’m not opposed to this Aidanfield development (since it is infilling a strange rural exclave rather than sprawling the periphery of the city), it is nonsensical to provide for such intensive development farther away from the city centre before allowing higher levels of development in the existing urban footprint, along the same transit corridor, in the more centrally located suburb of Addington. Both locations share the same Core radial transit route of the #7, but in Addington’s

			case it also has the Orbiter service to connect it frequently with adjacent Key Activity Centres of Riccarton and Barrington. Aidanfield has the #60 to serve a similar function to connect it to Wigram, but that is a lower-frequency line connecting with lower-activity centres. Addington is also a walkable distance to the city centre, a feature lacking in Aidanfield.	
Cameron Matthews/ #121.47		Support	Around the Sydenham south commercial area, up-zone sites within blocks containing parts of Local Centre Zones from Medium Density Residential Zone to High Density Residential Zone to match the building height and density limits of the zone (i.e. to 14m).	
Cameron Matthews/121.47	Christchurch International Airport Limited/ #FS2052.237	Support	Around the Sydenham south commercial area, up-zone sites within blocks containing parts of Local Centre Zones from Medium Density Residential Zone to High Density Residential Zone to match the building height and density limits of the zone (i.e. to 14m). Around the Sydenham south commercial area, up-zone sites within blocks containing parts of Local Centre Zones from Medium Density Residential Zone to High Density Residential Zone to match the building height and density limits of the zone (i.e. to 14m).	Oppose
Philip Rance/ #122.2		Oppose	Opposes the increased level of housing intensification in areas indicated by the Council.	
Paul Cary/ #130.1		Oppose	That the High Density Residential Zone to be limited to the inner city and commercial areas as originally proposed.	
Paul Cary/130.1	Anne Dingwall/ #FS2037.201	Oppose	That the High Density Residential Zone to be limited to the inner city and commercial areas as originally proposed. The proposed Plan Change 14 will significantly reduce the amenity values, character and current quality of our neighbourhood.	Support
Tiffany Boyle/ #132.2		Oppose	Revoke the idea of high rise housing buildings in Hornby and work to rebuild existing infrastructure to handle the current demand in the area.	
Colin McGavin/ #140.3		Seek Amendment	[T]hat the boundary line for High Density Residential zoning [in Papanui] be along Harewood Road and Main North Road to the North and West, and the area to the South and East of this boundary line is zoned Residential Suburban.	
Colin McGavin/ #140.5		Seek Amendment	[T]hat the boundary line for High Density Residential zoning [in Papanui] be along Harewood Road and Main North Road to the North and West, and the area to the South and East of this boundary line is zoned Residential Suburban.	
Sue Sunderland/ #142.1		Seek Amendment	[Reduce extent of High Density Residential Zone and limit to] within the four avenues or the area of Riccarton between Riccarton and Blenheim Roads.	
Sue Sunderland/142.1	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.33	Seek Amendment	[Reduce extent of High Density Residential Zone and limit to] within the four avenues or the area of Riccarton between Riccarton and Blenheim Roads. if Chch city wants to implement a change to the Plan in Chapter 14 then do this within the city's four avenues. There are plenty of empty sections here that could have huge residential developments and accommodate high density living. To put a 4-10 storey new build in an already cluttered neighbourhood like Merivale where the roads are narrow, there is already high traffic congestion from the private and general schools, Merivale Mall, St George's, Nurse Maude and Merivale Village will only exacerbate the problems of a fragile community. Carlton Mill Road to Rossall Street across to Papanui Road and through to Heaton Street [was converted to business/commercial use after the earthquakes - was intended to be temporary]	Support
Papanui Heritage Group/ #151.1		Oppose	Opposed to the High Density Residential Zone extending into the residential streets of Papanui and seek that it is greatly reduced and excludes the following streets - St James Avenue, Windermere Road, Gambia Street, Dormer Street, Perry Street, Halton Street, Paparoa Street, Rayburn Avenue and Tomes Road.	
Papanui Heritage Group/151.1	Anne Dingwall/ #FS2037.215	Oppose	Opposed to the High Density Residential Zone extending into the residential streets of Papanui and seek that it is greatly reduced and excludes the following streets - St James Avenue, Windermere Road, Gambia Street, Dormer Street, Perry Street, Halton Street, Paparoa Street, Rayburn Avenue and Tomes Road. Papanui is a popular suburb whose character comes from a range of building styles dating from the 1890s to the present day, and the presence of many street-side trees. The fifteen Memorial Avenues planted following World War II as memorials to those Christchurch citizens who died in the war, are a special feature of Papanui. Some streets adjoining the memorial avenues have also been planted and now make for a most attractive streetscape: Rayburn Avenue being a prime example.	Support
Papanui Heritage Group/151.1	Chapman Tripp/ #FS2063.17	Oppose	Opposed to the High Density Residential Zone extending into the residential streets of Papanui and seek that it is greatly reduced and excludes the following streets - St James Avenue, Windermere Road, Gambia Street, Dormer Street, Perry Street, Halton Street, Paparoa Street, Rayburn Avenue and Tomes Road. Papanui is a popular suburb whose character comes from a range of building styles dating from the 1890s to the present day, and the presence of many street-side trees. The fifteen Memorial Avenues planted following World War II as memorials to those Christchurch citizens who died in the war, are a special feature of Papanui. Some streets adjoining the memorial avenues have also been planted and now make for a most attractive streetscape: Rayburn Avenue being a prime example.	Oppose
Papanui Heritage Group/151.1	Chapman Tripp/ #FS2064.17	Oppose		Oppose

			<p>Opposed to the High Density Residential Zone extending into the residential streets of Papanui and seek that it is greatly reduced and excludes the following streets - St James Avenue, Windermere Road, Gambia Street, Dormer Street, Perry Street, Halton Street, Paparoa Street, Rayburn Avenue and Tomes Road.</p> <p>Papanui is a popular suburb whose character comes from a range of building styles dating from the 1890s to the present day, and the presence of many street-side trees. The fifteen Memorial Avenues planted following World War II as memorials to those Christchurch citizens who died in the war, are a special feature of Papanui. Some streets adjoining the memorial avenues have also been planted and now make for a most attractive streetscape: Rayburn Avenue being a prime example.</p>	
Papanui Heritage Group/ #151.3		Oppose	Opposed to the High Density Residential zone extending along Papanui Road	
Papanui Heritage Group/151.3	Anne Dingwall/ #FS2037.217	Oppose	Opposed to the High Density Residential zone extending along Papanui Road With High Density Residential zoning on both side of the road there will be an inevitable loss of trees and street facing gardens. Instead, these will eventually be replaced by dreary multi-level tower blocks, which will do little to encourage residents to walk and explore their suburb.	Support
Papanui Heritage Group/ #152.1		Oppose	Opposed to the High Density Residential Zone extending into the residential streets of Papanui and seek that it is greatly reduced and excludes the following streets - St James Avenue, Windermere Road, Gambia Street, Dormer Street, Perry Street, Halton Street, Paparoa Street, Rayburn Avenue and Tomes Road.	
Papanui Heritage Group/ #152.3		Oppose	Opposed to the High Density Residential zone extending along Papanui Road	
Susan Peake/ #153.2		Oppose	That the proposed zoning for the eight Papanui Living Streets (including Grants Road, Gambia, Mary, Proctor, Frank, Wyndham, Loftus and Horner Streets) be changed from being classified as residential high density and revert to residential medium density housing [See submission attachments for reference photo].	
Maureen McGavin/ #156.3		Seek Amendment	[T]hat the boundary line for High Density Residential zoning [in Papanui] be along Harewood Road and Main North Road to the North and West, and the area to the South and East of this boundary line is zoned Residential Suburban.	
Maureen McGavin/ #156.5		Seek Amendment	[T]hat the boundary line for High Density Residential zoning [in Papanui] be along Harewood Road and Main North Road to the North and West, and the area to the South and East of this boundary line is zoned Residential Suburban.	
Susan Thomas/ #158.2		Seek Amendment	[Remove HRZ in Dallington]	
Simon Smith/ #160.1		Oppose	It is requested that the proposed rezoning of the eastern portion of Strowan to High Density Residential is rejected.	
Marilyn Goulter/ #161.1		Seek Amendment	Do not zone the area around Oakhampton Street in Hornby High Density Residential Zone	
James and Adriana Baddeley/ #164.1		Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified as a Medium Density Residential zone and a Residential Character Overlay Area.	
Catherine & Peter Baddeley/ #165.2		Seek Amendment	[That] the area consisting of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) [be zoned MRZ instead of HRZ]	
Lindsay Sandford/ #166.1		Seek Amendment	<p>Zoning should be introduced in a staged manner.</p> <p>Using Leicester Crescent in Halswell as an example, my request would be to only classify the streets immediately surrounding the nearby "Town centre zone" (which currently doesn't have a single commercial building), and the major surrounding roads as HRZ, then notify a "pathway" for streets further away (such as Leicester Crescent) to be reclassified as HRZ when a certain percentage (e.g. 50%) of housing closer to the "Town centre zone" has already been developed as higher density housing.</p>	
David Gibbons/ #176.1		Seek Amendment	Remove the High Density Residential Zoning on Allister Avenue and within 500m of Elmwood School on Leinster Road.	
Rosanne Hawarden/ #182.1		Oppose	Opposes the change to the current zoning of suburban residential transitional zoning around Jane Deans Close, Riccarton. [The area in question has been zoned as a High Density Residential Zone under the proposed PC14].	
Rosanne Hawarden/182.1	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.14	Oppose	Opposes the change to the current zoning of suburban residential transitional zoning around Jane Deans Close, Riccarton. [The area in question has been zoned as a High Density Residential Zone under the proposed PC14]. The current zoning suits this area of Riccarton very well and has resulted in pleasant family orientated dwellings with adequate gardens and community facilities suited to it. By changing the zoning to high density the character of the suburb will be lost, schools and communities will suffer, markets will change and families move away. Purveyors of addictive substances are already moving into the area, which the residents have actively attempted to stop. The ribbon development along Riccarton Road is more than adequate with plentiful shops and restaurants around the hub of the Westfield Mall further away.	Support
Nick Dore/ #185.1		Seek Amendment	<p>Oppose HRZ of block of land bounded by Papanui Road, Normans Road, Watford St and Blighs Road (Planning Map 24)</p> <p>Seeks this to be MDRZ (currently RS in the District Plan)</p>	
Riccarton Bush - Kilmarnock Residents' Association/ #188.14		Seek Amendment	[That] Jane Deans Close retain[s] its current zoning of Residential Suburban Density Transition [RSDT] [instead of HRZ]	

Riccarton Bush - Kilmarnock Residents' Association/188.14	Tony Dale/ #FS2036.12	Seek Amendment	[That] Jane Deans Close retain[s] its current zoning of Residential Suburban DensityTransition [RSDT] [instead of HRZ] [Relates to request for a Qualifying Matter for character]. We submit that [HRZ] level of development is inappropriate because of its special character and socialsignificance, and recognising its importance as an ANZAC memorial street. The zone already adequately provides potential for infill and redevelopment at higher densities thanthose in a Residential Suburban Zone.	Support
Riccarton Bush - Kilmarnock Residents' Association/188.14	Anne Dingwall/ #FS2037.251	Seek Amendment	[That] Jane Deans Close retain[s] its current zoning of Residential Suburban DensityTransition [RSDT] [instead of HRZ] [Relates to request for a Qualifying Matter for character]. We submit that [HRZ] level of development is inappropriate because of its special character and socialsignificance, and recognising its importance as an ANZAC memorial street. The zone already adequately provides potential for infill and redevelopment at higher densities thanthose in a Residential Suburban Zone.	Support
Riccarton Bush - Kilmarnock Residents' Association/188.14	Christchurch International Airport Limited/ #FS2052.299	Seek Amendment	[That] Jane Deans Close retain[s] its current zoning of Residential Suburban DensityTransition [RSDT] [instead of HRZ] [Relates to request for a Qualifying Matter for character]. We submit that [HRZ] level of development is inappropriate because of its special character and socialsignificance, and recognising its importance as an ANZAC memorial street. The zone already adequately provides potential for infill and redevelopment at higher densities thanthose in a Residential Suburban Zone.	Support
Riccarton Bush - Kilmarnock Residents' Association/ #188.17		Seek Amendment	[That] Matai Street West ncluding Kahikatea Lane, Nikau Place, Harakeke St to the bridge, and Kereru Lane is zoned Residential Suburban [instead of HRZ]	
Riccarton Bush - Kilmarnock Residents' Association/188.17	Anne Dingwall/ #FS2037.254	Seek Amendment	[That] Matai Street West ncluding Kahikatea Lane, Nikau Place, Harakeke St to the bridge, and Kereru Lane is zoned Residential Suburban [instead of HRZ] [Relates to request for Qualifying Matter] Wesubmit this street, and the area directly north up to the river, is inappropriate for 6-storey development close to the street and river.Both sidesof the street as far up as the Avon River (including Kahikatea Lane, NikauPlace, Harakeke St to the bridge, and Kereru Lane), should be zoned ResidentialSuburban for environmental, safety and character reasons. 6-storeyhigh-density development in Matai Street West would, we submit: ● Significantlyshade the north side of the street including the cycleway (a pedestrian andcycle safety issue, particularly in winter) ● Increase vehicle trafficcongestion ● Place more pressure on on-street parking ● Place roadside trees atrisk (either from shading, root disturbance, increased traffic or byencouraging their removal by developers). ● Result in other mature trees onsite being removed (very few are council-protected) ● Overlook and adverselyimpact the Avon River corridor and properties on the north bank of the river ●Overlook Britten Stables and Mona Vale ● Adversely affect the character andsocial coherence that exists in the Matai Street West community. Restrictingintensification would maintain existing building heights and recognise theimportance of the setting, surroundings and context of the environment,including, but not limited to safety, amenity, character and items ofhistorical significance. Thissubmission is supported in an initial assessment by Landscape Architects, KamoMarsh [Appendix 4].	Support
Riccarton Bush - Kilmarnock Residents' Association/188.17	Christchurch International Airport Limited/ #FS2052.302	Seek Amendment	[That] Matai Street West ncluding Kahikatea Lane, Nikau Place, Harakeke St to the bridge, and Kereru Lane is zoned Residential Suburban [instead of HRZ] [Relates to request for Qualifying Matter]	Support

			<p>We submit this street, and the area directly north up to the river, is inappropriate for 6-storey development close to the street and river. Both sides of the street as far up as the Avon River (including Kahikatea Lane, Nikau Place, Harakeke St to the bridge, and Kereru Lane), should be zoned Residential Suburban for environmental, safety and character reasons.</p> <p>6-storey high-density development in Matai Street West would, we submit: • Significantly shade the north side of the street including the cycleway (a pedestrian and cycle safety issue, particularly in winter) • Increase vehicle traffic congestion • Place more pressure on on-street parking • Place roadside trees at risk (either from shading, root disturbance, increased traffic or by encouraging their removal by developers). • Result in other mature trees on sites being removed (very few are council-protected) • Overlook and adversely impact the Avon River corridor and properties on the north bank of the river • Overlook Britten Stables and Mona Vale • Adversely affect the character and social coherence that exists in the Matai Street West community.</p> <p>Restricting intensification would maintain existing building heights and recognise the importance of the setting, surroundings and context of the environment, including, but not limited to safety, amenity, character and items of historical significance.</p> <p>This submission is supported in an initial assessment by Landscape Architects, Kamo Marsh [Appendix 4].</p>	
Riccarton Bush - Kilmarnock Residents' Association/ #188.19		Seek Amendment	[That] the walking distances to Riccarton centre boundaries (which we understand the legislation states defines the extent of high density 6-storey residential zones) be reconsidered based, not on distance, but on time taken to walk to key amenities in the centre zone.	
Riccarton Bush - Kilmarnock Residents' Association/188.19	Anne Dingwall/ #FS2037.256	Seek Amendment	<p>[That] the walking distances to Riccarton centre boundaries (which we understand the legislation states defines the extent of high density 6-storey residential zones) be reconsidered based, not on distance, but on time taken to walk to key amenities in the centre zone.</p> <p>One of the stated aims of the intensification legislation is to discourage the use of cars by incentivising people to walk to key amenities. However, the extent of high-density residential zones is loosely based on walking distances, not verified walking times; and the distances are measured to centre boundaries, not to key amenities such as supermarkets. We submit walking times should be calculated to key amenities because, where centres are long and narrow, such as Riccarton, the walking time becomes impossibly long. A clear example is the city planners' decision to define the eastern boundary of the Riccarton town centre at the corner of Riccarton Rd and Harakeke St. The only amenities at that corner are a medical rooms/pharmacy and a Domino's Pizza shop.</p>	Support

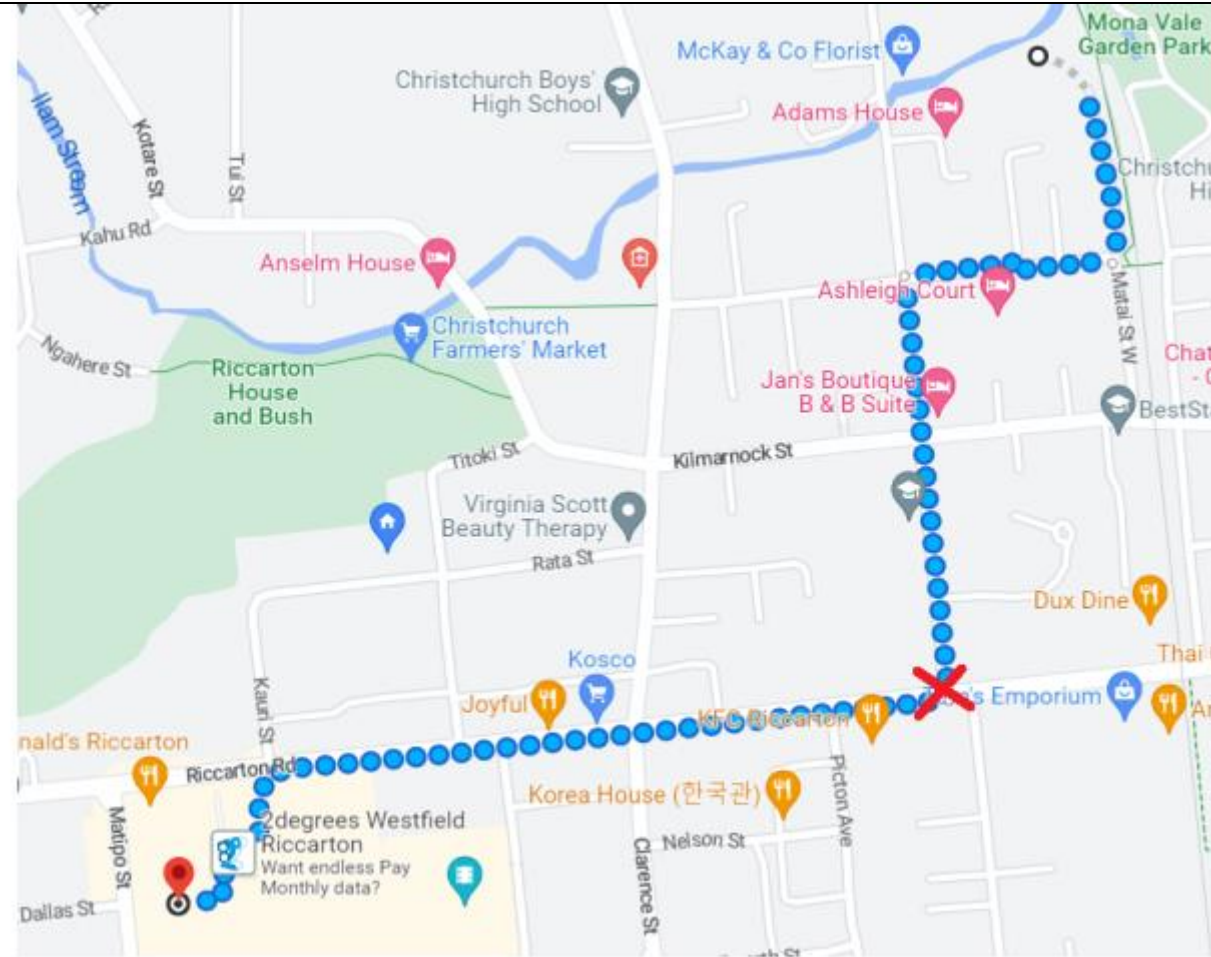


Figure 17 - Walking times/distances

We tested walking times and, walking the shortest route, the blue dotted line, from the north-west edge of the high-density zone (Kereru Lane) to the Harakeke St corner it takes 10 minutes, but then it is another ten minutes to the supermarket in Westfield Mall. That is 20 minutes to a critically important amenity and another 20 minutes talking back, and we did not conduct our test carrying bags of groceries, nor did we test it for people of varying abilities. This was not what the legislation intended and it calls into question again the thoroughness of the assessment of the social impacts of PC14.

Instead:

- Walking times should be based on the time it takes to walk to key amenities.
- Centre boundaries, if they are required to be used to determine the extent of 6-storey (walkable) zones, should be adjusted accordingly.
- Walking times should be tested in real time taking into account local conditions such as traffic, controlled intersections and any other barriers.
- They should take into account pedestrian capability, and not assume everyone is equally able.

Riccarton Bush - Kilmarnock Residents' Association/188.19

Christchurch International Airport Limited/ #FS2052.304

Seek Amendment

[That] the walking distances to Riccarton centre boundaries (which we understand the legislation states defines the extent of high density 6-storey residential zones) be reconsidered based, not on distance, but on time taken to walk to key amenities in the centre zone.

One of the stated aims of the intensification legislation is to discourage the use of cars by incentivising people to walk to key amenities. However, the extent of high-density residential zones is loosely based on walking distances, not verified walking times; and the distances are measured to centre boundaries, not to key amenities such as supermarkets. We submit walking times should be calculated to key amenities because, where centres are long and narrow, such as Riccarton, the walking time becomes impossibly long. A clear example is the city planners' decision to define the eastern boundary of the Riccarton town centre at the corner of Riccarton Rd and Harakeke St. The only amenities at that corner are a medical rooms/pharmacy and a Domino's Pizza shop.

Support

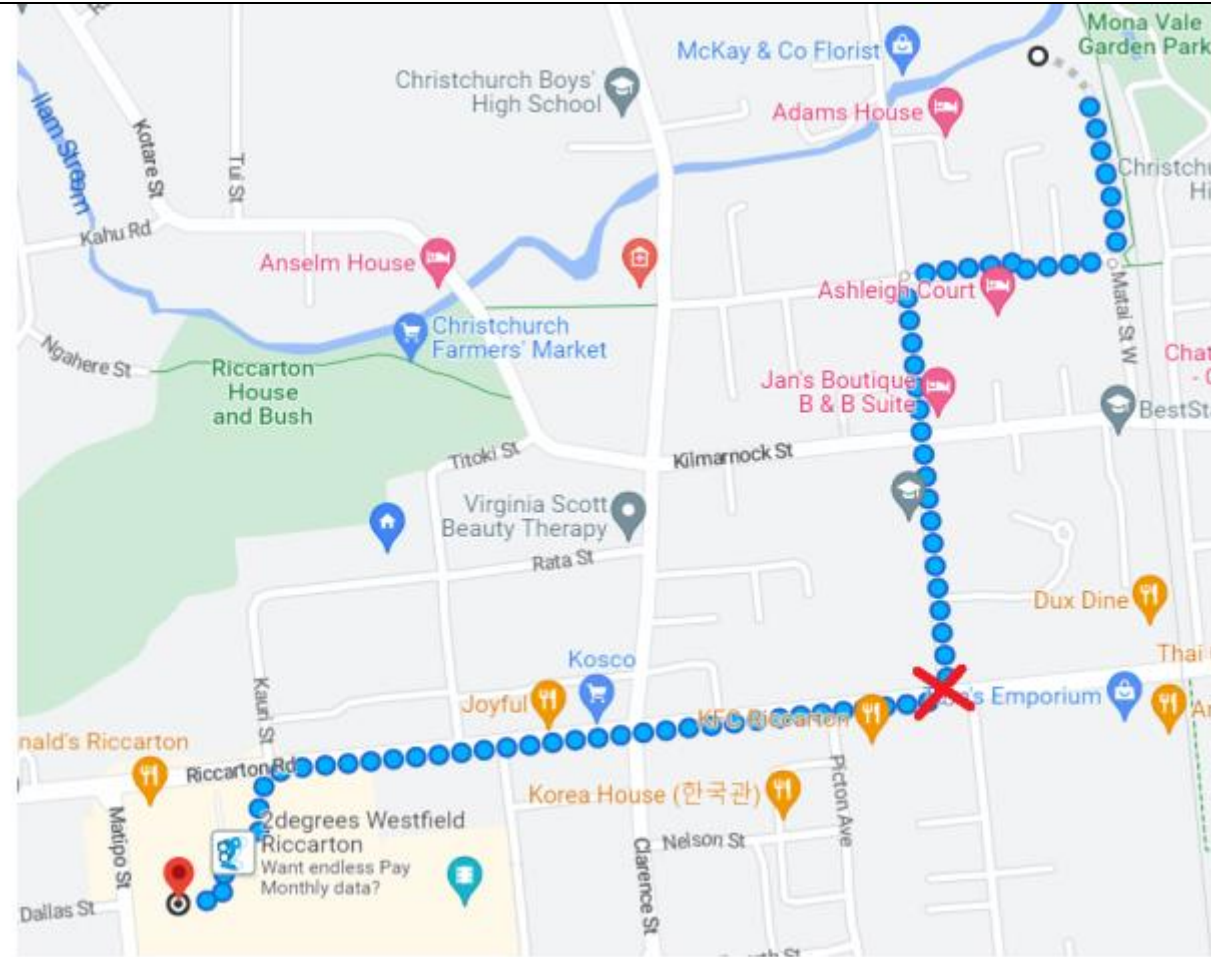


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Instead:

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			<p>Figure 17 - Walking times/distances</p> <p>We tested walking times and, walking the shortest route, the blue dotted line, from the north-westedge of the high-density zone (Keruru Lane) to the Harakeke St corner it takes 10 minutes, but then it is another ten minutes to the supermarket in Westfield Mall. That is 20 minutes to a critically important amenity and another 20 minutes talking back, and we did not conduct our test carrying bags of groceries, nor did we test it for people of varying abilities. This was not what the legislation intended and it calls into question again the thoroughness of the assessment of the social impacts of PC14.</p> <p>Instead:</p> <ul style="list-style-type: none"> • Walking times should be based on the time it takes to walk to key amenities. • Centre boundaries, if they are required to be used to determine the extent of 6-storey (walkable) zones, should be adjusted accordingly. • Walking times should be tested in real time taking into account local conditions such as traffic, controlled intersections and any other barriers. • They should take into account pedestrian capability, and not assume everyone is equally able. 	
<p>Riccarton Bush - Kilmarnock Residents' Association/188.19</p>	<p>Kāinga Ora/ #FS2082.102</p>	<p>Seek Amendment</p>	<p>[That] the walking distances to Riccarton centre boundaries (which we understand the legislation states defines the extent of high density 6-storey residential zones) be reconsidered based, not on distance, but on time taken to walk to key amenities in the centre zone.</p> <p>One of the stated aims of the intensification legislation is to discourage the use of cars by incentivising people to walk to key amenities. However, the extent of high-density residential zones is loosely based on walking distances, not verified walking times; and the distances are measured to centre boundaries, not to key amenities such as supermarkets. We submit walking times should be calculated to key amenities because, where centres are long and narrow, such as Riccarton, the walking time becomes impossibly long. A clear example is the city planners' decision to define the eastern boundary of the Riccarton town centre at the corner of Riccarton Rd and Harakeke St. The only amenities at that corner are a medical rooms/pharmacy and a Domino's Pizza shop.</p>	<p>Oppose</p>

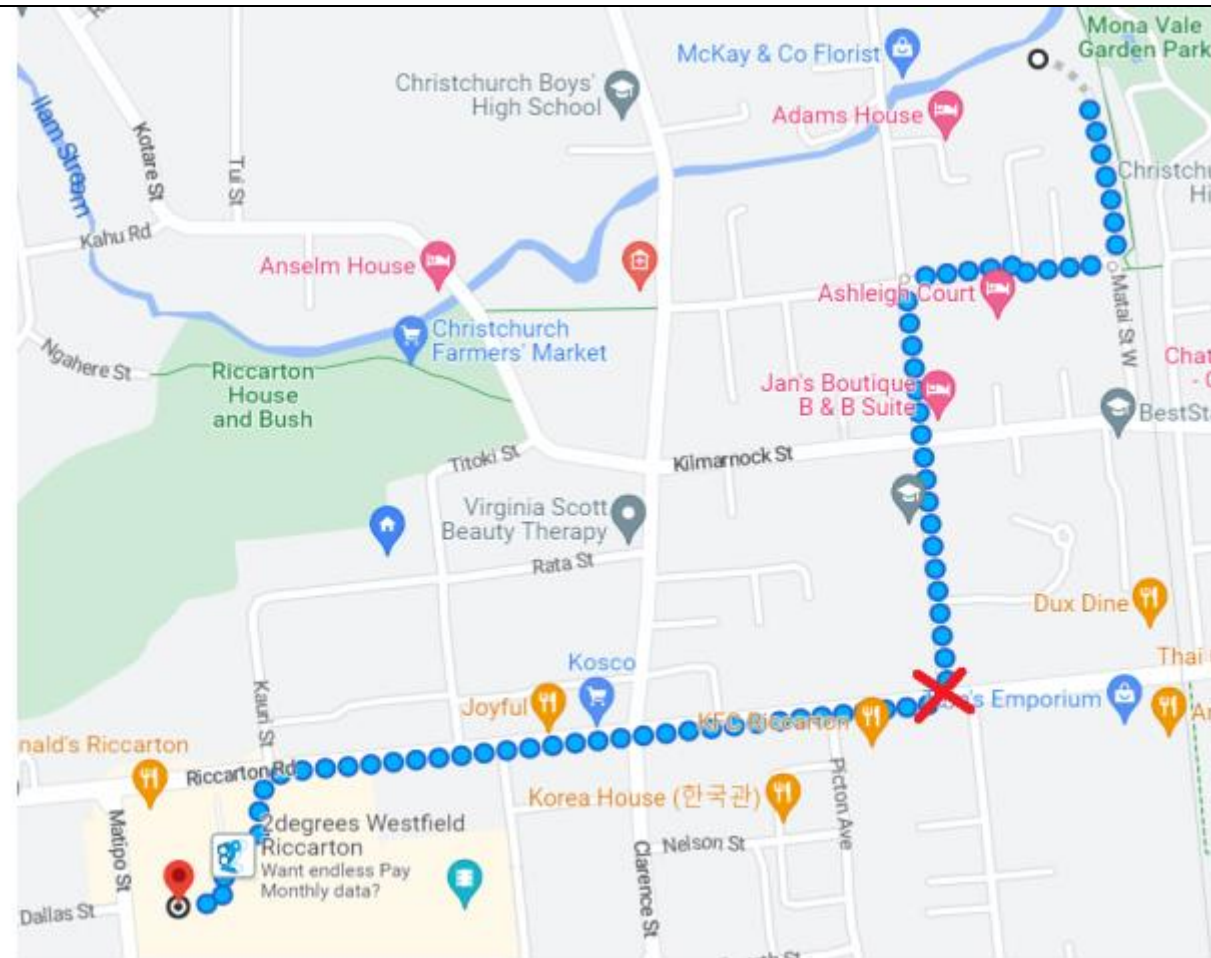


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- They should take into account pedestrian capability, and not assume everyone is equally able.

Riccarton Bush - Kilmarnock Residents' Association/188.19

Robert Broughton/ #FS2083.34

Seek Amendment

[That] the walking distances to Riccarton centre boundaries (which we understand the legislation states defines the extent of high density 6-storey residential zones) be reconsidered based, not on distance, but on time taken to walk to key amenities in the centre zone.

One of the stated aims of the intensification legislation is to discourage the use of cars by incentivising people to walk to key amenities. However, the extent of high-density residential zones is loosely based on walking distances, not verified walking times; and the distances are measured to centre boundaries, not to key amenities such as supermarkets. We submit walking times should be calculated to key amenities because, where centres are long and narrow, such as Riccarton, the walking time becomes impossibly long. A clear example is the city planners' decision to define the eastern boundary of the Riccarton town centre at the corner of Riccarton Rd and Harakeke St. The only amenities at that corner are a medical rooms/pharmacy and a Domino's Pizza shop.

Support

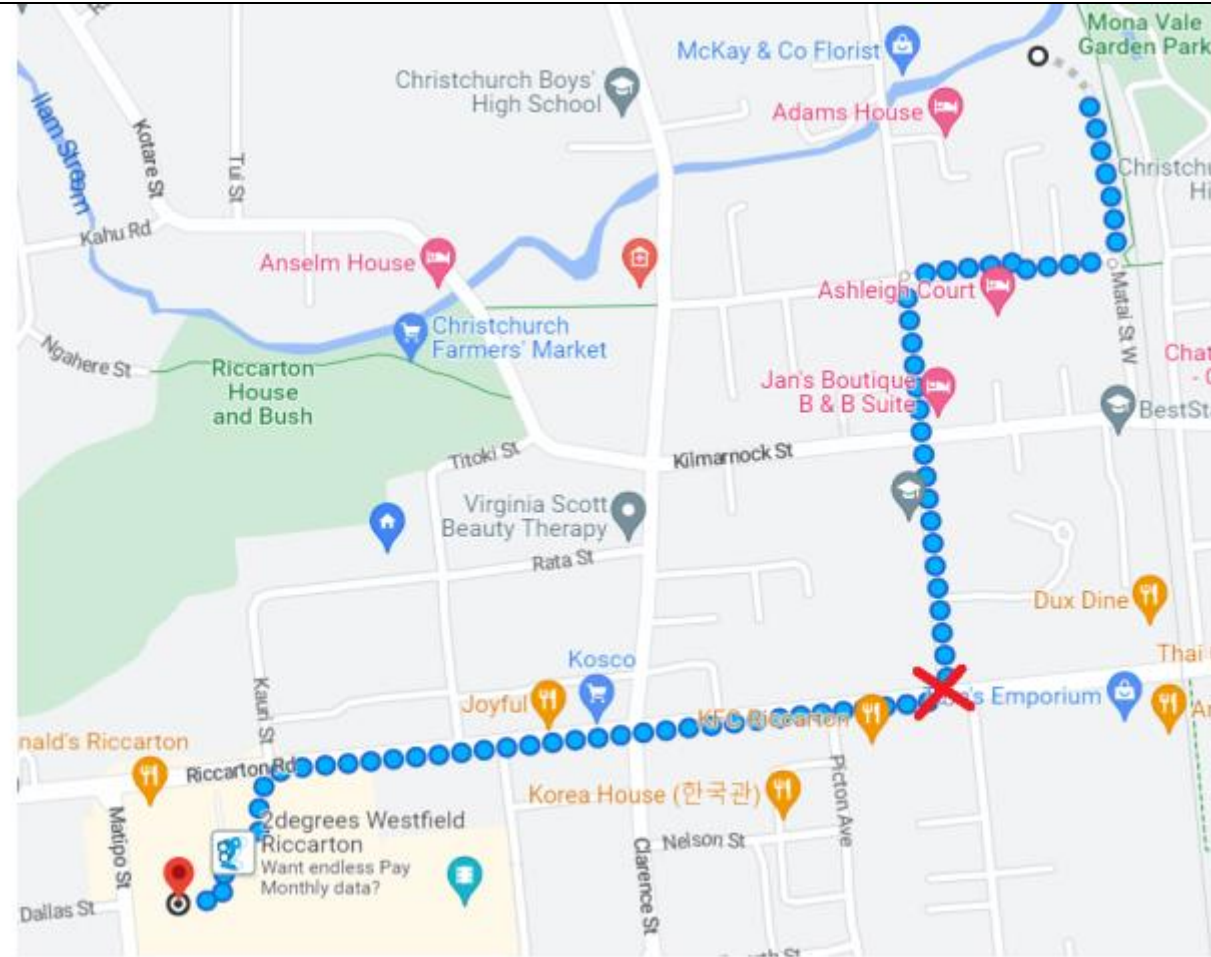


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Joshua Wight/ #199.5		Seek Amendment	Oppose restrictions on buildings above 14 m.	
Joshua Wight/199.5	Anne Dingwall/ #FS2037.280	Seek Amendment	<p>Oppose restrictions on buildings above 14 m.</p> <p>Restricting buildings above 14m defeats the purpose of NPS-UD by making it much less attractive for developers to build denser apartment-style buildings. Buildings in the HRZ are overly constrained by the rules for recession planes, setbacks, height limits, and building separation. In areas with older sites (e.g Riccarton, Papanui, city centre), the smaller than average site width combined with the aggressive rules means that a 5-storey house is largely not permitted. Given that units taller than 3-stories require additional investments (fire safety controls, lifts), this effectively limits feasible development in some HRZ areas to 3-storeys. Even on sites where the width is equal to the city-wide average width of 20 m, the width of the 5th floor of a building is limited to just 6 m. This reduces the feasibility of building 5-storey units. The rules for buildings in the HRZ are unnecessarily harsh, with the unintended consequence of promoting 3-storey houses over higher-density developments.</p> <p>Higher density areas allow more people to live closer to key bus routes, employment, services and amenities. These benefits will be mitigated by the harsh recession planes detailed in 14.6.2.2.b, which make it more financially feasible for developers to build 3-storeys than the intended higher density. Given that the council accepts that areas like Riccarton should be allowed to build taller than 3-storeys, then why are these rules applied in a way that limits development to just 3-storeys? These rules are at-odds with the direction of the NPS-UD, and as such we [the submitter] believe[s] that they should be relaxed or removed entirely.</p>	Oppose
Addington Neighbourhood Association / #205.37		Seek Amendment	That the Spine [Brougham Street Expressway between Waltham Road and Barrington Street] and other traffic corridors be subject to lower density residential standards than the proposed provisions allow for.	

Addington Neighbourhood Association /205.37	Kāinga Ora/ #FS2082.157	Seek Amendment	That the Spine [Brougham Street Expressway between Waltham Road and Barrington Street] and other traffic corridors be subject to lower density residential standards than the proposed provisions allow for. The Spine and other traffic corridors need to have restrictions on the amount of intensification along it, if the result will be that more traffic will flow from properties along it, on to an already overloaded transport route. In particular, properties along the should be restricted from higher density, as there are already problems with traffic entering and exiting this main traffic corridor from the properties opening on to it and traffic is expected to increase over the next 20 years.	Oppose
Emma Wheeler/ #206.3		Seek Amendment	Removing St James Avenue and Windermere Road from the intensification plan.	
Amie Cocking/ #208.1		Oppose	Reject the rule changes that allow for higher intensity residential development outside of the inner city (Four Avenues).	
Pauline McEwen/ #211.5		Seek Amendment	That the area at the eastern end of Rugby Street be zoned Medium Density Residential instead of the proposed High Density Residential	
Graham Thomas Blckett/ #215.3		Seek Amendment	That all of the area of St Albans north of Bealey Avenue and south of Edgeware Road be zoned Medium Density Residential [instead of High Density Residential].	
Russell Wills/ #216.1		Seek Amendment	[No High Density Residential zone in Hornby]	
Martin Snelson/ #220.2		Seek Amendment	Amend the High Density Residential Zone [surrounding] the proposed North Halswell town centre, to [apply] to the areas being developed and not to those newly built areas	
Martin Snelson/ #220.11		Seek Amendment	[Retain current zoning in those parts of north Halswell that have already been developed]	
Cynthia Snelson/ #221.2		Seek Amendment	Amendthe High Density Residential Zone [surrounding] the proposed North Halswell town centre, to [apply] tothe areas being developed and not to those newly built areas	
Cynthia Snelson/ #221.11		Seek Amendment	[Retain current zoning in those parts of north Halswell that have already been developed]	
Deans Avenue Precinct Society Inc./ #222.2		Oppose	Oppose High Density Residential Zoning on sites that are bounded by the following streets on Planning Map 31 and 38. - North: Matai St East - West: Deans Ave - South: Moorhouse Ave - East: Railway line Except for sites located along/facing Riccarton Road, on the Guest Accommodation block, and the old Saleyards site (they can be High Density Residential Zone).	
Deans Avenue Precinct Society Inc./222.2	Anne Dingwall/ #FS2037.306	Oppose	Oppose High Density Residential Zoning on sites that are bounded by the following streets on Planning Map 31 and 38. - North: Matai St East - West: Deans Ave - South: Moorhouse Ave - East: Railway line Except for sites located along/facing Riccarton Road, on the Guest Accommodation block, and the old Saleyards site (they can be High Density Residential Zone). We oppose the Deans Avenue Precinct Society area becoming HRZ residential at this time, except for the areas noted. We consider that we do not meet the criteria in 14.2.7 Objective – High Density Residential Zone, to enable HRZ commensurate with demand, community facilities etc and 14.2.7.2 Policy (high density location to enable HRZ within walking catchment of city centre, town centre (Riccarton)).	Support

			<p>The focus for HRZ development in Christchurch must be on the central city for the next 5-10 years. Without a significant residential population in the central area, Christchurch will be a less vibrant, lively and attractive place bringing in tourists and those from the wider Christchurch and Canterbury areas. We need to fully capture the post-earthquake opportunity to make the central city a great place to live, especially for young people.</p> <p>Encouraging high density immediately adjacent to the centre in areas such as ours has the potential to reduce much needed residential development in the CBD. This gives the opportunity to do more work to ensure that new 4-6 storey blocks randomly placed in an area that is already densely developed with 1-2 storey units do not unreasonably affect the existing community.</p> <p>DAPS is largely outside the “walking catchment” of either Riccarton or CBD as defined by CCC (1.2 km from CBD or 600m from Riccarton town centre zone). Maps (Appendix 1) show that walkability / accessibility criteria are not met and the area is not closely connected to Riccarton, in part because of the barrier of the railway line and because many of the key amenities and services (supermarket, Wharenui primary school) are at the western end. Amenities within the City (library, swimming pool (under construction), supermarket) are perhaps better located, but also outside the designated walkability catchment.</p> <p>Urban form should support a diverse and connected neighbourhood where people want to live, not just pass through. Long term residents at various life stages are vital to maintaining a community spirit and taking responsibility for encouraging a friendly, caring and safe environment. Our community has many rental properties and many short term residents, but it is mostly the long term residents whose efforts help create a more resilient, connected and self-reliant community. If the area has an unattractive built environment it is unlikely to retain long term residents with a consequent reduction in social resilience.</p> <p>The Christchurch Mosque attacks in 2019 impacted local residents around the AlNoor mosque, as well as the Mosque community. The potential for higher buildings adjacent to the Mosque raises safety concerns for those who attend the mosque, and the local neighbourhood.</p>	
Deans Avenue Precinct Society Inc./222.2	Christchurch International Airport Limited/ #FS2052.277	Oppose	<p>Oppose High Density Residential Zoning on sites that are bounded by the following streets on Planning Map 31 and 38.</p> <ul style="list-style-type: none"> - North: Matai St East - West: Deans Ave - South: Moorhouse Ave - East: Railway line <p>Except for sites located along/facing Riccarton Road, on the Guest Accommodation block, and the old Saleyards site (they can be High Density Residential Zone).</p> <p>We oppose the Deans Avenue Precinct Society area becoming HRZ residential at this time, except for the areas noted.</p> <p>We consider that we do not meet the criteria in 14.2.7 Objective – High Density Residential Zone, to enable HRZ commensurate with demand, community facilities etc and 14.2.7.2 Policy (high density location to enable HRZ within walking catchment of city centre, town centre (Riccarton)).</p> <p>The focus for HRZ development in Christchurch must be on the central city for the next 5-10 years. Without a significant residential population in the central area, Christchurch will be a less vibrant, lively and attractive place bringing in tourists and those from the wider Christchurch and Canterbury areas. We need to fully capture the post-earthquake opportunity to make the central city a great place to live, especially for young people.</p> <p>Encouraging high density immediately adjacent to the centre in areas such as ours has the potential to reduce much needed residential development in the CBD. This gives the opportunity to do more work to ensure that new 4-6 storey blocks randomly placed in an area that is already densely developed with 1-2 storey units do not unreasonably affect the existing community.</p> <p>DAPS is largely outside the “walking catchment” of either Riccarton or CBD as defined by CCC (1.2 km from CBD or 600m from Riccarton town centre zone). Maps (Appendix 1) show that walkability / accessibility criteria are not met and the area is not closely connected to Riccarton, in part because of the barrier of the railway line and because many of the key amenities and services (supermarket, Wharenui primary school) are at the western end. Amenities within the City (library, swimming pool (under construction), supermarket) are perhaps better located, but also outside the designated walkability catchment.</p> <p>Urban form should support a diverse and connected neighbourhood where people want to live, not just pass through. Long term residents at various life stages are vital to maintaining a community spirit and taking responsibility for encouraging a friendly, caring and safe environment. Our community has many rental properties and many</p>	Support

			<p>short term residents, but it is mostly the long term residents whose efforts help create a more resilient, connected and self-reliant community. If the area has an unattractive built environment it is unlikely to retain long term residents with a consequent reduction in social resilience.</p> <p>The Christchurch Mosque attacks in 2019 impacted local residents around the AlNoor mosque, as well as the Mosque community. The potential for higher buildings adjacent to the Mosque raises safety concerns for those who attend the mosque, and the local neighbourhood.</p>	
Deans Avenue Precinct Society Inc./ #222.4		Support	<p>Support these areas being High Density Residential zoning on planning maps 31 and 38:</p> <ul style="list-style-type: none"> • the “Old Saleyards” block from south side of Mayfair to Lester • The Residential Guest Accommodation block (Chateau on the Park etc) • Properties with a boundary on Riccarton Road 	
Jennifer Smith/ #229.1		Oppose	Oppose zoning of 51 Jollie Street, Linwood as High Density Residential Zone.	
Kurt Higgison/ #232.2		Oppose	Opposes developments in already built areas and seeks that new development areas grow into new areas,	
Paul Clark/ #233.11		Support	Support high-density housing near the city and commercial centres.	
Susan Barrett/ #236.4		Oppose	That rather than wholesale non-consented High Density Residential Zone developments in Christchurch's existing suburbs, it would be preferable, more cost-effective, and quicker to apply these principles to forward-thinking, well-planned green field developments (with the right transport links)	
Marjorie Manthei/ #237.2		Not Stated	That Salisbury Street to Bealey Avenue is (not zoned High Density Residential zone) removed from the 'walkable catchment' area from the edge of the City Centre.	
Marjorie Manthei/ #237.39		Seek Amendment	[W]ithin the High Density Residential Zone from Salisbury Street to Bealey Avenue, between Colombo and Victoria Streets, review the zoning to ensure “it takes into account how the package of zones work together” (“Understanding and Implementing’ guide, Section 6, p28).	
Marjorie Manthei/237.39	Anne Dingwall/ #FS2037.332	Seek Amendment	[W]ithin the High Density Residential Zone from Salisbury Street to Bealey Avenue, between Colombo and Victoria Streets, review the zoning to ensure “it takes into account how the package of zones work together” (“Understanding and Implementing’ guide, Section 6, p28). I also cannot find a rationale for differences in maximum height on sites within the relatively small HDRZ from Salisbury Street to Bealey Avenue, between Colombo and Victoria Streets. Sites on some streets (or even one side of a street) are designated a ‘Precinct’, with a maximum consented height of 20m. Other sites have a maximum height of 32m. Oddly, the “lower” height covers sites facing busy streets such as Bealey Avenue, where taller buildings might be more easily accommodated. Some sites on the east side of Durham Street are within a ‘Precinct’, but those between Salisbury Street and the former women’s hospital site are not (making them more vulnerable to greater heights). It appears completely arbitrary and not very sensible. Having so much variation in a small neighbourhood defined by four major streets, does not ‘work together’.	Support
Andrea Floyd/ #239.7		Seek Amendment	[Reduce extent of medium and high density residential zones]	
Property Council New Zealand/ #242.3		Seek Amendment	The Property Council support an increased height limit of 32 metres to areas immediately surrounding the central city. However, we recommend that this wording be changed back to how it was written in last year’s consultation document i.e., “an increased height limit of 32 metres within a walkable catchment of 800m or 10 minutes” rather than “an increased height limit of 32 metres to areas immediately surrounding the central city”.	
Property Council New Zealand/242.3	Cambridge 137 Limited/ #FS2042.31	Seek Amendment	<p>The Property Council support an increased height limit of 32 metres to areas immediately surrounding the central city. However, we recommend that this wording be changed back to how it was written in last year’s consultation document i.e., “an increased height limit of 32 metres within a walkable catchment of 800m or 10 minutes” rather than “an increased height limit of 32 metres to areas immediately surrounding the central city”.</p> <p>This change in wording will lead to different interpretations and create uncertainty for the development community.</p>	Support
Ravensdown Limited/ #243.1		Oppose	Oppose the HRZ zoning of the land to the southwest and south of the Christchurch Works (312 Main South Road). Seeks that this land is rezoned to MRZ.	
Ravensdown Limited/243.1	Kāinga Ora/ #FS2082.201	Oppose	<p>Oppose the HRZ zoning of the land to the southwest and south of the Christchurch Works (312 Main South Road). Seeks that this land is rezoned to MRZ.</p> <p>High density residential zoning is not consistent with SD Objective 3.3.14 (now 3.3.15 under PC14) of the District Plan, nor does align with the policy framework of the IHZ which acknowledges the potential for both reverse sensitivity issues and a range of potential effects on more sensitive activities adjoining such sites. For this reason, Ravensdown considers that the area of land, which is of concern, should be rezoned MRZ. This zoning is consistent with the proposed rezoning of the land to the south and east of the land which is generally located to the south of the Christchurch Works.</p>	Oppose
Harvey Armstrong/ #244.11		Seek Amendment	Seeks that the Council review all existing vacant land closest to the CBD as to whether it is suitable for residential development.	

Harvey Armstrong/244.11	Brighton Observatory of Environment and Economics/ #FS2092.10	Seek Amendment	Seeks that the Council review all existing vacant land closest to the CBD as to whether it is suitable for residential development. It is concerning to see the residential housing sprawl being carried out on good versatile soils at considerable distance from the CBD. These sites all require expensive extension to city infrastructure and services. The environmental damage is being further accelerated by the creation of significant satellite towns like Lincoln, Rolleston	Seek Amendment
Harvey Armstrong/244.11	Kainga Ora - Homes and Communities/ #FS2099.2	Seek Amendment	Seeks that the Council review all existing vacant land closest to the CBD as to whether it is suitable for residential development. It is concerning to see the residential housing sprawl being carried out on good versatile soils at considerable distance from the CBD. These sites all require expensive extension to city infrastructure and services. The environmental damage is being further accelerated by the creation of significant satellite towns like Lincoln, Rolleston	Support
Phil Ainsworth/ #252.4		Seek Amendment	[Do not have Medium and High Density Residential Zones in Hornby]	
Emma Besley/ #254.4		Support	[S]upport high-density housing near the city and commercial centres.	
William Bennett/ #255.3		Oppose	<ul style="list-style-type: none"> That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Pan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or, If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential. 	
Maia Gerard/ #261.11		Support	Support high-density housing near the city and commercial centres.	
Maia Gerard/261.11	Kauri Lodge Rest Home 2008 Limited/ #FS2059.11	Support	Support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play.	Support
Alfred Lang/ #262.9		Support	Support high-density housing near the city and commercial centres.	
Harley Peddie/ #263.9		Support	Support high-density housing near the city and commercial centres.	
Aaron Tily/ #264.11		Support	Supports high-density housing near the city and commercial centres.	
John Bryant/ #265.11		Support	Support high-density housing near the city and commercial centres.	
Alex Hobson/ #266.11		Support	Support high-density housing near the city and commercial centres.	
Justin Muirhead/ #267.11		Support	Support high-density housing near the city and commercial centres.	
Clare Marshall/ #268.11		Support	Support high-density housing near the city and commercial centres.	
Yvonne Gilmore/ #269.11		Support	Supports high-density housing near the city and commercial centres.	
Rob Harris/ #270.11		Support	Support high-density housing near the city and commercial centres	
Pippa Marshall/ #271.11		Support	[S]upport[s] high-density housing near the city and commercial centres.	
Caitriona Cameron/ #272.12		Seek Amendment	Rattray St should be included in the MDR zone (i.e. included in the area south and west of the street).	
Caitriona Cameron/272.12	Christchurch International Airport Limited/ #FS2052.282	Seek Amendment	Rattray St should be included in the MDR zone (i.e. included in the area south and west of the street). The inclusion of Rattray St in the HDR is particularly inappropriate and unjust. The majority of properties west of Wainui St, i.e. from Peverel St south, are in MDR; including such a small street as Rattray St outside the boundary of Wainui St, makes it an anomaly. Currently Rattray St is in the RSDT zone; this means that the proposed change is much more extreme than in most other areas (i.e. RSDT to HDR, rather than RMD to HDR as for Wainui St et al). The change is particularly important given Rattray St includes many very narrow east-west aligned sections, which are unsuited to a HDR zone.	Support
Ian Chesterman/ #273.11		Support	[S]upport[s] high-density housing near the city and commercial centres.	
Robert Fleming/ #274.11		Support	[S]upport[s] high-density housing near the city and commercial centres.	
Mary Crowe/ #281.1		Seek Amendment	1. Amend the zoning of Hurley Street from High to Medium density.	
Mary Crowe/281.1	Clare Dale/ #FS2029.33	Seek Amendment	1. Amend the zoning of Hurley Street from High to Medium density. Re: Hurley Street Christchurch Central. The zoning for this street should be amended to Medium, not High density zone. There are a number of reasons for this. Firstly, it is on the edge of the red zone and suffers significant flooding in heavy rain events as does it's only vehicular access on Oxford Tce. For this reason, it is inappropriate that buildings up to 10 storeys could be built here. The character of the parkland area surrounding the street would also be negatively affected. Additionally, in regard to public transport, this area is very poorly provided for, with no bus route on Barbadoes, Madras or	Oppose

			Kilmore Streets, and only very infrequent buses on Fitzgerald ave. Therefore, this area does not come under the ""close to public transport"" description required for a High density zone.	
Brendan McLaughlin/ #282.1		Seek Amendment	No suburb should be classified as a High Density Residential Zone	
Damon Ross/ #283.1		Support	[Retain High Density Residential Zoning in the Papanui area]	
Damon Ross/283.1	Kāinga Ora/ #FS2082.230	Support	[Retain High Density Residential Zoning in the Papanui area] I support the changes made specifically in relation to the High Residential Zone in the Papanui area. This area has needed densification for a long time, and has all the hallmarks of an up and coming urban area. To let this area thrive and prosper greater densification is needed. The proposed HRZ near the shops will wonderfully complement the area and provide support for the demand of new entrants in the area.	Support
Michael Skinner/ #285.1		Oppose	[Seeks removal of Perry Street and Rayburn Avenue in Papanui as part of the proposed High Density Residential Zone and the Town Centre Intensification Precinct.]	
Millie Silvester/ #286.1		Oppose	Seek to rezone west side of Paparoa Street to Medium Density Residential instead, like the east side. We propose that the demarcation of High Density Residential zone be redrawn much closer to Northlands Mall. This will still allow for more housing without impacting the residents in the area, as stated above, and ruining what makes Paparoa Street a prime example of the Garden City.	
Mark Nichols/ #287.3		Seek Amendment	Seek densification in a planned and staged way by staging the effective date of the zoning changes in for example rings coming out from the city centre and/or major shopping areas, so that the densification occurs in a structured way over time, rather than in a haphazard way across most of the city. This will allow for a more staged build out of the infrastructure required to support the densification.	
Shayne Andreasend/ #301.2		Seek Amendment	Restrict the High Density Zone to INSIDE the four avenues	
Shayne Andreasend/301.2	Anne Dingwall/ #FS2037.411	Seek Amendment	Restrict the High Density Zone to INSIDE the four avenues Please restrict the High Density Zone to INSIDE the four avenues - make this zone an attractive and vibrant areawhere people want to live, then proceed later to engulf the surrounding suburbs AFTER the potential inside the four avenues is maximised. Considerations: 1) Christchurch has far more character and human values without high density housing. 2) Restriction to two levels is much safer in the event of an earthquake, especially in the unstable ground of St Albans. 3) Access to sunlight is good with the 35degree recession plane, even though that was designed for Auckland. 4) Traffic in Christchurch is already at capacity. Medium density can accommodate this, but high density housing will overload the roading system. 5) Our water pressure is already poor in St Albans. 6) Privacy has a value to the residents that is not mentioned anywhere in the MDRS.	Support
Matty Lovell/ #306.1		Seek Amendment	[That] St James Avenue, Papanui [is not zoned] High Density Residential.	
Jo Jeffery/ #316.4		Seek Amendment	[Reduce extent of HRZ zone] Keep the height change proposal within the four avenues until such a time that further housing is required outside of that.	
Mark Figgitt/ #320.2		Oppose	[Oppose the High Density Residential Zoning] and ensure that all high density is consented and checked for compliance across the Board.	
George Hooft/ #321.3		Seek Amendment	[Retain existing residential zones, outside the four aves and other new designated areas]	
Darryl Swann/ #323.2		Seek Amendment	Retain the operative District Plan zoning of land outside the Centre City.	
Vivienne Boyd/ #326.1		Seek Amendment	That higher density housing [is not enabled] on narrow, no exit streets.	
Bruce Taylor/ #328.1		Seek Amendment	Replace the HDRZ zoning with MDRS for all the properties on the east side of Allister Avenue [Merivale]	
Dominic Mahoney/ #329.1		Seek Amendment	Remove High Density Residential Zoning from Perry Street [Merivale]	
Eric Ackroyd/ #333.4		Seek Amendment	That higher density housing development be prioritised in the city centre ahead of other residential zones.	

Lorraine Wilmshurst/ #335.6		Seek Amendment	[That] suburban areas [are not zoned] High Density Residential	
Adrien Taylor/ #342.9		Support	[Retain proposed extent of high density residential zones]	
Luke Baker-Garters/ #344.17		Seek Amendment	Amend plan change 14 to zone all of the central city to mixed use zoning.	
Monique Knaggs/ #345.11		Support	Supports high-density housing near the city and commercial centres.	
George Laxton/ #346.11		Support	I support high-density housing near the city and commercial centres.	
Elena Sharkova/ #347.11		Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Stephen Deed/ #349.2		Seek Amendment	Seek to retain a height limit of 2 stories for area near Lacebarks Lane that is closed to local industrial and commercial zones.	
Felix Harper/ #350.8		Support	[Retain proposed extent of high density residential zones]	
Jono de Wit/ #351.7		Seek Amendment	[T]he walkable catchment distances from town centres should be increased	
Jono de Wit/351.7	Kāinga Ora/ #FS2082.284	Seek Amendment	[T]he walkable catchment distances from town centres should be increased I think the walkable catchment distances from town centres should be increased because they are quite short at the moment and allowing more people to live close to these centres will be a good thing.	Support
Jono de Wit/ #351.9		Seek Amendment	The area north of Riccarton road and west of Straven Road should be HRZ not MRZ	
Jono de Wit/351.9	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.57	Seek Amendment	The area north of Riccarton road and west of Straven Road should be HRZ not MRZ The area north of Riccarton road and west of Straven Road should be HRZ not MRZ because limiting density near a main public transport route that is so close to Riccarton central and on a planned MRT route does not make sense. This should be where apartments are allowed to be built! I think the area of Riccarton road between Riccarton and Church Corner town centres should be included in the six storey zone. This will be an MRT route and it needs to be allowed to build apartments close to it. It does not make sense to have the HRZ zone go all the way south to Blenheim Road in Riccarton central, but then only have MRZ right on Riccarton road slightly West of Riccarton central. This is the area where I currently live.	Oppose
Jono de Wit/351.9	Kāinga Ora/ #FS2082.286	Seek Amendment	The area north of Riccarton road and west of Straven Road should be HRZ not MRZ The area north of Riccarton road and west of Straven Road should be HRZ not MRZ because limiting density near a main public transport route that is so close to Riccarton central and on a planned MRT route does not make sense. This should be where apartments are allowed to be built! I think the area of Riccarton road between Riccarton and Church Corner town centres should be included in the six storey zone. This will be an MRT route and it needs to be allowed to build apartments close to it. It does not make sense to have the HRZ zone go all the way south to Blenheim Road in Riccarton central, but then only have MRZ right on Riccarton road slightly West of Riccarton central. This is the area where I currently live.	Support
Elisabeth Stevens/ #355.3		Seek Amendment	Zone [all of Hawthorne Street Papanui Medium Density Residential].	
James Gardner/ #361.7		Support	[Retain proposed extent of of high density residential zones]	
James Gardner/361.7	Anne Dingwall/ #FS2037.447	Support	[Retain proposed extent of of high density residential zones] I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play.	Oppose
James Gardner/361.7	Kāinga Ora/ #FS2082.298	Support	[Retain proposed extent of of high density residential zones] I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play.	Support
Cynthia Roberts/ #362.9		Support	Supports high-density housing near the city and commercial centres.	
John Reily/ #364.7		Support	Support high-density housing near the city and commercial centres.	
John Reily/364.7	Anne Dingwall/ #FS2037.456	Support	Support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play.	Oppose
Andrew Douglas- Clifford/ #365.10		Support	[S]upport[s] high-density housing near the city and commercial centres.	
Olivia Doyle/ #366.11		Support	[S]upport[s] high-density housing near the city and commercial centres.	
Simon Fitchett/ #370.11		Support	[S]upport[s] high-density housing near the city and commercial centre...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Nkau Ferguson-spence/ #371.7		Support	[Retain proposed extent of high density residential zones]	

Nkau Ferguson-spence/371.7	Anne Dingwall/ #FS2037.474	Support	[Retain proposed extent of high density residential zones] I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play.	Oppose
Julia Tokumaru/ #372.11		Support	[S]upport[s] high-density housing near the city and commercial centres	
Julia Tokumaru/ #372.15		Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Mark Stringer/ #373.11		Support	[S]upport[s] high-density housing near the city and commercial centre...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Michael Redepenning/ #374.11		Support	[S]upport[s] high-density housing near the city and commercial centres.	
Aidan Ponsonby/ #375.11		Support	[S]upport[s] high-density housing near the city and commercial centres. .	
Colin Gregg/ #376.2		Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be zoned Medium Density Residential [instead of HRZ]	
Colin Gregg/376.2	Patricia Harte/ #FS2069.3	Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be zoned Medium Density Residential [instead of HRZ] It has retained a sense of character and coherence that, we consider, is somewhat unique. It has a relationship to the Avon River and to the parklands beyond, which are part of, and provide a link to the rest of, Hagley Park. It has remained an enclave of relatively spacious residential dwellings that has also enabled the retention of many trees (including significant specimen trees) both within the streetscape and within private properties. Heritage items, including some of the surviving older residences, are an important part of the overall character of the Area. Changing the area around these items would remove their context and impact on their heritage setting. The inclusion of this area as a High-Density Residential zone threatens to destroy this character and the coherence it provides. In addition, we note that there may also be further constraints to High (or even Medium) Density development in the area, which is identified as TC3 land and much of which is also in the Council's own Flood Plain overlay. That is not to mention potential parking issues that would likely be created if there was a proliferation of High Density accommodation.	Support
Toka Tū Ake EQC/ #377.9		Seek Amendment	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay.	
Toka Tū Ake EQC/377.9	Kāinga Ora/ #FS2082.290	Seek Amendment	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay. Flood hazard risk is predicted to increase in the near future due to rising sea-levels, associated rising ground-water levels, and more frequent and intense rain events. Flooding does not pose high risk to life or to the structural integrity of buildings, but frequent, repeated flood events can have a severe effect on the wellbeing of residents and incur a high financial cost to businesses and residents due to loss of business, loss of access to buildings, damage to property and furnishings, and clean-up costs (including removing contaminated silt from under houses which can become a health hazard). We support the extent of the modelled Flood Management Areas and note that the threshold for this mapped extent is a greater intensity and lower likelihood flood than the lowest flood level modelled by other territorial authorities. We do not suggest that intensification should not be allowed in this area, but there should be some restriction on density in Medium and High Density Residential Areas which intersect with this overlay, in addition to the required floor level provision.	Oppose
Indiana De Boo/ #379.10		Support	[Retain proposed extent of high density residential zones]	
Kate Gregg/ #381.3		Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Plan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas.	
Kate Gregg/ #381.5		Seek Amendment	Seeks that if Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, rezone to MRZ with additional qualifying matters including amending the sunlight access QM at medium/high density southern boundary recession plane to 45° from 3m at the boundary: and that neighbours along the southern boundaries of any proposed developments that involve non-compliance with height or access to sunlight rules can be notified of the required resource consents and to make submissions.	
Gina McKenzie/ #382.2		Oppose	[Seeks that] Hornby [be removed] from the list of suburbs for high density development.	
Christopher Seay/ #384.11		Support	[S]upport[s] high-density housing near the city and commercial centres.	
Christopher Henderson/ #387.11		Support	[S]upport[s] high-density housing near the city and commercial centres.	

Emma Coumbe/ #389.9		Support	[S]upport[s] high-density housing near the city and commercial centres	
Mike Singleton/ #390.1		Seek Amendment	[That] the area between Deans Ave and the Railway [is zoned] Medium Density Residential [instead of] High Density Residential.	
Ezra Holder/ #391.11		Support	[S]upport[s] high-density housing near the city and commercial centres.	
Ella McFarlane/ #392.11		Support	[S]upport[s] high-density housing near the city and commercial centres.	
Sarah Laxton/ #393.11		Support	[S]upport[s] high-density housing near the city and commercial centres.	
Lesley Kettle/ #394.10		Support	[S]upport[s] high-density housing near the city and commercial centres.	
Emily Lane/ #395.11		Support	[S]upport[s] high-density housing near the city and commercial centres.	
Jan Mitchell/ #398.3		Seek Amendment	Seek amendment to only apply new intensification rules to new subdivisions.	
Rebecca McCullough/ #400.1		Seek Amendment	Amend the High Density Residential Zone to exclude Richmond.	
Justin Avi/ #402.2		Seek Amendment	Remove Antonio Hall from the heritage list and upzone it to high density residential zone.	
Justin Avi/402.2	Anne Dingwall/ #FS2037.490	Seek Amendment	Remove Antonio Hall from the heritage list and upzone it to high density residential zone. Antonio Hall in Riccarton is definitely not a heritage zone, it is an eyesore. It is better for us to buy it, upzone it to high density residential zone, and build apartments on it to cater for university students and for commuters (plus its going to be really close to the proposed MRT station).	Oppose
Justin Avi/ #402.4		Seek Amendment	Upzone the Future Urban Zone near the new North Halswell town centre to high density.	
Justin Avi/402.4	Anne Dingwall/ #FS2037.491	Seek Amendment	Upzone the Future Urban Zone near the new North Halswell town centre to high density. The submitter really likes the upzoning of North Halswell and would like the Future Urban Zone surrounding that new town centre to be upzoned as well.	Oppose
Justin Avi/ #402.6		Seek Amendment	Upzone the areas close to University and Riccarton Road.	
Justin Avi/402.6	Anne Dingwall/ #FS2037.492	Seek Amendment	Upzone the areas close to University and Riccarton Road. There is going to be mass rapid transit soon, and its better for Riccarton to have high density housing.	Oppose
Justin Avi/ #402.7		Seek Amendment	Upgrade all the areas near the main bus routes (1,3,5,7 Orbiter) to High Density Residential Zone.	
Justin Avi/ #402.9		Seek Amendment	Remove Antonio Hall from the heritage list and upzone it to high density residential zone [265 Riccarton Road].	
Justin Avi/402.9	Anne Dingwall/ #FS2037.493	Seek Amendment	Remove Antonio Hall from the heritage list and upzone it to high density residential zone [265 Riccarton Road]. Antonio Hall in Riccarton is definitely not a heritage zone, it is an eyesore. It is better for us to buy it, upzone it to high density residential zone, and build apartments on it to cater for university students and for commuters (plus its going to be really close to the proposed MRT station).	Oppose
William Menzel/ #408.3		Oppose	Generally oppose High Density Residential Zone (in Durham Street North).	
William Menzel/408.3	Kāinga Ora/ #FS2082.302	Oppose	Generally oppose High Density Residential Zone (in Durham Street North). I do Not support the change to allow taller buildings (3 stories are already too tall for my liking) and limiting sun access, asdescribed, and smaller lawns and space between buildings. I lived on a beautiful street, Bishop St before the earthquakes, andtoday Bishop Street is ruined, with tight, high density townhouses squeezed in with less sun, privacy, garden and parking. The streetis now packed so that one cannot park easily. It looks and feels awful, shoving in tall crowded buildings. My current street, DurhamSt N. is already too loud with busy road racing and fights at night. I don't seek to have higher, taller density in Victoria area, nor full ofcheap, small plastic lawns. Generally oppose High Density Residential Zone (in Durham Street North). I do Not support the change to allow taller buildings (3 stories are already too tall for my liking) and limiting sun access, asdescribed, and smaller lawns and space between buildings. I lived on a beautiful street, Bishop St before the earthquakes, andtoday Bishop Street is ruined, with tight, high density townhouses squeezed in with less sun, privacy, garden and parking. The streetis now packed so that one cannot park easily. It looks and feels awful, shoving in tall crowded buildings. My current street, DurhamSt N. is already too loud with busy road racing and fights at night. I don't seek to have higher, taller density in Victoria area, nor full ofcheap, small plastic lawns.	Support
Blake Thomas/ #415.3		Support	[S]upport[s] high-density housing near the city and commercial centre...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Anake Goodall/ #416.4		Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Zoe McLaren/ #418.3		Support	[S]upport[s] the changes to replace zones with medium/high density zones.	
Mark Aneil/ #423.1		Seek Amendment	Amend the planning maps to remove Pitt Place, St Albans from High Density Residential.	
Tom King/ #425.3		Support	[S]upport[s] changes to manage and set controls/requirements around increasing housing density, particularly in suburban area's.	

Pat Mason/ #426.1		Seek Amendment	[That the] existing suburbs [are not zoned for High Density]	
John Dunford/ #433.2		Seek Amendment	That the whole zoning is restricted to the CBD areas within the four avenues.	
David Allan/ #437.2		Seek Amendment	[Reduce extent of HRZ] High ...density housing should only be permitted in the central city and in large tracts of land that were designed for that purpose.	
Sandi Singh/ #440.6		Support	Support the location of high density residential zone near the centre city.	
Joseph Corbett-Davies/ #444.1		Seek Amendment	Apply the local/large local intensification zone to more areas surrounding neighbourhood centres, such as streets adjacent to Colombo / Strickland shops.	
Alison Dockery/ #445.6		Oppose	Oppose the application of High Density Residential Zone to any areas beyond 3kms of the central city.	
Carolyn Mulholland/ #452.4		Oppose	Opposes Medium and/or High Density Residential zoning in Amyes Road, Hornby	
Steve Hanson/ #454.1		Seek Amendment	That 3-6 story buildings are enabled in the CBD only.	
Stuart Roberts/ #465.3		Seek Amendment	[Limit extent of HRZ to within the four avenues]	
Jillian Schofield/ #467.1		Oppose	[O]ppose[s] the change in height restrictions that have been proposed and the number of buildings per section in Hornby and surrounding areas [such as] Hei Hei.	
Rob Seddon-Smith/ #476.2		Support	[S]upport[s] the planned areas of intensification.	
Selma Claridge / #480.3		Seek Amendment	[That] Harris Crescent [Papanui, retains its operative zoning instead of High Density Residential]	
John Buckler/ #485.2		Seek Amendment	Change 45 St. Albans Street to a Medium Density Residential zone or preserve current sunlight.	
Ann Kennedy/ #494.1		Oppose	Amend zoning for Paparoa Street and Perry Street from High Density Residential to Medium Density Residential Zone.	
Janice Hitchon/ #495.4		Seek Amendment	That the Ashfield Place, Maidstone Road should not be changed from its present designation...[o]ppose the changes to height limits in the Ilam residential areas.	
Hone Johnson/ #498.2		Oppose	Oppose all higher density zoning changes	
Kyri Kotzikas/ #502.1		Oppose	Oppose the zoning of High Density Residential for Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street), and seek that it be Medium Density Residential zone.	
Jamie Lang/ #503.11		Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Jarred Bowden/ #505.4		Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Paul Young/ #507.8		Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Geoffrey Rice/ #509.2		Oppose	That the High-Density Residential Zone designation along Papanui Road will be abandoned.	
Ewan McLennan/ #510.5		Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Ewan McLennan/510.5	Anne Dingwall/ #FS2037.512	Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play.	Oppose
Harrison McEvoy/ #512.12		Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Zachary Freiberg/ #515.11		Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Jessica Nimmo/ #516.11		Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Alex McNeill/ #517.11		Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
James Carr/ #519.4		Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Amelie Harris/ #520.11		Support	I support high-density housing near the city and commercial centres.	
Thomas Garner/ #521.11		Support	I support high-density housing near the city and commercial centres.	
Lisa Smailes/ #522.11		Support	I support high-density housing near the city and commercial centres.	

Adam Currie/ #523.4		Support	[S]upport[s] high-density housing near the city and commercial centres..seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
Daniel Tredinnick/ #524.11		Support	Supports high-density housing near the city and commercial centres.
Gideon Hodge/ #525.11		Support	[Retain] high density [zoning] near the city and commercial centres.
Kaden Adlington/ #527.11		Support	Support high-density housing near the city and commercial centres.
Daniel Carter/ #529.11		Support	Support high-density housing near the city and commercial centres.
Chris Wilison/ #530.2		Seek Amendment	[Seeks that the area identified as] Helmores Lane, Desmond Street and Rhodes Street (toRossall Street), be rezoned as Medium Density Residential Zone as opposed to the proposed High Desnity Residential Zone under PC14.
Claire Cox/ #531.4		Support	[S]upport high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
Albert Nisbet/ #532.10		Support	[Retain proposed extent of high density residentialzones]
Frederick Markwell/ #533.11		Support	[Supports] high-density housing near the city and commercial centres.
Matt Johnston/ #537.9		Support	Supports high-density housing near the city and commercial centres.
Barnaba Auia/ #538.4		Support	Support high-density housing near the city and commercial centres.
Lucy Hayes/ #539.4		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
James Hoare/ #545.3		Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
Benjamin Maher/ #546.4		Support	Support High Density housing.
Amanda Ng/ #547.4		Support	[S]upport high-density housing near the city and commercial centres.
Ethan Gullery/ #548.4		Support	[S]upport high-density housing near the city and commercial centres.
Tineek Corin/ #549.4		Support	[S]upport high-density housing near the city and commercial centres.
Sam Mills/ #550.4		Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
Henry Seed/ #551.4		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
David Moore/ #552.4		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
Josh Flores/ #553.12		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
Fraser Beckwith/ #554.12		Seek Amendment	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
James Cunniffe/ #555.12		Seek Amendment	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
Peter Beswick/ #557.8		Seek Amendment	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
Jan-Yves Ruzicka/ #558.8		Seek Amendment	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
Jan-Yves Ruzicka/ #558.9		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
Mitchell Tobin/ #559.12		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
Mitchell Tobin/ #559.14		Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
Reece Pomeroy/ #560.12		Seek Amendment	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
Reece Pomeroy/ #560.14		Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
Deidre Rance/ #561.2		Seek Amendment	[No high density zone in the Strowan area]
Rob McNeur/ #562.14		Seek Amendment	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
Peter Cross/ #563.10		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
Rachel Hu/ #564.2		Seek Amendment	[Standardise the MRZ and HRZ zones] e.g., choose for developers to have a clear guideline for 3-storeys or 6-storeys. Or at least make it more standard per suburb than every street block.
Angela Nathan/ #565.11		Support	Supports high-density housing near the city and commercial centres.
Bruce Chen/ #566.10		Support	Supports high-density housing near the city and commercial centres.

Hazel Shanks/ #568.11		Support	Supports high-density housing near the city and commercial centers.	
Christine Albertson/ #570.11		Support	[Supports] high-density housing near the city and commercial centres.	
James Harwood/ #571.11		Support	[Supports] high-density housing near the city and commercial centres.	
James Harwood/ #571.33		Support	I support high-density housing near the city and commercial centres.	
Yu Kai Lim/ #572.11		Support	[Supports] high-density housing near the city and commercial centres.	
Jeff Louttit/ #573.11		Support	[Seeks] high-density housing near the city and commercial centres [be retained].	
Henry Bersani/ #574.11		Support	[Seeks] high-density housing near the city and commercial centres [be retained].	
Jeremy Ditzel/ #575.11		Support	[Seeks high-density housing near the city and commercial centres [be retained].	
Juliette Sargeant/ #576.7		Support	Retain high-density housing near the city and commercial centres.	
James Robinson/ #577.12		Support	Support high-density housing near the city and commercial centres.	
Jamie Dawson/ #578.11		Support	Support high-density housing near the city and commercial centres.	
Claudia M Staudt/ #584.1		Oppose	Oppose High Density zoning of property at 21 Helmores Lane, and surrounding area bounded by, Holmwood Road, Rossall Street, Hagley Park and Fendalton Road (Planning Map 31 and CC) Seeks this to be rezoned Medium Density, and/or to also be regarded as a new QM Residential Character Area (as per pervious SAM 8)	
Nick Brown/ #585.2		Seek Amendment	[That the area of Strowan between] Heaton Street/Innes Road and Blighs Road [be zoned MRZ instead of HRZ]	
Joe Clowes/ #586.5		Support	[S]upport[s] high-density housing near the city and commercial centres.	
Joe Clowes/586.5	Anne Dingwall/ #FS2037.535	Support	[S]upport[s] high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play.	Support
Ciaran Mee/ #587.11		Support	Support high-density housing near the city and commercial centres.	
David Lee/ #588.11		Support	I support high-density housing near the city and commercial centres.	
Krystal Boland/ #589.11		Support	Support high-density housing near the city and commercial centres.	
Todd Hartshorn/ #590.11		Support	I support high-density housing near the city and commercial centres.	
Helen Jacka/ #591.11		Support	Support high-density housing near the city and commercial centres.	
Northwood Residents' Association/ #592.4		Oppose	To not proceed with the rezoning of part of Northwood subdivision [from Residential Suburban to Medium Density Residential].	
Northwood Residents' Association/592.4	Ryman Healthcare Limited/ #FS2095.2	Oppose	To not proceed with the rezoning of part of Northwood subdivision [from Residential Suburban to Medium Density Residential]. NRA strongly opposes the planned rezoning of a significant part of Northwood from Residential Suburban (RS) to Medium Density Residential Zone (MRZ). We understand that the proposed change is arising from a change in legislation and are aware of the housing challenges that New Zealand is facing, including the need for more housing. However, we believe that Northwood is not suited for the proposed rezoning, and we have serious concerns about the negative impacts potentially resulting from it. In this submission, we have included our main concerns. In particular, the proposed rezoning raises concerns regarding its impact on the existing plan and the liveability of the subdivision, the environment, and the accrued risks of stormwater management issues: 1. The Northwood subdivision was designed in its entirety with a view to accommodate a community within it that would have a mixture of housing density and land areas. These areas were well defined and co-exist well with each other within the subdivision. Northwood already contains significant areas of medium and high-density housing under its current plan. Northwood is an area of excellent town planning and, arguably, of great liveability, as demonstrated by the pride of its residents and the well looked-after subdivision. The plan introduces MRZ in a single contiguous block incorporating all sections within a certain distance to the Main North Road. While the proposed change may allow more sections to become available for intensification, it completely ignores the merits of the existing plan. NRA strongly opposes the use of unplanned rezoning in Northwood. The proposed MRZ swathe includes amongst other things, Northwood Villas, an over 55's entity with its own covenants. One of the features that defines the character of Northwood, is the layout of the current buildings on their sections. In general, the owners of the sections facing the road frontage have maintained the original guidelines of space and openness in keeping with the original covenants applied by the subdivision developer, RD Hughes. We argue that Northwood's current plan supports the ambience of our place. 2. Christchurch City Council recently opened a consultation process on its proposed Urban Forest Plan. As outlined in the proposed plan, Northwood stands out with its higher canopy cover (15%) than all bordering areas. The NRA believes that the Northwood canopy cover should be protected. In addition to being a significant loss to the	Oppose

			<p>environment and the character of the area, the proposed change will be an impediment to CCC achieving its goals of growing its urban forest canopy (Goal 1) and of protecting urban trees by looking after them as “critical infrastructure (Goal 3).</p> <p>3. Furthermore, the NRA raised concerns in the past about ongoing flooding issues in the Northwood subdivision. Part of the Northwood subdivision is predicted to be within the extent of a 1 in 50-year flood event. The NRA doesn’t support the rezoning as we believe it would only accentuate the issue and will potentially pose a health and safety risk to the Northwood residents.</p> <p>4. Lastly, we would like to highlight that significant developments are already happening in the area, with a large development across the Main North Road. We believe that it would be inappropriate to proceed with the proposed rezoning until the impacts of this major development on horizontal infrastructure, road usage and traffic are well understood.</p> <p>We urge the Council to work collaboratively with the Northwood Residents' Association to ensure that any proposed changes are in the best interests of the Northwood residents and the broader Christchurch community. We hope that you will consider our concerns and take appropriate action to protect the unique character and environment of Northwood and to protect its residents.</p> <p>[Please refer to attachment for full submission]</p>	
Northwood Residents' Association/592.4	Retirement Village Association of New Zealand Incorporated/ #FS2096.2	Oppose	<p>To not proceed with the rezoning of part of Northwood subdivision [from Residential Suburban to Medium Density Residential].</p> <p>NRA strongly opposes the planned rezoning of a significant part of Northwood from Residential Suburban (RS) to Medium Density Residential Zone (MRZ).</p> <p>We understand that the proposed change is arising from a change in legislation and are aware of the housing challenges that New Zealand is facing, including the need for more housing. However, we believe that Northwood is not suited for the proposed rezoning, and we have serious concerns about the negative impacts potentially resulting from it. In this submission, we have included our main concerns. In particular, the proposed rezoning raises concerns regarding its impact on the existing plan and the liveability of the subdivision, the environment, and the accrued risks of stormwater management issues:</p> <p>1. The Northwood subdivision was designed in its entirety with a view to accommodate a community within it that would have a mixture of housing density and land areas. These areas were well defined and co-exist well with each other within the subdivision. Northwood already contains significant areas of medium and high-density housing under its current plan. Northwood is an area of excellent town planning and, arguably, of great liveability, as demonstrated by the pride of its residents and the well looked-after subdivision.</p> <p>The plan introduces MRZ in a single contiguous block incorporating all sections within a certain distance to the Main North Road. While the proposed change may allow more sections to become available for intensification, it completely ignores the merits of the existing plan. NRA strongly opposes the use of unplanned rezoning in Northwood. The proposed MRZ swathe includes amongst other things, Northwood Villas, an over 55’s entity with its own covenants. One of the features that defines the character of Northwood, is the layout of the current buildings on their sections. In general, the owners of the sections facing the road frontage have maintained the original guidelines of space and openness in keeping with the original covenants applied by the subdivision developer, RD Hughes. We argue that Northwood’s current plan supports the ambience of our place.</p> <p>2. Christchurch City Council recently opened a consultation process on its proposed Urban Forest Plan. As outlined in the proposed plan, Northwood stands out with its higher canopy cover (15%) than all bordering areas. The NRA believes that the Northwood canopy cover should be protected. In addition to being a significant loss to the environment and the character of the area, the proposed change will be an impediment to CCC achieving its goals of growing its urban forest canopy (Goal 1) and of protecting urban trees by looking after them as “critical infrastructure (Goal 3).</p> <p>3. Furthermore, the NRA raised concerns in the past about ongoing flooding issues in the Northwood subdivision. Part of the Northwood subdivision is predicted to be within the extent of a 1 in 50-year flood event. The NRA doesn’t support the rezoning as we believe it would only accentuate the issue and will potentially pose a health and safety risk to the Northwood residents.</p> <p>4. Lastly, we would like to highlight that significant developments are already happening in the area, with a large development across the Main North Road. We believe that it would be inappropriate to proceed with the proposed rezoning until the impacts of this major development on horizontal infrastructure, road usage and traffic are well understood.</p>	Oppose

			<p>We urge the Council to work collaboratively with the Northwood Residents' Association to ensure that any proposed changes are in the best interests of the Northwood residents and the broader Christchurch community.</p> <p>We hope that you will consider our concerns and take appropriate action to protect the unique character and environment of Northwood and to protect its residents.</p> <p>[Please refer to attachment for full submission]</p>	
Hao Ning Tan/ #594.3		Seek Amendment	Seek that the Council enables 6 to 10 storeys for residential buildings near commercial centres.	
Logan Sanko/ #595.9		Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres	
Hayley Woods/ #596.9		Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Karl Moffatt-Vallance/ #597.9		Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Caleb Sixtus/ #598.9		Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Maggie Lawson/ #600.5		Support	[Retain proposed extent of high density residential zones]	
Jack Hobern/ #601.9		Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Devanh Patel/ #602.9		Support	[S]uggest council to push 35 stories instead of 10 in city centre.	
Evan Ross/ #603.9		Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Daniel Morris/ #604.9		Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Benjamin Wilton/ #605.5		Seek Amendment	Limit intensification as described to within a 1.2km radius of the Christchurch CBD.	
Benjamin Wilton/605.5	Anne Dingwall/ #FS2037.1216	Seek Amendment	Limit intensification as described to within a 1.2km radius of the Christchurch CBD. I support intensification as described but only within a 1.2km radius of the Christchurch CBD. Definitely NOT all centers.	Support
Alanna Reid/ #606.9		Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Hamish McLeod/ #612.8		Support	[Retain proposed extent of High Density Residential zones]	
Noah Simmonds/ #613.8		Support	[Retain proposed extent of High Density Residential zones]	
Ella Herriot/ #622.7		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Peter Dobbs/ #623.9		Seek Amendment	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Daniel Scott/ #624.10		Support	[Supports] high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Tom Crawford/ #628.7		Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.	
Tom Crawford/628.7	Brighton Observatory of Environment and Economics/ #FS2092.21	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.	Oppose
Matt Pont/ #631.4		Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Georgia Palmer/ #634.6		Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Rod Corbett/ #636.1		Oppose	The submitter requests that the current zoning for the block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line be retained as it is currently: Suburban Residential Transitional Zone.	
Rod Corbett/636.1	Christchurch International Airport Limited/ #FS2052.268	Oppose	<p>The submitter requests that the current zoning for the block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line be retained as it is currently: Suburban Residential Transitional Zone.</p> <p>The submitter opposes the proposed plan change for the block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line to be designated HRZ (High-density residential zone) in place of its current Suburban Residential Transitional Zone.</p>	Support

			The submitter is a resident of Jane Deans Close and advises the street asafe enjoyable cul-de-sac for many families who would be adversely affected by any six-storey development nearby.Six storeys may be appropriate within Christchurch CBD, but Jane Deans Close is not CBD and any change ofdesignation is entirely inappropriate for this neighbourhood.	
Rod Corbett/636.1	Christchurch International Airport Limited/ #FS2052.312	Oppose	<p>The submitter requests that the current zoning for the block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway linebe retained as it is currently: Suburban Residential Transitional Zone.</p> <p>The submitter opposes the proposed plan change for the block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and therailway line to be designated HRZ (High-density residential zone) in place of its current Suburban Residential Transitional Zone.</p> <p>The submitter is a resident of Jane Deans Close and advises the street asafe enjoyable cul-de-sac for many families who would be adversely affected by any six-storey development nearby.Six storeys may be appropriate within Christchurch CBD, but Jane Deans Close is not CBD and any change ofdesignation is entirely inappropriate for this neighbourhood.</p>	Support
Rod Corbett/636.1	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.34	Oppose	<p>The submitter requests that the current zoning for the block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway linebe retained as it is currently: Suburban Residential Transitional Zone.</p> <p>The submitter opposes the proposed plan change for the block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and therailway line to be designated HRZ (High-density residential zone) in place of its current Suburban Residential Transitional Zone.</p> <p>The submitter is a resident of Jane Deans Close and advises the street asafe enjoyable cul-de-sac for many families who would be adversely affected by any six-storey development nearby.Six storeys may be appropriate within Christchurch CBD, but Jane Deans Close is not CBD and any change ofdesignation is entirely inappropriate for this neighbourhood.</p>	Support
James Ballantine/ #637.5		Support	Support High Density Zone near city and commercial centres.	
Central Riccarton Residents' Association Inc/ #638.4		Seek Amendment	[That intensification is only enabled] in the CentralCity, defined as The Core and The Frame.	
Central Riccarton Residents' Association Inc/638.4	Chapman Tripp/ #FS2063.57	Seek Amendment	[That intensification is only enabled] in the CentralCity, defined as The Core and The Frame. That area would be more than enough for all theintensified housing needed in Christchurch.	Oppose
Central Riccarton Residents' Association Inc/638.4	Chapman Tripp/ #FS2064.55	Seek Amendment	[That intensification is only enabled] in the CentralCity, defined as The Core and The Frame. That area would be more than enough for all theintensified housing needed in Christchurch.	Oppose
Central Riccarton Residents' Association Inc/638.4	Kāinga Ora/ #FS2082.331	Seek Amendment	[That intensification is only enabled] in the CentralCity, defined as The Core and The Frame. That area would be more than enough for all theintensified housing needed in Christchurch.	Oppose
Central Riccarton Residents' Association Inc/638.4	Vaughan Smith/ #FS2090.8	Seek Amendment	[That intensification is only enabled] in the CentralCity, defined as The Core and The Frame. That area would be more than enough for all theintensified housing needed in Christchurch.	Oppose
Rory Evans Fee/ #639.4		Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Keegan Phipps/ #643.11		Support	I support high-density housing near the city and commercial centres.	
Archie Manur/ #646.11		Support	Supports high-density housing near the city and commercial centres.	
Michael Palmer/ #647.2		Seek Amendment	[Limit HRZ to the city centre and inner] suburbs surrounding the city centre.	
Wendy Fergusson/ #654.4		Seek Amendment	[Reduce extent of HRZ] Walkable catchment should be 10mins max.	
Daymian Johnson/ #655.11		Support	Support high-density housing near the city and commercial centres.	
Francesca Teague-Wytenburg/ #656.11		Support	High-density residential buildings near the city and commercial centers.	
Ben Thorpe/ #658.4		Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Ben Thorpe/658.4	Anne Dingwall/ #FS2037.1189	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	Support

			<p>I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.</p> <p>The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.</p>	
Edward Parkes/ #661.4		Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Bryce Harwood/ #662.4		Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Catherine & Peter Morrison/ #664.4		Oppose	Seeks residential special character overlay in Desmond Street and the close surrounding streets of Helmores Lane and Rhodes Street up to Rossall Street.	
Cooper Mallett/ #666.3		Seek Amendment	Make all the tall buildings in the middle of the city.	
Keri Murison/ #668.1		Seek Amendment	Amend the zoning of Strowan from HRZ to MRZ	
Donna Kenton-Smith/ #677.2		Oppose	[Opposes] the planned intensification plans for Merivale.	
Logan Clarke/ #678.6		Seek Amendment	Seek a change of all the zoning within 500 m of Riccarton road (from Church Corner) and Papanui Road (to Northlands) to High density.	
Logan Clarke/678.6	Christchurch International Airport Limited/ #FS2052.144	Seek Amendment	<p>Seek a change of all the zoning within 500 m of Riccarton road (from Church Corner) and Papanui Road (to Northlands) to High density. I would change all the zoning within 500 m of Riccarton road (from Church Corner) and Papanui Road (to Northlands) to be High density with the long term goal of creating strong living corridors along these roads.</p> <p>Starting the build up now of these areas will provide the people to use the stop and go public transport system once it has been put in place. Although there is not a 'town center' to build around, as more people are in the area there will be likely to be more business growth to form a new town center which will ideally also grow out from the stop and go service.</p> <p>In tangent with this work should be done to make Riccarton road and Papanui road built for people with easy walkable and bikeable access along the roads with the ability for small commercial shops to pop up all along the roads.</p> <p>As a past university student, It would be good to also encourage more denser housing close to the university, particular between Kirkwood ave and Riccarton road. This will providing more housing for students enabling them to live closer to university in properties which do not require major maintenance or grounds work. While what is built is likely to be initially more expensive, as time goes on this will provide cheaper housing for students long into the future. I would also transition the sections between the university and Rountree street to high density for the same reasons.</p> <p>I would also propose the addition of a 'town center' along Lincoln road in Addington. Then allow housing within a 5 minute radius of there to also be high density. This will provide another area of natural growth as many sections in this space have been in the medium density zone for a while so contains town more townhouses. This will then be a more natural step up to high density compared to the some other areas. There is already a small town center area along Lincoln road road and would be a good natural space for growth.</p>	Oppose
Logan Clarke/678.6	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.58	Seek Amendment	<p>Seek a change of all the zoning within 500 m of Riccarton road (from Church Corner) and Papanui Road (to Northlands) to High density. I would change all the zoning within 500 m of Riccarton road (from Church Corner) and Papanui Road (to Northlands) to be High density with the long term goal of creating strong living corridors along these roads.</p> <p>Starting the build up now of these areas will provide the people to use the stop and go public transport system once it has been put in place. Although there is not a 'town center' to build around, as more people are in the area there will be likely to be more business growth to form a new town center which will ideally also grow out from the stop and go service.</p> <p>In tangent with this work should be done to make Riccarton road and Papanui road built for people with easy walkable and bikeable access along the roads with the ability for small commercial shops to pop up all along the roads.</p> <p>As a past university student, It would be good to also encourage more denser housing close to the university, particular between Kirkwood ave and Riccarton road. This will providing more housing for students enabling them to live closer to university in properties which do not require major maintenance or grounds work. While what is built is likely to be initially more expensive, as time goes on this will provide cheaper housing for students long into the future. I would also transition the sections between the university and Rountree street to high density for the same reasons.</p> <p>I would also propose the addition of a 'town center' along Lincoln road in Addington. Then allow housing within a 5 minute radius of there to also be high density. This will provide another area of natural growth as many sections in this space have been in the medium density zone for a while so contains town more townhouses. This will then be a more natural step up to high density compared to the some other areas. There is already a small town center area along Lincoln road road and would be a good natural space for growth.</p>	Oppose

Tony Dale/ #679.6		Oppose	Jane Deans Close should retain its current zoning of Residential Suburban Density Transition.	
Tony Dale/679.6	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.15	Oppose	Jane Deans Close should retain its current zoning of Residential Suburban Density Transition. I support the position of the Riccarton Bush Kilmarnock Residents' Association (RBK) on this issue:	Support
Robyn Thomson/ #686.2		Seek Amendment	Riccarton is rezoned Medium Density Residential	
Hamish Ritchie/ #687.1		Seek Amendment	Does not support the zoning proposed under [Plan Change] 14 for 75 & 77 Rattray Street to be High Density Residential	
David Murison/ #692.9		Seek Amendment	[I] identify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as MRZ not HRZ as proposed in PC14, as the impact on infrastructure demand and amenity values under HRZ is significantly greater than under MRZ.	
David Murison/692.9	Kāinga Ora/ #FS2082.442	Seek Amendment	[I] identify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as MRZ not HRZ as proposed in PC14, as the impact on infrastructure demand and amenity values under HRZ is significantly greater than under MRZ. I urge Council to identify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as MRZ not HRZ as proposed in PC14, as the impact on infrastructure demand and amenity values under HRZ is significantly greater than under MRZ. I seek that this change be made by way of 'Area limited by Qualifying Matters' or other appropriate means for the following reasons: <ul style="list-style-type: none"> · the area has existing significant infrastructure issues (including carparking, vehicle congestion, flooding issues which impact both stormwater and wastewater systems); · the presence of St Andrews' College is important. Whilst the College undoubtedly enhances and reinforces the character of the neighbourhood, the impact of its attraction to families across the city as providing education of a 'special character', means that the College's current and future growth places pressure on the local community (in terms of carparking, traffic congestion) · the amenity value of the neighbourhood would be negatively impacted. There is a character of older quality housing on larger than average sections which reinforces the reality of open space, and recent low rise (typically two storey), new housing developments of a consistent appropriate quality suitable for families, where many existing trees have been retained with on-site carparking provided; · the sense of community which is present and increasing would be undermined by the scale of intensification which is proposed under HRZ; · there are a number of prominent trees remaining in the neighbourhood which reinforces the quality of open space and clearly supports the Council's Urban Forest Plan 2023 initiative; but which would inevitably be threatened with the high level of intensification under HRZ as proposed in Plan Change 14. [Please refer to attachment for full submission]	Oppose
Henri Murison/ #693.9		Seek Amendment	[U]rge Council to identify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as MRZ not HRZ as proposed in PC14, as the impact on infrastructure demand and amenity values under HRZ is significantly greater than under MRZ.	
Henri Murison/693.9	Kāinga Ora/ #FS2082.452	Seek Amendment	[U]rge Council to identify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as MRZ not HRZ as proposed in PC14, as the impact on infrastructure demand and amenity values under HRZ is significantly greater than under MRZ. I urge Council to identify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as MRZ not HRZ as proposed in PC14, as the impact on infrastructure demand and amenity values under HRZ is significantly greater than under MRZ. I seek that this change be made by way of 'Area limited by Qualifying Matters' or other appropriate means for the following reasons:	Oppose

			<ul style="list-style-type: none"> the area has existing significant infrastructure issues (including carparking, vehicle congestion, flooding issues which impact both stormwater and wastewater systems); the presence of St Andrews' College is important. Whilst the College undoubtedly enhances and reinforces the character of the neighbourhood, the impact of its attraction to families across the city as providing education of a 'special character', means that the College's current and future growth places pressure on the local community (in terms of carparking, traffic congestion) the amenity value of the neighbourhood would be negatively impacted. There is a character of older quality housing on larger than average sections which reinforces the reality of open space, and recent low rise (typically two storey), new housing developments of a consistent appropriate quality suitable for families, where many existing trees have been retained with on-site carparking provided; the sense of community which is present and increasing would be undermined by the scale of intensification which is proposed under HRZ; there are a number of prominent trees remaining in the neighbourhood which reinforces the quality of open space and clearly supports the Council's Urban Forest Plan 2023 initiative; but which would inevitably be threatened with the high level of intensification under HRZ as proposed in Plan Change 14. <p>[Please refer to attachment for full submission]</p>	
Terence Sissons/ #696.3		Seek Amendment	Limit the HDRZ to the central city area and provide for MDRZs around the suburban shopping centres	
Ian McChesney/ #701.12		Seek Amendment	[That Rattray Street in Riccarton is zoned MRZ instead of HRZ]	
Ian McChesney/701.12	Anne Dingwall/ #FS2037.564	Seek Amendment	[That Rattray Street in Riccarton is zoned MRZ instead of HRZ] The inclusion of Rattray St in the HDRZ is inappropriate and unjustified. Currently Rattray St is in the RSDT zone; this means that the proposed change is much more extreme than in most other areas (i.e. RSDT to HDR, rather than RMD to HDR as for Wainui St et al). The change is particularly important given Rattray St includes a number of narrow east-west aligned sections, which are unsuited to a HDR zone. It also seems to me inappropriate since the west side of Rattray St borders on the proposed Shands/Piko heritage area. Intensive, high rise development might be a jarring transition into the protected zone (I note the areas bordering Riccarton Bush for example have allowed for a transition from high density).	Support
Ian McChesney/701.12	Anne Dingwall/ #FS2037.985	Seek Amendment	[That Rattray Street in Riccarton is zoned MRZ instead of HRZ] The inclusion of Rattray St in the HDRZ is inappropriate and unjustified. Currently Rattray St is in the RSDT zone; this means that the proposed change is much more extreme than in most other areas (i.e. RSDT to HDR, rather than RMD to HDR as for Wainui St et al). The change is particularly important given Rattray St includes a number of narrow east-west aligned sections, which are unsuited to a HDR zone. It also seems to me inappropriate since the west side of Rattray St borders on the proposed Shands/Piko heritage area. Intensive, high rise development might be a jarring transition into the protected zone (I note the areas bordering Riccarton Bush for example have allowed for a transition from high density).	Support
Ian McChesney/701.12	Christchurch International Airport Limited/ #FS2052.266	Seek Amendment	[That Rattray Street in Riccarton is zoned MRZ instead of HRZ] The inclusion of Rattray St in the HDRZ is inappropriate and unjustified. Currently Rattray St is in the RSDT zone; this means that the proposed change is much more extreme than in most other areas (i.e. RSDT to HDR, rather than RMD to HDR as for Wainui St et al). The change is particularly important given Rattray St includes a number of narrow east-west aligned sections, which are unsuited to a HDR zone. It also seems to me inappropriate since the west side of Rattray St borders on the proposed Shands/Piko heritage area. Intensive, high rise development might be a jarring transition into the protected zone (I note the areas bordering Riccarton Bush for example have allowed for a transition from high density).	Support
Isobel Foyle/ #707.1		Oppose	[T]he demarcation of High Density Residential zone should beredrawn much closer to Northlands Mall.	
Isobel Foyle/ #707.2		Seek Amendment	[T]o rezone the area from High Density and commission a study of how suitable the land in Christchurch actually is for housing higher than two stories, especially as the Alpine Fault is now due for rupture.	
Isobel Foyle/ #707.3		Seek Amendment	To Change the zoning of High Density Zone on Paparoa Street to MDZ or RS	
Lauren Gibson/ #708.5		Oppose	[Opposes intensification plan change and in particular for 19a Russell Street]	
Philippa Tucker/ #709.5		Oppose	That the northeast side of Windermere Road is not zoned High Density Residential	
Andrea Williams/ #711.2		Oppose	Amend residential zoning in Hornby from HDZ and MDZ to RS.	
Girish Ramlugun/ #713.11		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Russell Stewart/ #714.7		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Russell Stewart/714.7	Anne Dingwall/ #FS2037.572	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play.	Oppose
Sara Campbell/ #715.11		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Jonty Coulson/ #717.11		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	

Gareth Holler/ #718.11		Seek Amendment	Focus housing intensification within the Four Avenues. Development of a range of high-density housing / apartment options to varying specifications should be encouraged in the CBD and not suburbia.	
Andrew Cockburn/ #719.11		Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Ethan Pasco/ #721.4		Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Alan Murphy/ #724.8		Support	Supports high-density housing near the city and commercial centres. Seeks that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Birdie Young/ #727.6		Support	[Retain] high-density housing near the city and commercial centres.	
Heather McVicar/ #731.1		Oppose	Remove the 'walkable catchment of the city centre' from Salisbury Street to Bealey Ave, including Peacock Street.	
Michael Hall/ #733.13		Support	[Retain] high-density housing near the city and commercial centres.	
Pim Van Duin/ #738.10		Support	I support high-density housing near the city and commercial centres.	
Woolworths/ #740.3		Support	Except as otherwise modified by this submission, including amended zoned boundaries associated with the North Halswell Town Centre zone and St Albans (Neighbourhood / Local) Centre zone, retain amended residential zoning and nomenclature.	
Woolworths/740.3	Kāinga Ora/ #FS2082.486	Support	Except as otherwise modified by this submission, including amended zoned boundaries associated with the North Halswell Town Centre zone and St Albans (Neighbourhood / Local) Centre zone, retain amended residential zoning and nomenclature. Woolworths supports the application of the NPS-UD (and the regional policy statement) provisions which prioritised development in and around centres. Woolworths has continued to invest and explore new opportunities in response to population growth in Christchurch and is currently working on several development proposals to address gaps in its network or to upgrade existing operations. Woolworths remains concerned that the increased residential intensification is not balanced with commensurate policy flexibility to meet supply side wellbeing needs, or the functional requirements of supermarkets.	Support
Matthew Gibbons/ #743.3		Seek Amendment	Higher density near the airport should be allowed - people can install sound proofing. Perimeter block housing should be easier.	
Matthew Gibbons/743.3	Anne Dingwall/ #FS2037.1470	Seek Amendment	Higher density near the airport should be allowed - people can install sound proofing. Perimeter block housing should be easier. Removal of recessional planes and setbacks is good. Density around the central city is desirable. However, density should be permitted everywhere. Higher density will improve amenities like shopping and public transport. Demand creates its own supply. Hence the low public transport accessibility area should go. Higher density near the airport should be allowed - people can install sound proofing. Perimeter block housing should be easier. Setbacks are not desirable. Hence 14.6.2.2.b should be removed. So should 14.6.2.2.c. iv A and B. No new heritage areas should be allowed as they restrict development in parts of Christchurch where people want to live. A good rule would be that for every house added to a heritage area another is removed. The rules need to be changed to permit greater density in a wide range of places. Making it easier to build new houses will improve affordability and result in a more compact city that is cheaper to service and with lower transport times. It will also make active commuting easier and save on roads.	Oppose
Matthew Gibbons/743.3	Christchurch International Airport Limited/ #FS2052.121	Seek Amendment	Higher density near the airport should be allowed - people can install sound proofing. Perimeter block housing should be easier. Removal of recessional planes and setbacks is good. Density around the central city is desirable. However, density should be permitted everywhere. Higher density will improve amenities like shopping and public transport. Demand creates its own supply. Hence the low public transport accessibility area should go. Higher density near the airport should be allowed - people can install sound proofing. Perimeter block housing should be easier. Setbacks are not desirable. Hence 14.6.2.2.b should be removed. So should 14.6.2.2.c. iv A and B. No new heritage areas should be allowed as they restrict development in parts of Christchurch where people want to live. A good rule would be that for every house added to a heritage area another is removed. The rules need to be changed to permit greater density in a wide range of places. Making it easier to build new houses will improve affordability and result in a more compact city that is cheaper to service and with lower transport times. It will also make active commuting easier and save on roads.	Oppose
Matthew Gibbons/ #743.8		Seek Amendment	Zone more HDZ.	
Simon Fowke/ #746.2		Oppose	Do not Re-Zone Paparua Street to High Density	
Karen Fowke/ #748.2		Oppose	Reject High Density Dwellings in Paparua Street	
Ryman Healthcare Limited/ #749.2		Seek Amendment	[That] 20 Radcliffe Road, Northwood (Northwood site) is rezoned from Town Centre Zone (TCZ) to High Density Residential (HRZ)	


Ryman Healthcare Limited/749.2	Kāinga Ora/ #FS2082.497	Seek Amendment	[That] 20Radcliffe Road, Northwood (Northwood site) is rezoned from TownCentre Zone (TCZ) to High Density Residential (HRZ) Ryman's Northwood site occupies the entirety of the area currently zoned TCZ. It also understands that the land is no longer needed for long term commercial purposes. Ryman therefore submits it is no longer logical to retain a commercial zoning for the site. It submits this outcome is more aligned with the intent of the Enabling Housing Act and the National Policy Statement on Urban Development 2020, by appropriately providing for a residential activity that is planned to provide housing for Christchurch City's rapidly growing ageing population.	Oppose
Christchurch City Council/ #751.95		Seek Amendment	Change [zoning at 35 Hanmer Street (Map 32)] from HRZ to MRZ.	
Christchurch City Council/751.95	Anne Dingwall/ #FS2037.917	Seek Amendment	Change [zoning at 35 Hanmer Street (Map 32)] from HRZ to MRZ. Zoning beneath Heritage or Character areas is MRZ due to Policy 4, however this is mistakenly shown as HRZ.	Support
Christchurch City Council/ #751.109		Seek Amendment	[Remove any HRZ zoning within the Tsunami Management Area Overlay]	
Christchurch City Council/751.109	Anne Dingwall/ #FS2037.931	Seek Amendment	[Remove any HRZ zoning within the Tsunami Management Area Overlay] On planning map 25 there are parcels notified as High Density Residential Zone however a more appropriate zone is submitted to be the RSDT Zone. These changes are submitted to be more effective in achieving proposed Policy 5.2.2.5.2.	Support
Christchurch City Council/751.109	Catholic Diocese of Christchurch/ #FS2044.13	Seek Amendment	[Remove any HRZ zoning within the Tsunami Management Area Overlay] On planning map 25 there are parcels notified as High Density Residential Zone however a more appropriate zone is submitted to be the RSDT Zone. These changes are submitted to be more effective in achieving proposed Policy 5.2.2.5.2.	Oppose
Christchurch City Council/751.109	Carter Group Limited/ #FS2045.11	Seek Amendment	[Remove any HRZ zoning within the Tsunami Management Area Overlay] On planning map 25 there are parcels notified as High Density Residential Zone however a more appropriate zone is submitted to be the RSDT Zone. These changes are submitted to be more effective in achieving proposed Policy 5.2.2.5.2.	Oppose
Christchurch City Council/751.109	LMM Investments 2012 Limited/ #FS2049.5	Seek Amendment	[Remove any HRZ zoning within the Tsunami Management Area Overlay] On planning map 25 there are parcels notified as High Density Residential Zone however a more appropriate zone is submitted to be the RSDT Zone. These changes are submitted to be more effective in achieving proposed Policy 5.2.2.5.2.	Oppose
Christchurch City Council/ #751.111		Seek Amendment	Remove HRZ [from 114 Mackworth Street and 180 Smith Street (map 39)]. Instead, zone those properties RSDT. [Refer to ATTACHMENT 23] Also remove the Town Centre Intensification Precinct from any residential site not zoned HRZ.	
Christchurch City Council/751.111	Anne Dingwall/ #FS2037.933	Seek Amendment	Remove HRZ [from 114 Mackworth Street and 180 Smith Street (map 39)]. Instead, zone those properties RSDT. [Refer to ATTACHMENT 23] Also remove the Town Centre Intensification Precinct from any residential site not zoned HRZ. The Smith Street / Mackworth streets area is within a Policy 3(d) intensification area, however is also subject to the Tsunami Management Area (QM). Therefore zoning for this area should be no greater than RSDT to align with the QM response for the Tsunami hazard.	Support
Christchurch City Council/751.111	Kāinga Ora/ #FS2082.511	Seek Amendment	Remove HRZ [from 114 Mackworth Street and 180 Smith Street (map 39)]. Instead, zone those properties RSDT. [Refer to ATTACHMENT 23] Also remove the Town Centre Intensification Precinct from any residential site not zoned HRZ. The Smith Street / Mackworth streets area is within a Policy 3(d) intensification area, however is also subject to the Tsunami Management Area (QM). Therefore zoning for this area should be no greater than RSDT to align with the QM response for the Tsunami hazard.	Oppose
Christchurch City Council/ #751.140		Seek Amendment	Over MRZ area [at 160 Langdons Road, Map 24] change zoning to HRZ and apply TCIP [Refer to ATTACHMENT 42].	

Christchurch City Council/751.140	Anne Dingwall/ #FS2037.962	Seek Amendment	OverMRZ area [at 160 Langdons Road, Map 24] change zoning to HRZ and applyTCIP [Refer to ATTACHMENT 42]. MRZ is shown in an area affected byPolicy 3(d), and should have thesame residential response forPapanui (HRZ with TCIP)	Support
Christchurch City Council/ #751.142		Seek Amendment	Remove[Large Local Centre Intensification Precinct] from MRZ sites [at BeverleyStreet / Papanui Road, Map 31] and apply the LLCIP to the HRZ site within.[Refer to ATTACHMENT 43].	
Christchurch City Council/751.142	Anne Dingwall/ #FS2037.964	Seek Amendment	Remove[Large Local Centre Intensification Precinct] from MRZ sites [at BeverleyStreet / Papanui Road, Map 31] and apply the LLCIP to the HRZ site within.[Refer to ATTACHMENT 43]. Site is zoned MRZ, but has LLCIP. ThePrecinct should encircle the MRZ sitesas this only applies to HRZ	Support
Amanda Smithies/ #752.11		Support	support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Piripi Baker/ #753.11		Support	[Supports] high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Alex Shaw/ #754.11		Support	[Supports] high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
Margaret Stewart/ #755.2		Oppose	Remove High Density Residential zoning.	
Kay and Megan Mintrom and Pearce/ #757.1		Oppose	Retain existing zoning of 30 Sawtell Place, Northcote.	
ChristchurchNZ/ #760.25		Seek Amendment	At 2 Barnett Ave and 14 Johnson Street: <ul style="list-style-type: none"> • Rezone all of Lot 5 DP537999 (as at 12 May 2023) to HRZ (Large Local Centre Precinct) instead of part HRZ (Large Lot Local Centre Precinct and part MUZ. • Retain the proposed zoning of Lot 3 DP 537999 (as at 12 May 2023) as HRZ (Large Local Centre Precinct) 	
Mark Thompson/ #761.1		Oppose	[Seeks] that: <ul style="list-style-type: none"> - [that] Plan Change 14 be scrapped in [its] entirety and Christchurch so they can decide if that want this level of intensification. - Intensification of [the] area south of Bealey Avenue, central city is scrapped. - The following actions taken by Council: a) A referendum for the people of Christchurch so they can decide if that want this level of intensification. b) Commission a social impact assessment that can articulate the impact and costs of intensification across different parts of Christchurch. 	
Mark Darbyshire/ #768.4		Support	Supports HRZ near commercial centres as proposed.	
Sarah Griffin/ #771.1		Seek Amendment	[Limit HRZ to] an area which makes more sense, such as central Riccarton and the outskirts of the immediate city.	
Robert Braithwaite/ #772.3		Oppose	1. Lower Medium Density rules for the immediate residential area similar to those that apply under the current zoning to: <ul style="list-style-type: none"> - retain the character, amenity and scale of this residential area and - retain Sunlight Access to smaller lots 	
Vanessa Wells/ #785.1		Seek Amendment	[Seeks] that the high-density area be restricted to the commercial area surrounding Northlands Mall, to the north of Main North Road and Harewood Road. From Main North Road southeast should remain medium density housing. There is plenty yet to be in-filled for future generations, which will still retain the special character of the suburb.	
Peter Heffernan/ #787.1		Oppose	Delete high density zoning for Halliwell Avenue, Papanui	
Greater Hornby Residents Association/ #788.2		Seek Amendment	(Seeks that) High Density can not extend more than 10km from the Centre ofChristchurch	
Greater Hornby Residents Association/ #788.3		Oppose	Remove HRZ from area surrounding Ravensdown Hornby a Fertiliser factory	
Greater Hornby Residents Association/ #788.7		Seek Amendment	Remove High Residential Zoning from areas adjacent to schools.	
Greater Hornby Residents Association/ #788.10		Support	Supports MRZ zoning in Hornby. Change HRZ to MRZ zoning.	
Greg Partridge/ #794.2		Seek Amendment	The submitter requests that the area of South Richmond be made exempt from housing intensification via a qualifying matter due to natural hazard risks, in particular risk from future earthquakes and flooding.	

			<p>Its proximity to the Red Zone and the propensity for the land in this area to suffer significant structural damage when the Southern Fault Line ruptures (or the Christchurch Fault or Greendale Fault ruptures again) means it would be foolhardy of the Council to allow increased intensification to proceed in this part of the city.</p>	
Greg Partridge/794.2	Anne Dingwall/ #FS2037.725	Seek Amendment	<p>The submitter requests that the area of South Richmond be made exempt from housing intensification via a qualifying matter due to natural hazard risks, in particular risk from future earthquakes and flooding.</p> <p>Its proximity to the Red Zone and the propensity for the land in this area to suffer significant structural damage when the Southern Fault Line ruptures (or the Christchurch Fault or Greendale Fault ruptures again) means it would be foolhardy of the Council to allow increased intensification to proceed in this part of the city.</p> <p>The submitter is concerned that natural hazard risks have not been adequately considered in implementing central government's requirements for housing intensification and development of qualifying matters. The submitter has provided extensive commentary on hazards in their submission. The submitter's analysis of earthquake and flood hazard risks to South Richmond and Christchurch in general can be summarised as follows:</p> <p>Earthquake Risk</p> <ul style="list-style-type: none"> - The Christchurch Fault is an active seismic fault that runs under the city from close to Riccarton through to the eastern suburbs and off the coast of New Brighton. It is believed to have been responsible for the series of earthquakes that rocked the city on Boxing Day 2010 and may have caused the damaging earthquake of 1869. - The Christchurch Fault runs parallel to the more destructive Port Hills Fault which lies 5km to the south. - Christchurch sits within relatively close proximity to the Alpine Fault, one of the most active fault lines in the world, and one that has a history of sudden movement. The fault has ruptured four times in the past 900 years, each time producing an earthquake of about magnitude 8. - Seismic activity caused a lot of land in Christchurch to subside during the destructive Canterbury earthquakes of 2011 and 2012. - Computer modelling indicates that when the Alpine fault ruptures it will cause significant levels of peak ground velocity – the trampolining effect – meaning major structural damage to houses, commercial buildings and land here in Christchurch is almost certain, and will be widespread. It will produce one of the biggest earthquakes since European settlement of New Zealand, and it will have a major impact on the lives of many people. - Christchurch will be impacted by widespread liquefaction, the land will further subside, roading and bridges will be left damaged or impassable and the underground infrastructure will not be left intact. <p>Flood Hazard Risk</p> <ul style="list-style-type: none"> - Currently as little as 30mm of rainfall is all that is necessary before surface flooding builds up in Christchurch. - Niwa meteorologists have indicated that climate change is making rain more intense and more frequent in Christchurch because of a warming atmosphere holds more moisture. - What climate change has done is beef up the weather making bad flooding more likely, and more frequent due to the effects of <ul style="list-style-type: none"> • Fluvial, or river floods – which occur when rivers burst their banks and flood the nearby lands. • Pluvial, or surface flooding - when the rain is just so heavy that it overwhelms local drainage • Coastal flooding, or storm surges – an occurrence when strong winds fling water onshore - Current projections show that in less than 80 years about 35% of Christchurch will be inundated and vulnerable to regular flooding. Low-lying areas of the city – areas that used to be wetlands prior to European settlement – are most at risk, and they are not just coastal areas. Suburbs in central Christchurch that are earmarked for accelerated intensification, such as Edgware and St Albans are prone to flooding. 	Support

			<p>- It would be reckless and irresponsible for Council allowing development to occur in flood prone areas and those that will flood in the future. Increasing the height of foundations and floor levels will not protect residents from having to be rescued from flood-stricken properties nor the massive costs of repairing flood damaged properties.</p> <p>- Controversial plans to increase housing density across Auckland have been delayed by a year, so that Auckland Council can assess the impact of the recent floods and decide where homes should be built. The government has given the council the extra time, but also wants Auckland to consider how more intensification might be possible in “resilient” parts of the city.</p> <p>- With Christchurch being flood prone and highly susceptible to significant seismic activity, surely the Christchurch City Council should be pointing that out to Central Government and asking them to quantify how resilient any part of the city actually is.</p>	
Waka Kotahi (NZ Transport Agency) / #805.24		Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.	
Waka Kotahi (NZ Transport Agency) /805.24	Miles Premises Ltd/ #FS2050.15	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Support
Waka Kotahi (NZ Transport Agency) /805.24	Christchurch International Airport Limited/ #FS2052.40	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Oppose
Waka Kotahi (NZ Transport Agency) /805.24	Kauri Lodge Rest Home 2008 Limited/ #FS2059.26	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Support
Waka Kotahi (NZ Transport Agency) /805.24	New Zealand Airports Association/ #FS2071.2	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Oppose
Waka Kotahi (NZ Transport Agency) / #805.38		Seek Amendment	Increase the walkable catchment to 1500m.	

Waka Kotahi (NZ Transport Agency) /805.38	Kāinga Ora/ #FS2082.604	Seek Amendment	<p>Increase the walkable catchment to 1500m.</p> <p>Waka Kotahi supports the use of walkable catchments around key commercial areas and the associated upzoning of these areas. However, the 1200m city centre walkable catchment as proposed is not supported does not reflect the walkable catchment of the city centre or realises the development capacity required by the NPS-UD. It is considered that the extent of the city centre walkable catchment should be at least 1500m for the following reasons:</p> <ul style="list-style-type: none"> • This reflects the s32 Walkability Assessment that outlines that people are generally comfortable to walk for 20min, which relates to approximately 1500m. • Christchurch is flat and relatively central to many residential neighbourhoods where people would typically use active modes of transport to get to the City Centre rather than travelling by private vehicle, which increases the walkability of the city. • As many centres as possible should be up-zoned to the fullest extent possible to provide for local services for people who will be living in the walkable catchments. Enabling additional densities in these areas will also support provision of public transport and active transport infrastructure in the future by concentrating population– Council should take a long term view approach to enabling increased density. • This achieves the objectives of the NPS-UD in creating well-functioning urban environments. 	Support
Howard Pegram/ #807.4		Oppose	Remove blanket MDRS across the city.	
Josh Garmonsway/ #808.6		Seek Amendment	[S]eek[s] that council enable 6 to 10 storeys for residential buildings near commerical centres.	
Regulus Property Investments Limited/ #810.1		Seek Amendment	[That the property] located at 149 Waimairi Road and surrounding properties are rezoned to High Density Residential [instead of Medium Density Residential]	
Regulus Property Investments Limited/810.1	Christchurch International Airport Limited/ #FS2052.128	Seek Amendment	<p>[That the property] located at 149 Waimairi Road and surrounding properties are rezoned to High Density Residential [instead of Medium Density Residential]</p> <p>The Submitter’s site and surrounding locale is ideally suited for a higher density of development, being in a location that exhibits a clear and immediate need for further housing supply in a convenient location to public transportation, and in walking distance to the University of Canterbury.</p> <p>Rezoning the site and surrounding area to provide for high density residential development along with commensurate changes to the District Plan to provide for this submission and give effect to the NPS-UD will:(a) enable more people to live in an urban environment where there is a high demand for housing in the area, relative to other areas in the urban environment;(b) contribute to the social and economic well-being of communities and meet the reasonably foreseeable needs of future generations;(c) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means;(d) give effect to the NPS-UD (notably Policy 3) and Canterbury Regional Policy Statement; and(e) promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the Resource Management Act 1991 and ultimately achieve its purpose.</p>	Oppose
Carter Group Limited/ #814.240		Oppose	Oppose the HRZ zoning for 332 Oxford Street. Seek that this be rezoned to Commercial Central City Mixed Use Zone.	
Carter Group Limited/814.240	Kāinga Ora/ #FS2082.1070	Oppose	<p>Oppose the HRZ zoning for 332 Oxford Street. Seek that this be rezoned to Commercial Central City Mixed Use Zone.</p> <p>For the reasons expressed in the submission above, the submitter considers the property at 332 Oxford Terrace should be rezoned CCMUZ, accounting for the attributes of the land/locality, its historical use, and in order to meet the requirements of the NPS-UD.</p>	Seek Amendment

				
Wigram Lodge (2001) Limited Elizabeth and John Harris/ #817.2		Seek Amendment	Rezone the submitters site at s 850-862 Colombo Street and 139 Salisbury Street from High Density Residential to Central City Mixed Use	
Wigram Lodge (2001) Limited Elizabeth and John Harris/ #817.4		Seek Amendment	Seek to rezone 152-158 Peterborough Street and 327 - 333 Manchester Street from High Density Zone to City Centre Mixed Use Zone.	
Naxos Enterprises Limited and Trustees MW Limited/ #822.2		Seek Amendment	Seeks the rezoning of 14 Field Terrace, Upper Riccarton from MRZ to HRZ.	
MGZ Investments Limited/ #827.4		Support	Approve plan change in line with NPS-UD	
MGZ Investments Limited/ #827.9		Seek Amendment	Rezone 65 Parkston Avenue, Ilam and surrounding area from Medium Density to High Density.	
Catherine Gallagher/ #830.1		Seek Amendment	Limit [the extent of] the High Density Residential Zone to north from Merivale centre to Heaton Street / Innes Road, and south from Papanui commercial centre to Blighs Road, and not extending the High Density Residential Zone along that stretch of Papanui Road through the Strowan suburb.	
Anthony Gallagher/ #831.1		Seek Amendment	Limit[the extent of] the High Density Residential Zone north from Merivale centre to Heaton Street / InnesRoad, and south from Papanui commercial centre to Blighs Road and not extending the High Density Residential Zone along this stretch of Papanui Road through the Strowan suburb.	
Finn Jackson/ #832.11		Support	[Supports] high-density housing near the city and commercial centres.	
Historic Places Canterbury/ #835.14		Seek Amendment	The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.	
Historic Places Canterbury/835.14	Anne Dingwall/ #FS2037.601	Seek Amendment	<p>The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.</p> <p>The submitter acknowledges that it is sensible and appropriate to concentrate the highest density in the central city. However, they have concerns about the heights in the central city zone and high density zone. The submitter believes there is a need for a more graduated height around the boundaries in respect of Hagley Park, Cranmer Square and Latimer Square.</p> <ul style="list-style-type: none"> - The proposed heights would allow 90 metres to the west of Latimer Square and 32 metres around Cranmer Square and to the east of Latimer Square. - The proposed heights would allow 32 metres along Park Terrace adjoining Hagley Park. 	Support
Historic Places Canterbury/835.14	Anne Dingwall/ #FS2037.699	Seek Amendment	The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.	Support

			<p>The submitter acknowledges that it is sensible and appropriate to concentrate the highest density in the central city. However, they have concerns about the heights in the central city zone and high density zone. The submitter believes there is a need for a more graduated height around the boundaries in respect of Hagley Park, Cranmer Square and Latimer Square.</p> <p>- The proposed heights would allow 90 metres to the west of Latimer Square and 32 metres around Cranmer Square and to the east of Latimer Square.</p> <p>- The proposed heights would allow 32 metres along Park Terrace adjoining Hagley Park.</p>	
Historic Places Canterbury/835.14	Chapman Tripp/ #FS2063.160	Seek Amendment	<p>The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.</p> <p>The submitter acknowledges that it is sensible and appropriate to concentrate the highest density in the central city. However, they have concerns about the heights in the central city zone and high density zone. The submitter believes there is a need for a more graduated height around the boundaries in respect of Hagley Park, Cranmer Square and Latimer Square.</p> <p>- The proposed heights would allow 90 metres to the west of Latimer Square and 32 metres around Cranmer Square and to the east of Latimer Square.</p> <p>- The proposed heights would allow 32 metres along Park Terrace adjoining Hagley Park.</p>	Support
Historic Places Canterbury/835.14	Chapman Tripp/ #FS2064.154	Seek Amendment	<p>The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.</p> <p>The submitter acknowledges that it is sensible and appropriate to concentrate the highest density in the central city. However, they have concerns about the heights in the central city zone and high density zone. The submitter believes there is a need for a more graduated height around the boundaries in respect of Hagley Park, Cranmer Square and Latimer Square.</p> <p>- The proposed heights would allow 90 metres to the west of Latimer Square and 32 metres around Cranmer Square and to the east of Latimer Square.</p> <p>- The proposed heights would allow 32 metres along Park Terrace adjoining Hagley Park.</p>	Oppose
Historic Places Canterbury/835.14	Kāinga Ora/ #FS2082.760	Seek Amendment	<p>The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.</p> <p>The submitter acknowledges that it is sensible and appropriate to concentrate the highest density in the central city. However, they have concerns about the heights in the central city zone and high density zone. The submitter believes there is a need for a more graduated height around the boundaries in respect of Hagley Park, Cranmer Square and Latimer Square.</p> <p>- The proposed heights would allow 90 metres to the west of Latimer Square and 32 metres around Cranmer Square and to the east of Latimer Square.</p> <p>- The proposed heights would allow 32 metres along Park Terrace adjoining Hagley Park.</p>	Oppose
Andrew James Kerr/ #836.1		Oppose	Oppose HRZ zoning of Strowan (from Papanui Road to Watford Street).	
Sylvia Maclaren/ #837.11		Support	[Supports] high-density housing near the city and commercial centres.	
Georgie McLaughlin/ #838.1		Oppose	Opposes HRZ in Strowan (Halton Street, Hawthorne Street, Watford Street, Normans Road). Seeks that it be changed to MRZ.	
Jacinta O'Reilly/ #839.11		Support	[Supports] high-density housing near the city and commercial centres.	
Rosa Shaw/ #840.11		Support	[Supports] high-density housing near the city and commercial centres.	
Jess Gaisford/ #841.7		Support	I support high-density housing near the city and commercial centres.	
Allan Taunt/ #843.11		Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	

Hayden Smythe/ #844.11		Support	[S]upports high-density housing near the city and commercial centres.	
Christopher Evan/ #845.6		Oppose	[Seeks that] Christchurch City Council accepts the new Government rules and laws	
Lauren Bonner/ #846.8		Support	[S]upports high-density housing near the city and commercial centres.	
Will Struthers/ #847.11		Support	I support high-density housing near the city and commercial centres.	
Robert Leonard Broughton/ #851.14		Seek Amendment	<i>[Seek]</i> the walking distances to Riccarton centre boundaries (which we understand the legislation states defines the extent of high density 6-storey residential zones) be reconsidered based, not on distance, but on time taken to walk to key amenities in the centre zone. The centre of Riccarton should be taken as the CCC Community Centre in Clarence Street.	
Robert Leonard Broughton/851.14	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.17	Seek Amendment	<i>[Seek]</i> the walking distances to Riccarton centre boundaries (which we understand the legislation states defines the extent of high density 6-storey residential zones) be reconsidered based, not on distance, but on time taken to walk to key amenities in the centre zone. The centre of Riccarton should be taken as the CCC Community Centre in Clarence Street. This sits in the heart of the Riccarton centre with access in all directions to businesses	Support
Christchurch International Airport Limited (CIAL) / #852.3		Seek Amendment	Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ.	
Christchurch International Airport Limited (CIAL) /852.3	Sarah Harrow/ #FS2017.3	Seek Amendment	Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ. The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022. Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.	Oppose
Christchurch International Airport Limited (CIAL) /852.3	Stantec/ #FS2032.50	Seek Amendment	Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ. The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022. Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.	Oppose
Christchurch International Airport Limited (CIAL) /852.3	Miles Premises Ltd/ #FS2050.4	Seek Amendment	Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ. The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022. Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022. Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.	Oppose
Christchurch International Airport Limited (CIAL) /852.3	Riccarton Bush Kilmarnock Residents	Seek Amendment	Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ.	Support

	Association ./ #FS2062.35		<p>The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022.</p> <p>Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</p> <p>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.</p>	
Christchurch International Airport Limited (CIAL) /852.3	New Zealand Airports Association/ #FS2071.16	Seek Amendment	<p>Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ.</p> <p>The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022.</p> <p>Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</p> <p>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.</p>	Support
Ministry of Housing and Urban Development/ #859.12		Seek Amendment	<p>Increase the walkable catchments and spatial extent of the following types of commercial centres by at least 200 metres: a. medium local centres; b. large local centres; c. town centres; d. large town centres.</p>	
Ministry of Housing and Urban Development/859.12	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.47	Seek Amendment	<p>Increase the walkable catchments and spatial extent of the following types of commercial centres by at least 200 metres: a. medium local centres; b. large local centres; c. town centres; d. large town centres.</p> <p>Policy 3(d) of the NPS-UD aims to maximise the benefits of intensification, including agglomeration benefits. HUD submits that CCC should go further in enabling density around existing commercial centres to maximise these benefits, by increasing the spatial extent of the following types of commercial centres by at least 200 metres: a. medium local centres; b. large local centres; c. town centres; d. large town centres.</p> <p>This would also improve consistency in CCC's concept of walkability. In developing their LPTAQM, CCC used a 10 minute walk as a metric to consider what was and wasn't accessible to public transport. However, even around the largest commercial centres in Christchurch the High Density Residential Zone only extends approximately 600m (an 8 minute walk). This implies that CCC assumes people would walk further to a bus, than to a centre zone. Furthermore, the higher density zoning around the city centre, as required by policy 3(c), extends for 1.2 km, yet the next largest catchment of high density extends for only 600m. Increasing the size of the walkable catchments will maximise agglomeration benefits, and provide internal consistency within the Plan.</p>	Oppose
Ministry of Housing and Urban Development/859.12	Chapman Tripp/ #FS2063.171	Seek Amendment	<p>Increase the walkable catchments and spatial extent of the following types of commercial centres by at least 200 metres: a. medium local centres; b. large local centres; c. town centres; d. large town centres.</p> <p>Policy 3(d) of the NPS-UD aims to maximise the benefits of intensification, including agglomeration benefits. HUD submits that CCC should go further in enabling density around existing commercial centres to maximise these benefits, by increasing the spatial extent of the following types of commercial centres by at least 200 metres: a. medium local centres; b. large local centres; c. town centres; d. large town centres.</p> <p>This would also improve consistency in CCC's concept of walkability. In developing their LPTAQM, CCC used a 10 minute walk as a metric to consider what was and wasn't accessible to public transport. However, even around the largest commercial centres in Christchurch the High Density Residential Zone only extends approximately 600m (an 8 minute walk). This implies that CCC assumes people would walk further to a bus, than to a centre zone. Furthermore, the higher density zoning around the city centre, as required by policy 3(c), extends for 1.2 km, yet the next largest catchment of high density extends for only 600m. Increasing the size of the walkable catchments will maximise agglomeration benefits, and provide internal consistency within the Plan.</p>	Support
Ministry of Housing and Urban Development/859.12	Chapman Tripp/ #FS2064.165	Seek Amendment	<p>Increase the walkable catchments and spatial extent of the following types of commercial centres by at least 200 metres: a. medium local centres; b. large local centres; c. town centres; d. large town centres.</p> <p>Policy 3(d) of the NPS-UD aims to maximise the benefits of intensification, including agglomeration benefits. HUD submits that CCC should go further in enabling density around existing commercial centres to maximise these benefits, by increasing the spatial extent of the following types of commercial centres by at least 200 metres: a. medium local centres; b. large local centres; c. town centres; d. large town centres.</p>	Support

			This would also improve consistency in CCC's concept of walkability. In developing their LPTAQM, CCC used a 10 minute walk as a metric to consider what was and wasn't accessible to public transport. However, even around the largest commercial centres in Christchurch the High Density Residential Zone only extends approximately 600m (an 8 minute walk). This implies that CCC assumes people would walk further to a bus, than to a centre zone. Furthermore, the higher density zoning around the city centre, as required by policy 3(c), extends for 1.2 km, yet the next largest catchment of high density extends for only 600m. Increasing the size of the walkable catchments will maximise agglomeration benefits, and provide internal consistency within the Plan.	
Ministry of Housing and Urban Development/859.12	Kāinga Ora/ #FS2082.799	Seek Amendment	<p>Increase the walkable catchments and spatial extent of the following types of commercial centres by at least 200 metres: a. medium local centres; b. large local centres; c. town centres; d. large town centres.</p> <p>Policy 3(d) of the NPS-UD aims to maximise the benefits of intensification, including agglomeration benefits. HUD submits that CCC should go further in enabling density around existing commercial centres to maximise these benefits, by increasing the spatial extent of the following types of commercial centres by at least 200 metres: a. medium local centres; b. large local centres; c. town centres; d. large town centres.</p> <p>This would also improve consistency in CCC's concept of walkability. In developing their LPTAQM, CCC used a 10 minute walk as a metric to consider what was and wasn't accessible to public transport. However, even around the largest commercial centres in Christchurch the High Density Residential Zone only extends approximately 600m (an 8 minute walk). This implies that CCC assumes people would walk further to a bus, than to a centre zone. Furthermore, the higher density zoning around the city centre, as required by policy 3(c), extends for 1.2 km, yet the next largest catchment of high density extends for only 600m. Increasing the size of the walkable catchments will maximise agglomeration benefits, and provide internal consistency within the Plan.</p>	Support
Sally & Declan Bransfield/ #860.1		Support	Supports High Density Residential Zone in proximity to schools, shops, public transport routes, hospitals around Hagley Park.	
Julie Robertson-Steel/ #861.1		Seek Amendment	Seek that the entire St Albans area between Bealey Avenue and Edgeware Road should be designated a Medium Density Residential Zone.	
Julie Robertson-Steel/ #861.3		Seek Amendment	Seek amendment to keep high density residential development area within the Four Avenues.	
Stuart James Irvine/ #863.1		Oppose	Oppose HRZ of Strowan area, west of Papanui Road.	
Douglas Corbett/ #864.6		Seek Amendment	High Density housing in Central City only	
Rogen Lough/ #865.1		Oppose	Oppose the HRZ zoning for the block to the south of Mayfair Street. Retain as open space.	
Maureen Kerr/ #868.1		Seek Amendment	[O]ppose[s] the introduction of High Density Residential Developments within the area Papanui Road to Watford Street and seeks that the Council revise this proposal.	
Dawn E Smithson/ #869.1		Seek Amendment	[That] the eastern blocks of Strowan from Normans Road to Blighs Road [be zoned MRZ instead of HRZ]	
Susanne Antill/ #870.19		Oppose	Oppose replacing existing residential zones in the city with two new ones - a medium density zone and a high density zone.	
Scott Tindall/ #871.1		Seek Amendment	[That the Hornby area is not zoned HRZ]	
Alan and Robyn Ogle/ #876.12		Seek Amendment	[Seeks that] Jane Deans Close should retain its current zoning of Residential Suburban Density Transition [RSDT] which provides for low to medium density residential housing.	
Alan and Robyn Ogle/876.12	Robert Broughton/ #FS2083.21	Seek Amendment	[Seeks that] Jane Deans Close should retain its current zoning of Residential Suburban Density Transition [RSDT] which provides for low to medium density residential housing. We submit Jane Deans Close should retain its current zoning of Residential Suburban Density Transition [RSDT] which provides for low to medium density residential housing.	Support
Alan and Robyn Ogle/ #876.14		Seek Amendment	[Apply a qualifying matter to] both sides of Matai St West from Straven Rd east to the railway line, including the area north to the Avon River. [There] should be a Qualifying Matter restricting further residential intensification.	
Alan and Robyn Ogle/876.14	Robert Broughton/ #FS2083.23	Seek Amendment	[Apply a qualifying matter to] both sides of Matai St West from Straven Rd east to the railway line, including the area north to the Avon River. [There] should be a Qualifying Matter restricting further residential intensification. We submit both sides of Matai St West from Straven Rd east to the railway line, including the area north to the Avon River, should be a Qualifying Matter restricting further residential intensification.	Support
Otautahi Community Housing Trust/ #877.2		Support	Retain HRZ over areas where HRZ is proposed in PC14 as notified.	
Otautahi Community Housing Trust/877.2	Kāinga Ora/ #FS2082.1230	Support	Retain HRZ over areas where HRZ is proposed in PC14 as notified.	Seek Amendment

			<p>OCHT support the implementation of a MRZ over all relevant residential zones. As set out in this submission, OCHT oppose the Public Transport Accessibility QM and therefore seek as a consequence of deleting this QM that the RS and RSDT zoned areas within this QM be rezoned to MRZ.</p> <p>OCHT note some ambiguity in the provisions as to whether the land that is subject to the Tsunami Risk QM is intended to be zoned MRZ or RS/ RSDT. Whilst agreeing that a high risk of natural hazards is a legitimate QM, our submission raises concerns with whether the costs and benefits of this QM strike an appropriate balance, and question the appropriateness of using a threshold of a 1:500 year event plus a 1m rise in sea levels as the mapping base. Use of a lower density RS/ RSDT zoning should only be used where the risk of hazards is proven to be high and with a high return period.</p> <p>OCHT support the inclusion of a High Density Residential Zone in inappropriate locations close to the City Centre and larger suburban commercial centres.</p> <p>[Please see attachment]</p>	
Otautahi Community Housing Trust/877.2	Kāinga Ora/ #FS2082.1298	Support	<p>Retain HRZ over areas where HRZ is proposed in PC14 as notified.</p> <p>OCHT support the implementation of a MRZ over all relevant residential zones. As set out in this submission, OCHT oppose the Public Transport Accessibility QM and therefore seek as a consequence of deleting this QM that the RS and RSDT zoned areas within this QM be rezoned to MRZ.</p> <p>OCHT note some ambiguity in the provisions as to whether the land that is subject to the Tsunami Risk QM is intended to be zoned MRZ or RS/ RSDT. Whilst agreeing that a high risk of natural hazards is a legitimate QM, our submission raises concerns with whether the costs and benefits of this QM strike an appropriate balance, and question the appropriateness of using a threshold of a 1:500 year event plus a 1m rise in sea levels as the mapping base. Use of a lower density RS/ RSDT zoning should only be used where the risk of hazards is proven to be high and with a high return period.</p> <p>OCHT support the inclusion of a High Density Residential Zone in inappropriate locations close to the City Centre and larger suburban commercial centres.</p> <p>[Please see attachment]</p>	Seek Amendment
Peter Dyhrberg/ #885.1		Seek Amendment	[That] the areas of the city north of Armagh Street and between Fitzgerald Avenue to the East and Madras Street to the West ..be zoned as a Medium Density Residential [instead of] High Density Residential.	
Helen Broughton/ #886.3		Oppose	Oppose HRZ for Matai Street, Christchurch Boys High School and Straven Street, Riccarton.	
Helen Broughton/886.3	Christchurch International Airport Limited/ #FS2052.273	Oppose	Oppose HRZ for Matai Street, Christchurch Boys High School and Straven Street, Riccarton. Riccarton - The Foundation Borough For Christchurch - Riccarton was the foundation borough for Christchurch and has a number of significant heritage items which are outlined in the Waipuna- Halswell, Hornby, Riccarton Community Board's submission. There is also the Matai Street cycleway which requires protection from the proposed intensification and eleven notable trees. Christchurch Boys High School commenced in 1881 and the residential properties opposite on Straven Road should retain current zoning. Should this wide area not retain current densities? High density development is completely inappropriate and I have reservations regarding medium density for this area. I also question the walkable distance of Matai Street and further technical evidence will be provided..	Support
Helen Broughton/886.3	Kāinga Ora/ #FS2082.821	Oppose	Oppose HRZ for Matai Street, Christchurch Boys High School and Straven Street, Riccarton. Riccarton - The Foundation Borough For Christchurch - Riccarton was the foundation borough for Christchurch and has a number of significant heritage items which are outlined in the Waipuna- Halswell, Hornby, Riccarton Community Board's submission. There is also the Matai Street cycleway which requires protection from the proposed intensification and eleven notable trees. Christchurch Boys High School commenced in 1881 and the residential properties opposite on Straven Road should retain current zoning. Should this wide area not retain current densities? High density development is completely inappropriate and I have reservations regarding medium density for this area. I also question the walkable distance of Matai Street and further technical evidence will be provided..	Oppose
David Smithson/ #888.1		Seek Amendment	That the Council change the HRZ which is proposed for the eastern blocks of Strowan from Normans Road to Blighs Road to MRZ.	
Susanne Elizabeth Hill/ #889.1		Support	Supports HRZ near city centre, opposes location in outer suburbs.	
Graham William Hill/ #890.1		Oppose	Opposes HRZ in Strowan, particularly 85 Normans Road.	
Alan John David Gillies/ #891.1		Seek Amendment	[That] the High Density Residential Zone proposed for the Strowan Residential blocks from Normans to Blighs Road be changed to a Medium Density Residential Development zone.	
Wayne Robertson/ #892.1		Seek Amendment	[Restrict] the High Density Residential Zone to within the four avenues, and where new subdivisions/whole areas are developed outside the four avenues	
Jacq Woods/ #894.2		Seek Amendment	Replace HRZ with MRZ on Strowan blocks west of Papanui Road from Normans Road to Blighs Road, along Watson Road.	

Tim Priddy/ #895.1		Seek Amendment	That the proposed High Density Residential Zone (HRZ) for the blocks in the Strowan area, west of Papanui Road, from Normans Road to Blighs Road be revised to Medium Density Residential Zone (MRZ).	
Claire Coveney/ #896.2		Seek Amendment	Seeks that all high density housing is located near cycleways and rail corridors, and away from wetlands and rivers.	
Denis McMurtrie/ #898.1		Seek Amendment	[That the HRZ around Northlands does not extend south of Harewood Road and Main North Road]	
John Hudson/ #901.11		Seek Amendment	Change Watford St from HRZ to MRZ	
John Hudson/ #901.12		Seek Amendment	Change Watford St from HRZ to MRZ	
John Hudson/ #901.13		Seek Amendment	Change Watford St from HRZ to MRZ	
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.2		Seek Amendment	[That HRZ is not applied to any area currently zoned Residential Suburban, Residential Medium Density or Residential Suburban Density Transition]	
Waipuna Halswell-Hornby-Riccarton Community Board/902.2	Chapman Tripp/ #FS2063.180	Seek Amendment	[That HRZ is not applied to any area currently zoned Residential Suburban, Residential Medium Density or Residential Suburban Density Transition] The Board is concerned that some areas are moving from suburban density to high density. This means that some citizens are in a suburban density area, where the maximum is currently two storeys, now moving to high density, six storeys. There are three areas in the Board are facing this scenario - Church Corner represented by the Church Corner Residents' Association, the area around Riccarton House and Bush, represented by the Riccarton Bush /Kilmarnock Residents' Association and Hornby represented by the Greater Hornby Residents Association. Obviously, this affects longstanding residents, but at a recent meeting new residents who bought character homes or built new homes in Riccarton expressed anger -they had bought in an area that was low density to now find there was a government mandate for high density. Hornby similarly has some areas where this is occurring. This seems particularly unfair for the residents affected in this way. The Board requests that a rule be included providing that no area that is suburban density currently should be re-zoned high density.	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/902.2	Chapman Tripp/ #FS2064.174	Seek Amendment	[That HRZ is not applied to any area currently zoned Residential Suburban, Residential Medium Density or Residential Suburban Density Transition] The Board is concerned that some areas are moving from suburban density to high density. This means that some citizens are in a suburban density area, where the maximum is currently two storeys, now moving to high density, six storeys. There are three areas in the Board are facing this scenario - Church Corner represented by the Church Corner Residents' Association, the area around Riccarton House and Bush, represented by the Riccarton Bush /Kilmarnock Residents' Association and Hornby represented by the Greater Hornby Residents Association. Obviously, this affects longstanding residents, but at a recent meeting new residents who bought character homes or built new homes in Riccarton expressed anger -they had bought in an area that was low density to now find there was a government mandate for high density. Hornby similarly has some areas where this is occurring. This seems particularly unfair for the residents affected in this way. The Board requests that a rule be included providing that no area that is suburban density currently should be re-zoned high density.	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/902.2	Kāinga Ora/ #FS2082.1264	Seek Amendment	[That HRZ is not applied to any area currently zoned Residential Suburban, Residential Medium Density or Residential Suburban Density Transition] The Board is concerned that some areas are moving from suburban density to high density. This means that some citizens are in a suburban density area, where the maximum is currently two storeys, now moving to high density, six storeys. There are three areas in the Board are facing this scenario - Church Corner represented by the Church Corner Residents' Association, the area around Riccarton House and Bush, represented by the Riccarton Bush /Kilmarnock Residents' Association and Hornby represented by the Greater Hornby Residents Association. Obviously, this affects longstanding residents, but at a recent meeting new residents who bought character homes or built new homes in Riccarton expressed anger -they had bought in an area that was low density to now find there was a government mandate for high density. Hornby similarly has some areas where this is occurring. This seems particularly unfair for the residents affected in this way. The Board requests that a rule be included providing that no area that is suburban density currently should be re-zoned high density.	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.27		Seek Amendment	[That the HRZ in the] Deans Avenue Precinct [that] covers the area from Matai Street East to Blenheim Road and from Deans Avenue to the Railway line [is limited to] the former Addington saleyards site; [and that the remainder of the area is zoned MRZ].	
Waipuna Halswell-Hornby-Riccarton Community Board/902.27	Christchurch International Airport Limited/ #FS2052.283	Seek Amendment	[That the HRZ in the] Deans Avenue Precinct [that] covers the area from Matai Street East to Blenheim Road and from Deans Avenue to the Railway line [is limited to] the former Addington saleyards site; [and that the remainder of the area is zoned MRZ]. Deans Avenue Precinct is represented by the Deans Avenue Precinct Society and covers the area from Matai Street East to Blenheim Road and from Deans Avenue to the Railway line. This area is already zoned medium density which the residents feel comfortable with. The Plan proposes the area will be high density. There appears to be no rationale for this as the area is well outside the 600 metres walking distance from Riccarton Town. When the Board Chairperson asked Council planning staff why this area was zoned high density they indicated this was "for consistency".	Support

			<p>The Board does not consider the Council should be going beyond what is mandated by Central Government and, on further consideration, the Board can see no reason why the area should not continue as medium density. The land that could be zoned High Density is the former Addington saleyards site. At a recent Annual General Meeting of the Deans Avenue Precinct Society, most residents indicated that they felt quite comfortable with this area being zoned high density residential. Please leave the remaining area as medium density.</p>	
<p>Waipuna Halswell-Hornby-Riccarton Community Board/902.27</p>	<p>Kāinga Ora/ #FS2082.1289</p>	<p>Seek Amendment</p>	<p>[That the HRZ in the] Deans Avenue Precinct [that] covers the area from Matai Street East to Blenheim Road and from Deans Avenue to the Railway line [is limited to] the former Addington saleyards site; [and that the remainder of the area is zoned MRZ].</p> <p>Deans Avenue Precinct is represented by the Deans Avenue Precinct Society and covers the area from Matai Street East to Blenheim Road and from Deans Avenue to the Railway line. This area is already zoned medium density which the residents feel comfortable with. The Plan proposes the area will be high density. There appears to be no rationale for this as the area is well outside the 600 metres walking distance from Riccarton Town. When the Board Chairperson asked Council planning staff why this area was zoned high density they indicated this was “for consistency”.</p> <p>The Board does not consider the Council should be going beyond what is mandated by Central Government and, on further consideration, the Board can see no reason why the area should not continue as medium density. The land that could be zoned High Density is the former Addington saleyards site. At a recent Annual General Meeting of the Deans Avenue Precinct Society, most residents indicated that they felt quite comfortable with this area being zoned high density residential. Please leave the remaining area as medium density.</p>	<p>Oppose</p>
<p>Waipuna Halswell-Hornby-Riccarton Community Board/ #902.32</p>		<p>Seek Amendment</p>	<p>[That all sites within the Riccarton Bush Interface Area and on Matai Street] retain Suburban Density Zoning.</p> <p>[Note: Area includes sought extension to RBI: The southern side of Rata Street to Rimu Street and Kauri Street; Kahu Road opposite the entrance to Riccarton House; The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side; all [both sides of] Ngahere Street [and] Girvan Street; Houses adjoining the Avon e.g. 36a Kahu Road and adjoining houses; the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association].</p>	
<p>Waipuna Halswell-Hornby-Riccarton Community Board/902.32</p>	<p>Riccarton Bush Kilmarnock Residents Association ./ #FS2062.12</p>	<p>Seek Amendment</p>	<p>[That all sites within the Riccarton Bush Interface Area and on Matai Street] retain Suburban Density Zoning.</p> <p>[Note: Area includes sought extension to RBI: The southern side of Rata Street to Rimu Street and Kauri Street; Kahu Road opposite the entrance to Riccarton House; The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side; all [both sides of] Ngahere Street [and] Girvan Street; Houses adjoining the Avon e.g. 36a Kahu Road and adjoining houses; the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association].</p> <p>Matai Street has a Council tree-lined cycleway. The Board shares residents' view that if housing was to go to six stories on both sides of the street this would be an uninviting and cold part of the current tree lined Central City/University cycleway. It is also some distance from the main commercial centre.</p> <p>[In] the area from Kauri Street to Matai Street, [t]echnical evidence on this area was submitted to the Independent Hearings Panel on the Christchurch Replacement District Plan chaired by Sir John Hansen in 2015, with the panel deciding to retain suburban density and residential suburban transitional density zoning, influenced by the need for particular care in ensuring appropriate residential design outcomes, especially given the established amenity values in the vicinity of Riccarton Bush, coupled with the concerns expressed by residents as to how Residential Medium Density zoning would impact on the amenity values of their neighbourhood.</p>	<p>Support</p>
<p>Waipuna Halswell-Hornby-Riccarton Community Board/902.32</p>	<p>Kāinga Ora/ #FS2082.1294</p>	<p>Seek Amendment</p>	<p>[That all sites within the Riccarton Bush Interface Area and on Matai Street] retain Suburban Density Zoning.</p> <p>[Note: Area includes sought extension to RBI: The southern side of Rata Street to Rimu Street and Kauri Street; Kahu Road opposite the entrance to Riccarton House; The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side; all [both sides of] Ngahere Street [and] Girvan Street; Houses adjoining the Avon e.g. 36a Kahu Road and adjoining houses; the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association].</p>	<p>Oppose</p>

			<p>Matai Street has a Council tree-lined cycleway. The Board shares residents' view that if housing was to go to six stories on both sides of the street this would be an uninviting and cold part of the current tree lined Central City/University cycleway. It is also some distance from the main commercial centre.</p> <p>[In] the area from Kauri Street to Matai Street, [t] Technical evidence on this area was submitted to the Independent Hearings Panel on the Christchurch Replacement District Plan chaired by Sir John Hansen in 2015, with the panel deciding to retain suburban density and residential suburban transitional density zoning, influenced by the need for particular care in ensuring appropriate residential design outcomes, especially given the established amenity values in the vicinity of Riccarton Bush, coupled with the concerns expressed by residents as to how Residential Medium Density zoning would impact on the amenity values of their neighbourhood.</p>	
Waipuna Halswell-Hornby-Riccarton Community Board/902.32	The Riccarton Bush Trust/ #FS2085.45	Seek Amendment	<p>[That all sites within the Riccarton Bush Interface Area and on Matai Street] retain Suburban Density Zoning.</p> <p>[Note: Area includes sought extension to RBI: The southern side of Rata Street to Rimu Street and Kauri Street; Kahu Road opposite the entrance to Riccarton House; The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side; all [both sides of] Ngahere Street [and] Girvan Street; Houses adjoining the Avon e.g. 36a Kahu Road and adjoining houses; the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association].</p> <p>Matai Street has a Council tree-lined cycleway. The Board shares residents' view that if housing was to go to six stories on both sides of the street this would be an uninviting and cold part of the current tree lined Central City/University cycleway. It is also some distance from the main commercial centre.</p> <p>[In] the area from Kauri Street to Matai Street, [t] Technical evidence on this area was submitted to the Independent Hearings Panel on the Christchurch Replacement District Plan chaired by Sir John Hansen in 2015, with the panel deciding to retain suburban density and residential suburban transitional density zoning, influenced by the need for particular care in ensuring appropriate residential design outcomes, especially given the established amenity values in the vicinity of Riccarton Bush, coupled with the concerns expressed by residents as to how Residential Medium Density zoning would impact on the amenity values of their neighbourhood.</p>	Support
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.34		Seek Amendment	[That] the area from Matipo Street to the Railway line [is not zoned HRZ].	
Waipuna Halswell-Hornby-Riccarton Community Board/902.34	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.13	Seek Amendment	<p>[That] the area from Matipo Street to the Railway line [is not zoned HRZ].</p> <p>The area has been zoned medium density from at least 1995. This has not been successful and has led to largely rental properties and a more transient population. On demolition of a house, frequently four units are built on the site often with three occupants per unit and eight cars. There is traffic congestion in the area, parking on berms and pavements, difficulties on rubbish collection days, rubbish in streets, residents at potential risk when having to park at night some distance from their residence. Much of the ward is not well served by public transport and residents complain the lack of space between houses means the sunlight is not coming in, and even with double glazing it is difficult to heat a home in winter.</p> <p>The Board is totally opposed to imposing high density on an area already struggling with medium density.</p>	Support
Waipuna Halswell-Hornby-Riccarton Community Board/902.34	Kāinga Ora/ #FS2082.1296	Seek Amendment	<p>[That] the area from Matipo Street to the Railway line [is not zoned HRZ].</p> <p>The area has been zoned medium density from at least 1995. This has not been successful and has led to largely rental properties and a more transient population. On demolition of a house, frequently four units are built on the site often with three occupants per unit and eight cars. There is traffic congestion in the area, parking on berms and pavements, difficulties on rubbish collection days, rubbish in streets, residents at potential risk when having to park at night some distance from their residence. Much of the ward is not well served by public transport and residents complain the lack of space between houses means the sunlight is not coming in, and even with double glazing it is difficult to heat a home in winter.</p> <p>The Board is totally opposed to imposing high density on an area already struggling with medium density.</p>	Oppose

Danne Mora Limited/ #903.11		Seek Amendment	Amend the High Density Residential Zone boundary to stop at Manarola Road with all land to the south owned by Spreydon Lodge Limited to be zoned FUZ, including Lot 3000 DP 575180, Lot 121 DP 514750 and Lot 120 DP 514570.	
Declan Bransfield/ #905.2		Seek Amendment	[That all areas in Riccarton and] around Deans Bush be [zoned] High Density [Residential]	
Declan Bransfield/905.2	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.59	Seek Amendment	[That all areas in Riccarton and] around Deans Bush be [zoned] High Density [Residential] Maintain residential zone on Deans Bush Interface all else to High Density, Proximity to schools shops public transport routes hospitals etc Hagley Park not affected by high rise developments All other areas around Deans Bush to be high Density You are creating an island in an area that should be a thriving area suspect that CCC is being swayed by a small group of NIMBY citizens who do not have Riccarton's best intentions at heart and are instead hindering growth by preserving their little enclave	Oppose
Declan Bransfield/905.2	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.71	Seek Amendment	[That all areas in Riccarton and] around Deans Bush be [zoned] High Density [Residential] Maintain residential zone on Deans Bush Interface all else to High Density, Proximity to schools shops public transport routes hospitals etc Hagley Park not affected by high rise developments All other areas around Deans Bush to be high Density You are creating an island in an area that should be a thriving area suspect that CCC is being swayed by a small group of NIMBY citizens who do not have Riccarton's best intentions at heart and are instead hindering growth by preserving their little enclave	Oppose
Declan Bransfield/905.2	The Riccarton Bush Trust/ #FS2085.47	Seek Amendment	[That all areas in Riccarton and] around Deans Bush be [zoned] High Density [Residential] Maintain residential zone on Deans Bush Interface all else to High Density, Proximity to schools shops public transport routes hospitals etc Hagley Park not affected by high rise developments All other areas around Deans Bush to be high Density You are creating an island in an area that should be a thriving area suspect that CCC is being swayed by a small group of NIMBY citizens who do not have Riccarton's best intentions at heart and are instead hindering growth by preserving their little enclave	Oppose
Davie Lovell-Smith Ltd / #914.1		Oppose	Oppose in part: Provide clearer reasoning for the choices made in determining the boundaries of the High Density Zone [relates to defining and measuring walkable catchments].	
Davie Lovell-Smith Ltd /914.1	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.18	Oppose	Oppose in part: Provide clearer reasoning for the choices made in determining the boundaries of the High Density Zone [relates to defining and measuring walkable catchments]. It is unclear how the high density zone boundaries have been determined. Based on the Section 32 report it is presumed to be based on the type of commercial area in which it surrounds and the walkable catchment associated with the commercial area. The Section 32 contemplates a variety of walkable catchments, however it is unclear what walkable catchments apply to what commercial area. Furthermore, it is unclear how the walkable catchments are measured— i.e., from the edge of the commercial zone or the middle of the commercial zone.	Support
Davie Lovell-Smith Ltd /914.1	Kāinga Ora/ #FS2082.827	Oppose	Oppose in part: Provide clearer reasoning for the choices made in determining the boundaries of the High Density Zone [relates to defining and measuring walkable catchments]. It is unclear how the high density zone boundaries have been determined. Based on the Section 32 report it is presumed to be based on the type of commercial area in which it surrounds and the walkable catchment associated with the commercial area. The Section 32 contemplates a variety of walkable catchments, however it is unclear what walkable catchments apply to what commercial area. Furthermore, it is unclear how the walkable catchments are measured— i.e., from the edge of the commercial zone or the middle of the commercial zone.	Oppose
Sally Dixon/ #1004.4		Oppose	Oppose intensification on Windermere Rd and St James Avenue - [adjoining Papanui War Memorial Avenue heritage item #1459]	
Waipapa Papanui- Innes-Central Community Board/ #1016.2		Seek Amendment	Rezone high density zone between Chester Street East and Fitzgerald Ave to Residential Heritage Area.	
Cyril Warren Price/ #1023.3		Seek Amendment	Seek that Paparoa Street, Papanui, Christchurch become part of a Residential Suburban Zone restricted to urban residential living.	
Mark Enfield/ #1042.1		Support	Support the zoning of HRZ on Bampton Street, Dallington.	
Paul and Linda Scott/ #1044.1		Oppose	Oppose HRZ along St James Avenue, Papanui.	
Dylan Lange/ #1049.11		Support	Support high-density housing near the city and commercial centres.	
Papanui Heritage Group/ #1050.1		Oppose	Oppose the HRZ zoning for Memorial Avenues (St James Avenue, Dormer, Perry Street, Gambia Street, Halton Street, Tomes Road, and one side of Windermere Road).	
Oxford Terrace Baptist Church/ #1052.2		Seek Amendment	Clarify whether the site at 288 Oxford Terrace is HRZ or MRZ, it is currently shown as split zoning.	
Dorothy Lovell-Smith/ #1076.2		Oppose	Oppose intensification in the Hornby area.	
Daphne Robinson/ #2002.2		Oppose	Oppose intensification in leafy suburbs such as Strowan.	

Christchurch Casinos Limited / #2077.7		Oppose	[seeks] that [the] part of the submitter's site that is proposed to be zoned High Density Residential [72 Salsbury Street and 373 Durhm Street North] be rezoned to enable mixed use development, such as the Central City Zone (CCZ)	
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Planning Maps > Commercial Zoning

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Greg Olive/ #2.6		Oppose	Rezone site at 419 Halswell Junction Road to Mixed Use rather than MDZ	
Jeremy Wyn Harris/ #51.2		Seek Amendment	Focus on low carbon intensification of the Central City rather than in suburban neighbourhoods.	
Jeremy Wyn Harris/51.2	Anne Dingwall/ #FS2037.80	Seek Amendment	<p>Focus on low carbon intensification of the Central City rather than in suburban neighbourhoods.</p> <p>Furthermore, while we appreciate that density may need to increase in time, this both seems extreme and premature, and done without context to the rebuild, geography, geotechnical issues, environmental concerns and local housing supply/demand. Today there are a number of empty sections in the central city along with a central city population that both desires and requires intensification. We are unsure why we don't focus on low carbon intensification in the CBD (requiring more materials such as wood as opposed to concrete and steel) in the first instance. We think everyone in Christchurch would like to see a clean, denser inner city, rather than fragmented neighbourhoods of the occasional 32 metre high building built without consideration to materials that will result in significant emissions from construction.</p>	Support
Gavin Keats/ #52.7		Oppose	Opposes the extent of the High and Medium Density Residential Zones around commercial centres.	
Tobias Meyer/ #55.16		Support	Supports Addington as a Local Centre	
Tobias Meyer/55.16	Christchurch International Airport Limited/ #FS2052.179	Support	Supports Addington as a Local Centre This is a very desirable place to live for young professionals. Very close to the city centre and other amenities.	Oppose
Victoria Neighbourhood Association (VNA) / #61.42		Seek Amendment	Redraw the CCZ zone boundary to be the southern side of Victoria Square to be consistent with other CCZ boundary locations which do not include the park areas around the River Avon.	
Victoria Neighbourhood Association (VNA) / #61.48		Seek Amendment	Reduce the extent of the CCZ core to encourage a compact core with the north and north west boundary returning to be the southern eastern corner of Victoria Square, and the North Frame reinstated from the Kilmore/Victoria/Durham St intersection. Refer to figure 5 of submission.	



Figure 5

Showing the zoning that VNA would like to see changed for Victoria St as part of PC14 – the restoration of the North Frame/Fringe as shown in light purple which incorporates mixed use and a height limit of 21m to be consistent with the South Frame.

Victoria Neighbourhood Association (VNA) /61.48

Anne Dingwall/ #FS2037.121

Seek Amendment

Support

Reduce the extent of the CCZ core to encourage a compact core with the north and north west boundary returning to be the southern eastern corner of Victoria Square, and the North Frame reinstated from the Kilmore/Victoria/Durham St intersection. Refer to figure 5 of submission.



Figure 5

Showing the zoning that VNA would like to see changed for Victoria St as part of PC14 – the restoration of the North Frame/Fringe as shown in light purple which incorporates mixed use and a height limit of 21m to be consistent with the South Frame.

PC14 should consider and enable and encourage smaller businesses back into the city core by having attractive smaller buildings with high aesthetic and amenity, rather than old fashioned skyscrapers and encouraging a compact city to return vibrancy to the “core.”

There is no consideration in PC14 on what the people of CHC want and need, or consideration of the “Have your say” feedback and intent of the CCRP of a low rise, garden city with a consolidated core. Whilst the idea of a tiered city makes sense as per the diagram in its intent below depicts the extreme proposed height in the CCZ of 90m is without any robust justification other than a way to justify three storeys in the MDRZ.

			<p>The only rationale we can see for the 90m height limit is the Property Economics Report July 2022. This report recommends that the less limits on building height will encourage freedom to develop and higher yield thereby making city attractive to developers and that this, in turn, will signal that this is the city centre, thereby encouraging more development in this area.</p> <p>Add to this that there was no consideration in the Property Economics Report July 2022 report relating to demand trends in commercial high rise making this recommendation an academic exercise in planning to develop a tiered city scape to arrive at the MDRS of 11m in height. The report also acknowledges that it is unlikely that a 90m buildings will actually be developed and flies in the face of what the people of Christchurch want, yet the tier approach of the city design is predicated on a start enabled hight of 90m.</p> <p>The Property Economics Report July 2022 establishes that whilst larger corporates make up less than 20% of CHC’s business community they contribute 70% employment. No doubt this is true, but one should not assume that that this 70% employment all need to work in the city centre given the move to flexible working and WFH which is here to stay.</p> <p>The assumption in the report is that these people will drive much needed foot traffic is flawed given market trends in workforce especially larger employers like call centres, and public service who embrace WFH to reduce costs in real estate. It would be better to encourage buildings in the CCZ that will meet the needs of SME’s rather than large corporates to create a dynamic city centre that supports retail.</p> <p>There is a solution between enabling and at the same time delivering to what the people of Christchurch want as a low-rise city, this would also fit with developers opinion that there is enough existing capacity in CHC and there is no need to go higher. The desired urban profile could be achieved by reducing the maximum heights in all central city zones by at least 50% for now. This would still enable but without creating massive over enablement which comes with significant risk of creating a ghost town and making CHC highly unattractive for both residents and commercial.</p> <p>The current boundary of the CCZ in the proposed PC14 also shows that the corner of Kilmore and Durham St and Victoria St is the start of the city. Post-quake CCC deliberately erected arches on this corner signalling the “gateway to the city” there are information boards telling you what these arches are. A gateway into to the city cannot therefore be in the city (otherwise it wouldn’t be a gateway) A gang plank to get you onto a boat for example as a similar concept, where the gangplank is not the boat itself.</p> <p>A gateway to the city can’t therefore be part of the city, the city must start beyond the gateway...surely? The boundary of the city centre should therefore be reduced to showcase and signal a compact core.</p>	
Rachel Davies/ #67.24		Seek Amendment	Prioritize or incentivise high density residential development starting from the city center then working outward, once land there has first been developed.	
Rachel Davies/67.24	Brighton Observatory of Environment and Economics/ #FS2092.3	Seek Amendment	<p>Prioritize or incentivise high density residential development starting from the city center then working outward, once land there has first been developed.</p> <p>Hoon Hay, Christchurch is my home, the place where we chose to buy and bring up our family in a home that was in a safe neighbourhood with a backyard, where our children can play, we can grow a garden and have space, peace and privacy. I feel this is typical of many residents who chose to live in the suburban areas that fringe the city center. I am now constantly shocked each time I travel down a local street to see so many properties demolished and replaced with two storey townhouses; many that are terraced, offering no space or privacy. They go nowhere to enhance the character of the neighbourhoods they now dominate. The original homes now seem squashed and overshadowed by these towering monstrosities. Gone is their light, privacy and peace; replaced by multiple dwellers, their cars, noise and pressure on existing infrastructure. It frightens me to say the least that this seems to be the future of Christchurch.</p> <p>I speak from a more protected position, as when I found our property on the Christchurch District Plan Map, we are in the Residential Suburban Zone and have another protective layer of being identified as having low public transport accessibility - again thanks needs to go to the Council for acknowledging this and using it to our advantage to prevent more sprawl of the MDRS. I am however aware that this level of protection is vulnerable as there is never any guarantee that zones don’t change. The only thing that makes me different from a poor family who finds themselves in the Residential Medium Density or Transition Zones are a couple of streets! It is frightening to think that their little slice of paradise could be dramatically threatened if a developer buys a property next to them and fills it to capacity with two or three storey units!</p> <p>Increased building heights in suburban areas will dramatically reduce sunlight for existing properties.</p> <p>Multiple storey dwellings negatively impact on the privacy of existing single storey residences.</p>	Seek Amendment

			<p>Developing properties which once housed four to five people to house 12 plus people puts pressure on existing services - predominantly water, stormwater and sewerage.</p> <p>More people living on a property with no access to a garage or off street parking means more vehicles are parked on the street, thus impacting on existing parking spaces for original residents.</p> <p>Existing gardens, trees and green space are destroyed and replaced with concrete or other impervious surfaces - this alters our so called 'Garden City' identity. What quality of life do these new residents have with an outdoor area, the size of a small patio? Is that the type of home we want the future children of Christchurch to be brought up in? How will they have a love of nature, fun and play outside - if their own outdoor space is a piece of exposed aggregate or a wooden deck the size of a carpark, if that? Sure the developers may argue that children can be taken to a local park to play - but really? Children should be able to play outside whenever they want, at their own home! Also, what happens to the rain that falls? It can no longer be absorbed by a lawn or garden - instead it becomes runoff increasing the risk of flooding.</p> <p>We are not Auckland or Wellington! We have space to expand in a range of areas. Many of the new subdivisions that keep popping up seem to have zones enabling high density multi storey housing - we often don't see this in reality though - instead we see single story dwellings on teeny tiny plots of land.</p> <p>The only ones who seem to be benefiting from this change are the developers who are lining their pockets with the profits from destroying existing neighbourhoods. They don't care what happens next once they've destroyed homes and built multiple dwellings at high speed with cost cutting measures. They just want the payout at the end and the move on to find the next plot of land. They squeeze people out and create a domino effect. Those strong enough or brave enough to say no to their buying power, get punished later when their land is worth nothing as it's been surrounded.</p>	
Tony Rider/ #74.2		Support	Support for Bush Inn's/Church Corner zoning as a Local Centre Zone and not Town Centre Zone.	
Tony Rider/74.2	Anne Dingwall/ #FS2037.154	Support	<p>Support for Bush Inn's/Church Corner zoning as a Local Centre Zone and not Town Centre Zone.</p> <p>The Bush Inn Centre is failing, with high rents, limited parking, and businesses finding success by moving elsewhere. People are more interested in open, modern malls like the successful Tower Junction and Northlink Shopping Centres. They cater for a wider range of shopping needs. The Bush Inn mall is very small and half empty, and has been rated mediocre by patrons.</p> <p>Lets compare Northlink to Bush Inn as an example. Using 2018 Census Data, Bush Inn and immediate surrounding areas (Fig 2) [Riccarton West, Wharenui, Upper Riccarton, Sockburn North, Ilam South, Ilam University, Deans Bush] has 23,031 people with 6981 occupied private dwellings in a 7.45KM2 area. This makes a density of 3091 people per KM2 . Northlink is in Northlands (Fig 3), and when including immediately surrounding areas (Papanui East, Papanui West, Papanui North, Northcote) there are 10005 people in 3879 occupied private dwellings in a 4.86KM2 area. This is only 2058 people per KM2 ; more than a thousand less per KM2 when compared to Bush Inn and surrounding areas.</p> <p>This shows the Bush Inn / Church Corner area is more densely populated, larger in size, larger in population, and larger in housing – yet the so called “Town Centre Zone” is failing year by year. There has even been a reported 1338 increase in population between 2013 and 2018 for Bush Inn and surrounding areas, with the number of private dwellings becoming unoccupied also increasing (Fig 4). This is a notable increase of persons living in the same home – population increase and persons living in closer proximity, with the mall continuing to increase in vacant retail lots. Bush Inn Centre is not a Town Centre Zone</p>	Support
Cameron Matthews/ #121.24		Seek Amendment	Change Addington to a Medium Local Centre.	
Cameron Matthews/121.24	Christchurch International Airport Limited/ #FS2052.214	Seek Amendment	<p>Change Addington to a Medium Local Centre.</p> <p>While the extent of this zone extends from Riccarton Rd to Blenheim Rd – the latter of which has no core Public Transport routes – the nearby suburb of Addington – particularly at the intersection of Whiteleigh and Lincoln Roads – is served by two core PT routes, and is proximal to housing, employment, and local retail/commercial/hospitality venues, but has no up-zoning planned – at least none exceeding baseline density requirements of the MDRS.</p> <p>Addington should be up-zoned to a Local Centre (Medium) and increased density in the surrounding neighbourhood permitted, by implementation of HRZ, or a Local Centre Intensification Precinct, or an equivalent mechanism.</p> <p>According to NPS-UD 2020 Policy 3d; our district plan must enable “within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and densities of urban form commensurate with the level of commercial activity and community services”. Given this graduated approach to density around neighbourhood cores is an expected outcome of NPS-UD, we apply this to Mixed Use Zone's also, and should permit increased densities of development adjacent to the proposed Mixed Use Zone, which is served by two Core frequent PT lines.</p>	Oppose

As proposed, the MUZ zone terminates abruptly in the middle of Addington, most sharply illustrated (see Figure 29) across Clarence Street South, where there is also no buffer around the LCZ zone of building heights “commensurate with the level of commercial activity”.



Figure 29 Addington proposed zoning exhibits only 3-storey densities in parts of commercial zone fronting Lincoln Road. Not only should this be higher, but a walkable catchment of housing should be too. The sharp difference in building densities in the adjacent MUZ is anomalous.

The anomaly here may be due in part to a misapplication of the proposed mixed-use policy (Policy 15.2.3.2 (a)), which seeks of MUZ areas: “...limiting their future growth and development to ensure commercial activity... is focussed within the network of commercial centres”. As Addington (and New Brighton for that matter) is such a centre, it is clearly inappropriate. This policy (15.2.3.2) should be revised with respect to MUZ areas adjacent to or forming part of commercial centres, as in Addington’s case. The current wording incorrectly implies that all MUZ areas are not within the strategic network of commercial centres, as Addington’s is.

Regarding wider impact, since the plan does not currently permit higher densities here than in other parts of the city (not subject to QM’s) which are far less-well connected to employment, retail, and entertainment opportunities, it incentivises growth in those more peripheral areas rather than preferentially in better connected and more central suburbs. This in-effect undermines the goals of NPS-UD and the (good) motivation behind CCC’s (flawed) Low PT Accessibility QM – i.e., that of concentrating growth in central and well-connected areas more economically served with reticulated utilities and transport infrastructure.

			This effect is evident looking further down Lincoln Road to Aidanfield, where a new Town Centre Zone (TCZ) surrounded by HRZ is proposed on what's now largely farmland. While I'm not opposed to this Aidanfield development (since it is infilling a strange rural exclave rather than sprawling the periphery of the city), it is nonsensical to provide for such intensive development farther away from the city centre before allowing higher levels of development in the existing urban footprint, along the same transit corridor, in the more centrally located suburb of Addington. Both locations share the same Core radial transit route of the #7, but in Addington's case it also has the Orbiter service to connect it frequently with adjacent Key Activity Centres of Riccarton and Barrington. Aidanfield has the #60 to serve a similar function to connect it to Wigram, but that is a lower-frequency line connecting with lower-activity centres. Addington is also a walkable distance to the city centre, a feature lacking in Aidanfield.	
Cameron Matthews/ #121.25		Seek Amendment	Lyttelton should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.	
Cameron Matthews/121.25	Christchurch International Airport Limited/ #FS2052.215	Seek Amendment	Lyttelton should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood. In Lyttelton's case, essentially the entire urban area is excluded from intensification via application of various Qualifying Matters (regardless of their sometimes-dubious merits – see section: LOW PUBLIC TRANSPORT ACCESSIBILITY AREA). This is despite being well connected to public transport (with multiple bus routes and a ferry connection) and offering a broad range of amenities – including hospitality, entertainment, retail, schooling, etc. However, the proposed zoning extent for the Local Centre in this area is limited to only the CBP zone, which is poised to retain existing District Plan rules – i.e., there is no intensification in Lyttelton enabled by this proposed plan. No buffer zone is planned around this Local Centre zone for adjacent residential intensification “commensurate with the level of commercial activity” as required by NPS-UD Policy 3d, despite there being no natural hazard QM or infrastructure QM constraints. Lyttelton should qualify as a Local Centre (Medium) gain commensurate permitted density within the centre and in the surrounding neighbourhood.	Oppose
Cameron Matthews/ #121.33		Seek Amendment	Sumner should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.	
Cameron Matthews/121.33	Christchurch International Airport Limited/ #FS2052.223	Seek Amendment	Sumner should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood. For Sumner, we have a very similar situation as Lyttelton, with good (if not excellent) Public Transport (#3, Christchurch's most-frequent Core bus service), a high degree of local amenities including retail, bars, cafés, a supermarket, and excellent recreation opportunities. However, this high-demand suburb (see Figure 12) is also severely limited in permitted intensification. Adjacent to the LCZ zone is only Residential Suburban Density Transition Zone (RSDT), which retains existing District Plan rules. Along the beachfront blocks we have MRZ zones, nearly compliant with MDRS, but further from the coast the zoning reverts to low-density Residential Suburban Zone (RS). This is curious as the sites further from the coast are at reduced risk from coastal hazards (reflecting in the reduction in Coastal Hazard Risk Management Area priority) yet are zoned at lower densities. The only other difference which could be accounting for the reduced density zoning in the more-inland blocks is the application of the Low PT Accessibility QM to those blocks, despite them having identical PT provision as the rest of Sumner and being well-within an 800m walkable catchment of the LCZ zone. Though I don't think we should necessarily intensify areas at high risk of increasingly severe coastal hazards, the zoning in this area is clearly not in line with the level of risk from natural hazards, nor commensurate with the level of commercial activity as required by NPS-UD.	Oppose
Cameron Matthews/ #121.34		Seek Amendment	Wigram should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.	
Cameron Matthews/121.34	Christchurch International Airport Limited/ #FS2052.224	Seek Amendment	Wigram should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood. In Wigram, the Local Centre Zone (LCZ, 14m permitted) has no surrounding buffer zone of intensification “commensurate with the level of commercial activity and community services”. The adjacent sites (and walkable catchment) to this LCZ zone are only MRZ, with its permitted building height of only 11m. Suggested change is to up-zone sites adjacent to this commercial zone to match the building height and density limits of the zone. The Wigram area Local Centre should also certainly qualify as a Medium Local Centre, considering its high number of local amenities including a supermarket, mall, hospitality, cinema, etc, and the surrounding residential area should be up-zoned for commensurate building heights, i.e. 4 or more storeys.	Oppose
Cameron Matthews/ #121.40		Seek Amendment	Around the Sydenham south commercial area, up-zone sites within blocks containing parts of this commercial centre to match the building height and density limits of the zone (i.e. to 14m).	
Cameron Matthews/121.40	Christchurch International Airport Limited/ #FS2052.230	Seek Amendment	Around the Sydenham south commercial area, up-zone sites within blocks containing parts of this commercial centre to match the building height and density limits of the zone (i.e. to 14m). In Sydenham South (Colombo Street between Brougham Street and Southampton Street), the Local Centre Zone (LCZ, 14m permitted) South of Milton/Huxley Street has no	Oppose

			<p>surrounding buffer zone of intensification “commensurate with the level of commercial activity and community services”. The adjacent sites (and walkable catchment) to this LCZ zone are only MRZ, with its permitted building height of only 11m. In Sydenham South (Colombo Street between Brougham Street and Southampton Street), the Local Centre Zone (LCZ, 14m permitted) South of Milton/Huxley Street has no surrounding buffer zone of intensification “commensurate with the level of commercial activity and community services”. The adjacent sites (and walkable catchment) to this LCZ zone are only MRZ, with its permitted building height of only 11m.</p>	
Cameron Matthews/ #121.44		Seek Amendment	Change the zoning of the area around Addington Centre and the Addington Mixed Use Zone to a High Density Residential Zone.	
Cameron Matthews/121.44	Christchurch International Airport Limited/ #FS2052.234	Seek Amendment	<p>Change the zoning of the area around Addington Centre and the Addington Mixed Use Zone to a High Density Residential Zone.</p> <p>The area around both it, and around Addington MUZ is changed to HRZ (or at least LCIP), consistent with both NPS-UD and the proposed District Plan Objective 15.2.3 (b) i.e., “Mixed use zones located close to the City Centre Zone transition into high density residential neighbourhoods that contribute to an improved diversity of housing type, tenure and affordability and support a reduction in greenhouse gas emissions.”</p> <p>While the extent of this zone extends from Riccarton Rd to Blenheim Rd – the latter of which has no core Public Transport routes – the nearby suburb of Addington – particularly at the intersection of Whiteleigh and Lincoln Roads – is served by two core PT routes, and is proximal to housing, employment, and local retail/commercial/hospitality venues, but has no up-zoning planned – at least none exceeding baseline density requirements of the MDRS.</p> <p>Addington should be up-zoned to a Local Centre (Medium) and increased density in the surrounding neighbourhood permitted, by implementation of HRZ, or a Local Centre Intensification Precinct, or an equivalent mechanism.</p> <p>According to NPS-UD 2020 Policy 3d; our district plan must enable “within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and densities of urban form commensurate with the level of commercial activity and community services”. Given this graduated approach to density around neighbourhood cores is an expected outcome of NPS-UD, we apply this to Mixed Use Zone’s also, and should permit increased densities of development adjacent to the proposed Mixed Use Zone, which is served by two Core frequent PT lines.</p> <p>As proposed, the MUZ zone terminates abruptly in the middle of Addington, most sharply illustrated (see Figure 29) across Clarence Street South, where there is also no buffer around the LCZ zone of building heights “commensurate with the level of commercial activity”.</p>	Oppose

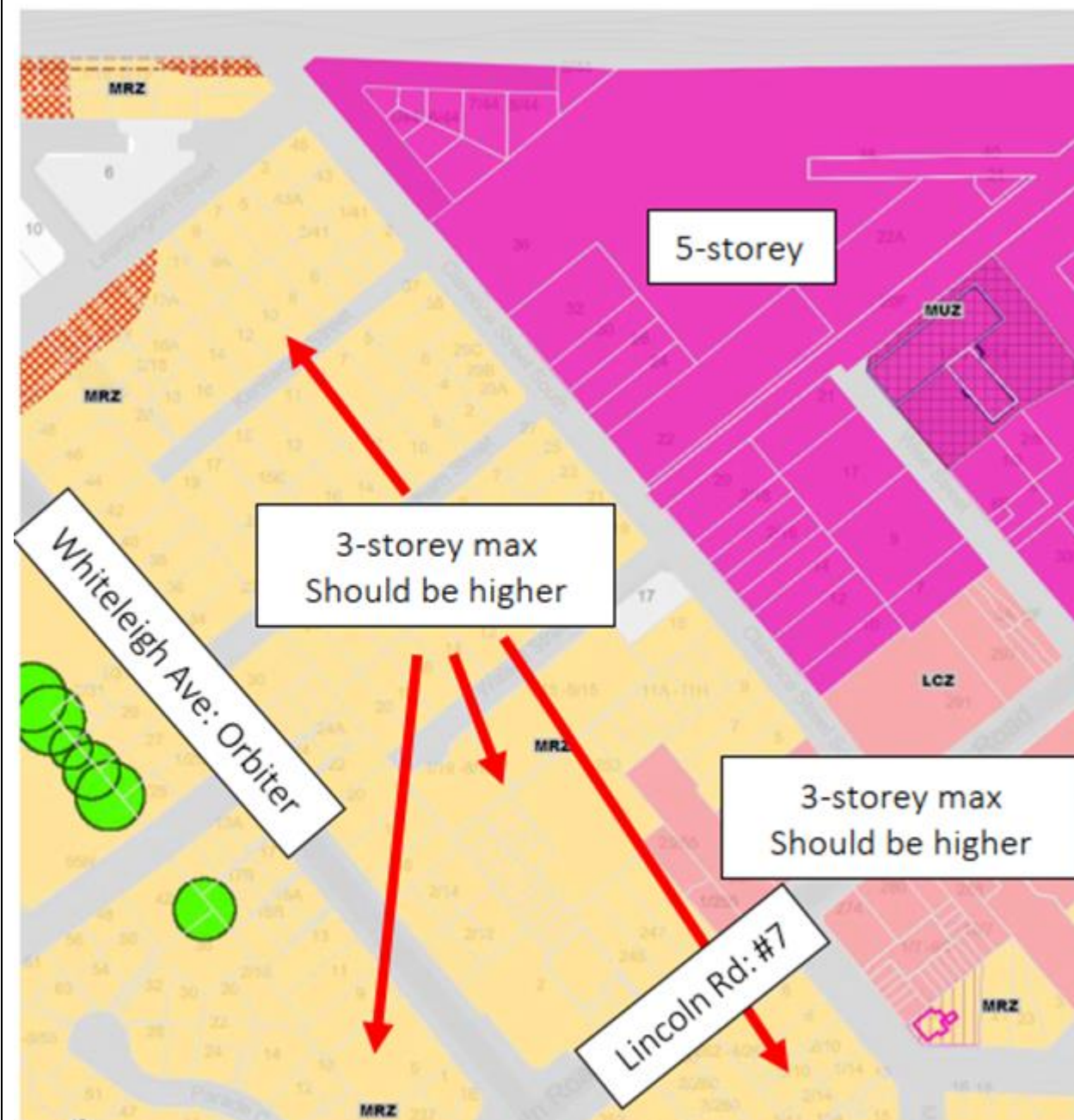



Figure 29 Addington proposed zoning exhibits only 3-storey densities in parts of commercial zone fronting Lincoln Road. Not only should this be higher, but a walkable catchment of housing should be too. The sharp difference in building densities in the adjacent MUZ is anomalous.


The anomaly here may be due in part to a misapplication of the proposed mixed-use policy (Policy 15.2.3.2 (a)), which seeks of MUZ areas: "...limiting their future growth and development to ensure commercial activity... is focussed within the network of commercial centres". As Addington (and New Brighton for that matter) is such a centre, it is clearly inappropriate. This policy (15.2.3.2) should be revised with respect to MUZ areas adjacent to or forming part of commercial centres, as in Addington's case. The current wording incorrectly implies that all MUZ areas are not within the strategic network of commercial centres, as Addington's is.

Regarding wider impact, since the plan does not currently permit higher densities here than in other parts of the city (not subject to QM's) which are far less-well connected to employment, retail, and entertainment opportunities, it incentivises growth in those more peripheral areas rather than preferentially in better connected and more central suburbs. This in-effect undermines the goals of NPS-UD and the (good) motivation behind CCC's (flawed) Low PT Accessibility QM – i.e., that of concentrating growth in central and well-connected areas more economically served with reticulated utilities and transport infrastructure.

This effect is evident looking further down Lincoln Road to Aidanfield, where a new Town Centre Zone (TCZ) surrounded by HRZ is proposed on what's now largely farmland. While I'm not opposed to this Aidanfield development (since it is infilling a strange rural exclave rather than sprawling the periphery of the city), it is nonsensical to provide for such intensive development farther away from the city centre before allowing higher levels of development in the existing urban footprint, along the same transit corridor, in the more centrally located suburb of Addington. Both locations share the same Core radial transit route of the #7, but in Addington's case it also has the

			Orbiter service to connect it frequently with adjacent Key Activity Centres of Riccarton and Barrington. Aidanfield has the #60 to serve a similar function to connect it to Wigram, but that is a lower-frequency line connecting with lower-activity centres. Addington is also a walkable distance to the city centre, a feature lacking in Aidanfield.	
Cameron Matthews/ #121.45		Seek Amendment	The area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, should be zoned for at least High Density Residential Zone, Mixed Use Zone or equivalent density, such that they are at least above baseline Medium Density Residential Zone density limits.	
Cameron Matthews/121.45	Christchurch International Airport Limited/ #FS2052.235	Seek Amendment	<p>The area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, should be zoned for at least High Density Residential Zone, Mixed Use Zone or equivalent density, such that they are at least above baseline Medium Density Residential Zone density limits.</p> <p>Because of the latent potential of the rail corridor and feasible station locations for passenger services, and the existing lack of urban density proximal to those locations, I suggest that the area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, be zoned for at least HRZ, MUZ or equivalent density, such that they are at least above baseline MRZ density limits.</p> <p>Christchurch plays host to a passenger rail station for inter-regional trips. At present this station largely serves tourist markets, though the extant rail network within Greater Christchurch has been investigated for future suburban rail services, and further growth of especially the inter-regional services is entirely plausible. The road link to Dunedin for example is increasingly congested, low resilience, and Air New Zealand manage to make a profit on the CHC-DUN route flying about 7 return trips daily – a trip which, unlike rail, doesn't also service interstitial centres like Ashburton, Timaru, or Oamaru. Considering the rail corridors are already publicly owned, cover large parts of the city, and with much of the fixed infrastructure costs already paid for, they represent an attractive scaffold around which the city and wider region could grow in future without excessive cost burdens for new congestion-free transport infrastructure. Emerging metropolitan centres within Christchurch such as Hornby, Riccarton, and Papanui and Sydenham all lie on this corridor, as do the Rolleston and Rangiora slightly further afield.</p> <p>Unfortunately, past spatial planning has limited the growth around the rest of the rail corridor such that suburban rail services would likely see low utilisation and limited economic viability if run on the existing rail alignments, at least without lots of new growth in suburbs feasibly served by it – suburbs like Hornby, Addington, Riccarton, Papanui, Sydenham/Moorhouse, and even Heathcote Valley, Lyttelton, Rolleston and Rangiora. This is despite the huge advantages that such congestion-free, safe, rapid travel would provide to those using it, and those benefiting from that many fewer cars on the road, such as drivers, cyclists, pedestrians, and council finances in road maintenance.</p> <p>This mismatch in location between high urban density and latent high-capacity transport infrastructure will continue to be the case at least until spatial planning allows for higher urban densities within a walkable catchment of these feasible station locations, and/or such time as the rail corridor and services garner new investment – with both requirements currently locked in a chicken and egg scenario preventing progress. Though the immediate priority in public transport investment in Christchurch is rightly on improving the bus network and upgrading the City Spine route for tramway operation, cost-free allowances might be made now for the long-term evolution of the city's urban form and transport network by increasing the density limits in centres proximal to the existing heavy railways.</p> <p>Even if a dedicated suburban rail system was not built, or new track into the city centre laid, many of these station locations could be feasibly served even by commuter-oriented services serving a dual purpose of inter-regional travel between Dunedin and Christchurch, and commuter services across Greater Christchurch and other Canterbury urban centres like Timaru and Ashburton. Such inter-regional services seem increasingly likely to form part of a future low-emission, resilient passenger transport system, accommodating future population growth spread throughout the South Island, replacing, or complimenting the many trips currently made by car and plane, and this would help to create a more integrated, resilient, and prosperous South Island economy.</p>	Oppose
Tiffany Boyle/ #132.3		Oppose	Revoke the idea of high rise housing buildings in Hornby and work to rebuild existing infrastructure to handle the current demand in the area.	
Aaron Peck/ #133.1		Seek Amendment	To reconsider if there should be high density development allowed around Barrington Mall like other local centres.	
Colin McGavin/ #140.2		Seek Amendment	[That] Papanui is designated a [Local Centre instead of a Town Centre]	
Rohan A Collett/ #147.8		Seek Amendment	That all of the CBD is rezoned Mixed Use	
Rohan A Collett/147.8	Brighton Observatory of Environment and	Seek Amendment	That all of the CBD is rezoned Mixed Use	Seek Amendment

	Economics/ #FS2092.7			
Ceres New Zealand, LLC/ #150.27		Support	Remove 87-93 Victoria Street from the Victoria Street Height Precinct and update the planning maps accordingly	
Ceres New Zealand, LLC/150.27	Christian Jordan/ #FS2093.5	Support	Remove 87-93 Victoria Street from the Victoria Street Height Precinct and update the planning maps accordingly An appropriate maximum height of any building on 25 Peterborough Street and 87-93 Victoria Street would be 90m to enable an economical redevelopment of both properties and restoration of the heritage buildings therein.	Oppose
Ceres New Zealand, LLC/ #150.28		Oppose	b. Remove the Central City Building Height 32m Overlay from 25 Peterborough Street and update the Central City Maximum Building Height Planning Map accordingly.	
Ceres New Zealand, LLC/150.28	Christian Jordan/ #FS2093.6	Oppose	b. Remove the Central City Building Height 32m Overlay from 25 Peterborough Street and update the Central City Maximum Building Height Planning Map accordingly. An appropriate maximum height of any building on 25 Peterborough Street and 87-93 Victoria Street would be 90m to enable an economical redevelopment of both properties and restoration of the heritage buildings therein.	Oppose
Maureen McGavin/ #156.2		Seek Amendment	That Papanui is designated a [Local Centre instead of a Town Centre]	
Riccarton Bush - Kilmarnock Residents' Association/ #188.3		Seek Amendment	That Riccarton be a Town Centre or Neighbourhood Centre, not a Large Town Centre.	
Riccarton Bush - Kilmarnock Residents' Association/188.3	Tony Dale/ #FS2036.3	Seek Amendment	<p>That Riccarton be a Town Centre or Neighbourhood Centre, not a Large Town Centre.</p> <p>1. Only Hagley Park separates the two centres. Placing a large town right next to a metropolitan centre is odd and inappropriate and, we submit, an accidental and unintended result of poor planning and poorly regulated urban development over a long period of time, at the expense of both Riccarton and the CBD. If a city council priority is rejuvenating the central city, designating Riccarton a Large Town is a mistake. It will further draw residential and business activity away from the CBD. We submit large centres be some distance from the centre where they can support surrounding urban areas, complementing the city council's objectives, not working against them.</p> <p>2. The eastern boundary of the Riccarton centre has been set at Harakeke St for no apparent reason, creating a longer rectangular commercial area which has unintended consequences when it comes to the level of intensification allowed in the surrounds. Locally, the centre boundary has always been regarded as Picton Ave [the blue line on Fig 3] and that is where it should be placed.</p>  <p>It is within the city council's power to reconsider the Riccarton centre designations and make the commercial area smaller in order to encourage activity and growth where it needs to happen, in the city</p>	Support

<p>Riccarton Bush - Kilmarnock Residents' Association/188.3</p>	<p>Anne Dingwall/ #FS2037.240</p>	<p>Seek Amendment</p>	<p>That Riccarton be a Town Centre or Neighbourhood Centre, not a Large Town Centre.</p> <p>1. Only Hagley Park separates the two centres. Placing a large town right next to a metropolitan centre is odd and inappropriate and, we submit, an accidental and unintended result of poor planning and poorly regulated urban development over a long period of time, at the expense of both Riccarton and the CBD. If a city council priority is rejuvenating the central city, designating Riccarton a Large Town is a mistake. It will further draw residential and business activity away from the CBD. We submit large centres be some distance from the centre where they can support surrounding urban areas, complementing the city council's objectives, not working against them.</p> <p>2. The eastern boundary of the Riccarton centre has been set at Harakeke St for no apparent reason, creating a longer rectangular commercial area which has unintended consequences when it comes to the level of intensification allowed in the surrounds. Locally, the centre boundary has always been regarded as Picton Ave [the blue line on Fig 3] and that is where it should be placed.</p>  <p>It is within the city council's power to reconsider the Riccarton centre designations and make the commercial area smaller in order to encourage activity and growth where it needs to happen, in the city.</p>	<p>Support</p>
<p>Riccarton Bush - Kilmarnock Residents' Association/188.3</p>	<p>Christchurch International Airport Limited/ #FS2052.288</p>	<p>Seek Amendment</p>	<p>That Riccarton be a Town Centre or Neighbourhood Centre, not a Large Town Centre.</p> <p>1. Only Hagley Park separates the two centres. Placing a large town right next to a metropolitan centre is odd and inappropriate and, we submit, an accidental and unintended result of poor planning and poorly regulated urban development over a long period of time, at the expense of both Riccarton and the CBD. If a city council priority is rejuvenating the central city, designating Riccarton a Large Town is a mistake. It will further draw residential and business activity away from the CBD. We submit large centres be some distance from the centre where they can support surrounding urban areas, complementing the city council's objectives, not working against them.</p> <p>2. The eastern boundary of the Riccarton centre has been set at Harakeke St for no apparent reason, creating a longer rectangular commercial area which has unintended consequences when it comes to the level of intensification allowed in the surrounds. Locally, the centre boundary has always been regarded as Picton Ave [the blue line on Fig 3] and that is where it should be placed.</p>	<p>Support</p>



It is within the city council's power to reconsider the Riccarton centre designations and make the commercial area smaller in order to encourage activity and growth where it needs to happen, in the city

Riccarton Bush - Kilmarnock Residents' Association/188.3

Kāinga Ora/ #FS2082.94

Seek Amendment

That Riccarton be a Town Centre or Neighbourhood Centre, not a Large Town Centre.

1. Only Hagley Park separates the two centres. Placing a large town right next to a metropolitan centre is odd and inappropriate and, we submit, an accidental and unintended result of poor planning and poorly regulated urban development over a long period of time, at the expense of both Riccarton and the CBD. If a city council priority is rejuvenating the central city, designating Riccarton a Large Town is a mistake. It will further draw residential and business activity away from the CBD. We submit large centres be some distance from the centre where they can support surrounding urban areas, complementing the city council's objectives, not working against them.
2. The eastern boundary of the Riccarton centre has been set at Harakeke St for no apparent reason, creating a longer rectangular commercial area which has unintended consequences when it comes to the level of intensification allowed in the surrounds. Locally, the centre boundary has always been regarded as Picton Ave [the blue line on Fig 3] and that is where it should be placed.

Oppose



It is within the city council's power to reconsider the Riccarton centre designations and make the commercial area smaller in order to encourage activity and growth where it needs to happen, in the city

Riccarton Bush -
Kilmarnock Residents'
Association/188.3

Vaughan Smith/
#FS2090.5

Seek
Amendment

That Riccarton be a Town Centre or Neighbourhood Centre, not a Large Town Centre.

1. Only Hagley Park separates the two centres. Placing a large town right next to a metropolitan centre is odd and inappropriate and, we submit, an accidental and unintended result of poor planning and poorly regulated urban development over a long period of time, at the expense of both Riccarton and the CBD. If a city council priority is rejuvenating the central city, designating Riccarton a Large Town is a mistake. It will further draw residential and business activity away from the CBD. We submit large centres be some distance from the centre where they can support surrounding urban areas, complementing the city council's objectives, not working against them.
2. The eastern boundary of the Riccarton centre has been set at Harakeke St for no apparent reason, creating a longer rectangular commercial area which has unintended consequences when it comes to the level of intensification allowed in the surrounds. Locally, the centre boundary has always been regarded as Picton Ave [the blue line on Fig 3] and that is where it should be placed.

Oppose



It is within the city council's power to reconsider the Riccarton centre designations and make the commercial area smaller in order to encourage activity and growth where it needs to happen, in the city

Riccarton Bush - Kilmarnock Residents' Association/ #188.26		Seek Amendment	[That the extent of the Riccarton commercial zone is reduced, to end at Picton Ave]	
Riccarton Bush - Kilmarnock Residents' Association/188.26	Anne Dingwall/ #FS2037.263	Seek Amendment	<p>[That the extent of the Riccarton commercial zone is reduced, to end at Picton Ave]</p> <p>1. Only Hagley Park separates the two centres. Placing a large town right next to a metropolitan centre is odd and inappropriate and, we submit, an accidental and unintended result of poor planning and poorly regulated urban development over a long period of time, at the expense of both Riccarton and the CBD. If a city council priority is rejuvenating the central city, designating Riccarton a Large Town is a mistake. It will further draw residential and business activity away from the CBD. We submit large centres be some distance from the centre where they can support surrounding urban areas, complementing the city council's objectives, not working against them.</p> <p>2. The eastern boundary of the Riccarton centre has been set at Harakeke St for no apparent reason, creating a longer rectangular commercial area which has unintended consequences when comes to the level of intensification allowed in the surrounds. Locally, the centre boundary has always been regarded as Picton Ave [the blue line on Fig 3] and that is where it should be placed.</p>	Support



It is within the city council's power to reconsider the Riccarton centre designations and make the commercial area smaller in order to encourage activity and growth where it needs to happen, in the city

[That the extent of the Riccarton commercial zone is reduced, to end at Picton Ave]

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It is within the city council's power to reconsider the Riccarton centre designations and make the commercial area smaller in order to encourage activity and growth where it needs to happen, in the city

Riccarton Bush -
Kilmarnock Residents'
Association/188.26

Christchurch
International
Airport Limited/
#FS2052.311

Seek
Amendment

[That the extent of the Riccarton commercial zone is reduced, to end at Picton Ave]

1. Only Hagley Park separates the two centres. Placing a large town right next to a metropolitan centre is odd and inappropriate and, we submit, an accidental and unintended result of poor planning and poorly regulated urban development over a long period of time, at the expense of both Riccarton and the CBD. If a city council priority is rejuvenating the central city, designating Riccarton a Large Town is a mistake. It will further draw residential and business activity away from the CBD. We submit large centres be some distance from the centre where they can support surrounding urban areas, complementing the city council's objectives, not working against them.
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Support



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It is within the city council's power to reconsider the Riccarton centre designations and make the commercial area smaller in order to encourage activity and growth where it needs to happen, in the city

Graeme McNicholl/ #226.3		Oppose	Rezone Addington, Sydenham and Phillipstown to mixed use commercial with apartment living above.	
Graeme McNicholl/226.3	Christchurch International Airport Limited/ #FS2052.142	Oppose	Rezone Addington, Sydenham and Phillipstown to mixed use commercial with apartment living above. This would allow for this old industrial area of town to be upgraded and change to allow high rise apartment living in an organic way over time. This helps to keep the city compact by not driving some home owners to the outer lying districts and keeps people closer to the city centre, utilizing the new amenities such as the Metro Sports Centre, theatres, restaurants, bars and retail that are still under development. We need to give the city a chance to realize the vision that was set in the blue-print for the city following the earthquakes.	Oppose
Property Council New Zealand/ #242.12		Support	Support the proposed amendments that seek to rezone Industrial General Zoned land within proximity of the central city to Commercial Mixed Use.	
City Salvage/ #249.1		Seek Amendment	Re-zone the residential portion of 544 Tuam Street and the adjoining land at 102-104 Mathesons Road, to Local Centre .	
Stephen Bryant/ #258.7		Seek Amendment	Re-designate Merivale a Medium Town Centre.	
Ara Poutama Aotearoa/ #259.1		Support	Retain the proposed Local Centre Zone for Rāwhiti Community Corrections, 296 Breezes Road, Aranui.	
Ara Poutama Aotearoa/ #259.2		Support	Retain the proposed Town Centre Zone for Winston Avenue Community Corrections, 16 Winston Avenue, Papanui.	
Scentre (New Zealand) Limited/ #260.8		Seek Amendment	Riccarton should be recognized as a Metropolitan Centre in the District Plan to be inline with the NPS-UD as opposed to a Town Centre.	
Scentre (New Zealand) Limited/260.8	Anne Dingwall/ #FS2037.357	Seek Amendment	<p>Riccarton should be recognized as a Metropolitan Centre in the District Plan to be inline with the NPS-UD as opposed to a Town Centre.</p> <p>Scentre considers that Riccarton qualifies as a Metropolitan Centre because of its sub-regional role in Christchurch and this should be recognised in the District Plan.</p> <p>In giving effect to the NPS-UD, the Council is required to intensify areas within and adjacent to particular types of centres, to a degree that is commensurate with the level of commercial activity and community facilities within them. As a result, PC14 provides for the realignment of the commercial centres framework in the District Plan to the framework of centres set out under the NPS-UD. Specifically, the NPS-UD provides that each individual centre should be identified as one of the following on a tiered basis: City Centre, Metropolitan Centre, Town Centre, Local Centre and Neighbourhood Centre. As a result, the focus of intensification begins with the City Centre and is made commensurate to each centre's role in the centre hierarchy.</p>	Oppose

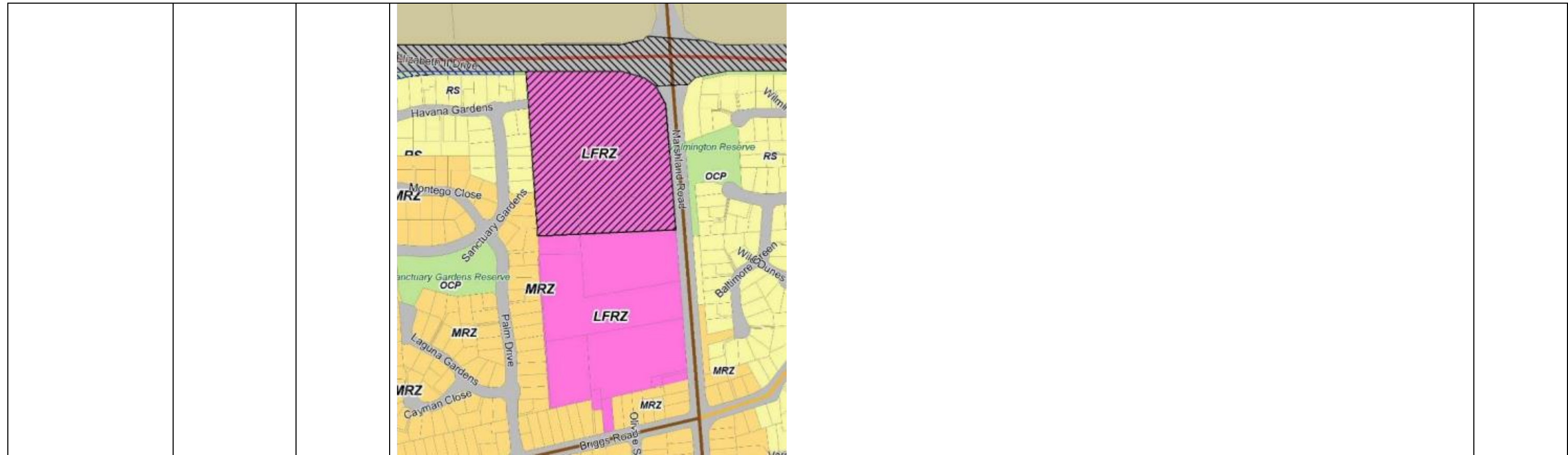
			<p>Scentre considers Riccarton meets the criteria for Metropolitan Centres in the NPS-UD, given its size, function and the catchment it serves. The definition of Metropolitan Centre is found in the National Planning Standards ("NPS"), being:</p> <p><i>"Areas used predominantly for a broad range of commercial, community, recreational and residential activities. The zone is a focal point for subregional urban catchments"</i></p> <p>It is appropriate for Riccarton to be identified as a Metropolitan Centre as that status recognises the centre's important role in the centres' hierarchy, anticipates and enables ongoing growth and intensification both within and adjacent to the centre, improvement of public transport services, and an increased height limit. This better gives effect to the NPS-UD and the Housing Supply Act by providing for further intensification in and around the centre.</p> <p>Riccarton is a substantial and diverse centre, with important roles in Christchurch's retail and hospitality sectors, business services, financial services, property services, administrative and support services, and health.</p> <p>Riccarton is at the next level in the commercial centres' hierarchy, below the CBD, and has a well-established sub-regional role, which is a key feature in the NPS definition. Riccarton's sub-regional role has been confirmed through ongoing research into the number and range of business units, the level of employment, and its contribution to the Christchurch economy (GDP), as well as through consumer research into both shopping patterns and the wider roles of centres. Importantly, the research shows Riccarton's steady development and growth, in line with underlying population and demand growth in its main service area, and across urban Christchurch (and hinterland).</p> <p>Riccarton's role as a Metropolitan Centre is directly consistent with other Metropolitan Centres throughout New Zealand's urban system, including Auckland, Hamilton, Wellington, and Tauranga</p>	
Scentre (New Zealand) Limited/260.8	Christchurch International Airport Limited/ #FS2052.152	Seek Amendment	<p>Riccarton should be recognized as a Metropolitan Centre in the District Plan to be inline with the NPS-UD as opposed to a Town Centre.</p> <p>Scentre considers that Riccarton qualifies as a Metropolitan Centre because of its sub-regional role in Christchurch and this should be recognised in the District Plan.</p> <p>In giving effect to the NPS-UD, the Council is required to intensify areas within and adjacent to particular types of centres, to a degree that is commensurate with the level of commercial activity and community facilities within them. As a result, PC14 provides for the realignment of the commercial centres framework in the District Plan to the framework of centres set out under the NPS-UD. Specifically, the NPS-UD provides that each individual centre should be identified as one of the following on a tiered basis: City Centre, Metropolitan Centre, Town Centre, Local Centre and Neighbourhood Centre. As a result, the focus of intensification begins with the City Centre and is made commensurate to each centre's role in the centre hierarchy.</p> <p>Scentre considers Riccarton meets the criteria for Metropolitan Centres in the NPS-UD, given its size, function and the catchment it serves. The definition of Metropolitan Centre is found in the National Planning Standards ("NPS"), being:</p> <p><i>"Areas used predominantly for a broad range of commercial, community, recreational and residential activities. The zone is a focal point for subregional urban catchments"</i></p> <p>It is appropriate for Riccarton to be identified as a Metropolitan Centre as that status recognises the centre's important role in the centres' hierarchy, anticipates and enables ongoing growth and intensification both within and adjacent to the centre, improvement of public transport services, and an increased height limit. This better gives effect to the NPS-UD and the Housing Supply Act by providing for further intensification in and around the centre.</p> <p>Riccarton is a substantial and diverse centre, with important roles in Christchurch's retail and hospitality sectors, business services, financial services, property services, administrative and support services, and health.</p> <p>Riccarton is at the next level in the commercial centres' hierarchy, below the CBD, and has a well-established sub-regional role, which is a key feature in the NPS definition. Riccarton's sub-regional role has been confirmed through ongoing research into the number and range of business units, the level of employment, and its contribution to the Christchurch economy (GDP), as well as through consumer research into both shopping patterns and the wider roles of centres. Importantly, the research shows Riccarton's steady development and growth, in line with underlying population and demand growth in its main service area, and across urban Christchurch (and hinterland).</p> <p>Riccarton's role as a Metropolitan Centre is directly consistent with other Metropolitan Centres throughout New Zealand's urban system, including Auckland, Hamilton, Wellington, and Tauranga</p>	Oppose
Scentre (New Zealand) Limited/260.8	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.60	Seek Amendment	<p>Riccarton should be recognized as a Metropolitan Centre in the District Plan to be inline with the NPS-UD as opposed to a Town Centre.</p> <p>Scentre considers that Riccarton qualifies as a Metropolitan Centre because of its sub-regional role in Christchurch and this should be recognised in the District Plan.</p>	Support

			<p>In giving effect to the NPS-UD, the Council is required to intensify areas within and adjacent to particular types of centres, to a degree that is commensurate with the level of commercial activity and community facilities within them. As a result, PC14 provides for the realignment of the commercial centres framework in the District Plan to the framework of centres set out under the NPS-UD. Specifically, the NPS-UD provides that each individual centre should be identified as one of the following on a tiered basis: City Centre, Metropolitan Centre, Town Centre, Local Centre and Neighbourhood Centre. As a result, the focus of intensification begins with the City Centre and is made commensurate to each centre's role in the centre hierarchy.</p> <p>Scentre considers Riccarton meets the criteria for Metropolitan Centres in the NPS-UD, given its size, function and the catchment it serves. The definition of Metropolitan Centre is found in the National Planning Standards ("NPS"), being:</p> <p><i>"Areas used predominantly for a broad range of commercial, community, recreational and residential activities. The zone is a focal point for subregional urban catchments"</i></p> <p>It is appropriate for Riccarton to be identified as a Metropolitan Centre as that status recognises the centre's important role in the centres' hierarchy, anticipates and enables ongoing growth and intensification both within and adjacent to the centre, improvement of public transport services, and an increased height limit. This better gives effect to the NPS-UD and the Housing Supply Act by providing for further intensification in and around the centre.</p> <p>Riccarton is a substantial and diverse centre, with important roles in Christchurch's retail and hospitality sectors, business services, financial services, property services, administrative and support services, and health.</p> <p>Riccarton is at the next level in the commercial centres' hierarchy, below the CBD, and has a well-established sub-regional role, which is a key feature in the NPS definition. Riccarton's sub-regional role has been confirmed through ongoing research into the number and range of business units, the level of employment, and its contribution to the Christchurch economy (GDP), as well as through consumer research into both shopping patterns and the wider roles of centres. Importantly, the research shows Riccarton's steady development and growth, in line with underlying population and demand growth in its main service area, and across urban Christchurch (and hinterland).</p> <p>Riccarton's role as a Metropolitan Centre is directly consistent with other Metropolitan Centres throughout New Zealand's urban system, including Auckland, Hamilton, Wellington, and Tauranga</p>	
Scentre (New Zealand) Limited/260.8	Kāinga Ora/ #FS2082.227	Seek Amendment	<p>Riccarton should be recognized as a Metropolitan Centre in the District Plan to be inline with the NPS-UD as opposed to a Town Centre.</p> <p>Scentre considers that Riccarton qualifies as a Metropolitan Centre because of its sub-regional role in Christchurch and this should be recognised in the District Plan.</p> <p>In giving effect to the NPS-UD, the Council is required to intensify areas within and adjacent to particular types of centres, to a degree that is commensurate with the level of commercial activity and community facilities within them. As a result, PC14 provides for the realignment of the commercial centres framework in the District Plan to the framework of centres set out under the NPS-UD. Specifically, the NPS-UD provides that each individual centre should be identified as one of the following on a tiered basis: City Centre, Metropolitan Centre, Town Centre, Local Centre and Neighbourhood Centre. As a result, the focus of intensification begins with the City Centre and is made commensurate to each centre's role in the centre hierarchy.</p> <p>Scentre considers Riccarton meets the criteria for Metropolitan Centres in the NPS-UD, given its size, function and the catchment it serves. The definition of Metropolitan Centre is found in the National Planning Standards ("NPS"), being:</p> <p><i>"Areas used predominantly for a broad range of commercial, community, recreational and residential activities. The zone is a focal point for subregional urban catchments"</i></p> <p>It is appropriate for Riccarton to be identified as a Metropolitan Centre as that status recognises the centre's important role in the centres' hierarchy, anticipates and enables ongoing growth and intensification both within and adjacent to the centre, improvement of public transport services, and an increased height limit. This better gives effect to the NPS-UD and the Housing Supply Act by providing for further intensification in and around the centre.</p> <p>Riccarton is a substantial and diverse centre, with important roles in Christchurch's retail and hospitality sectors, business services, financial services, property services, administrative and support services, and health.</p> <p>Riccarton is at the next level in the commercial centres' hierarchy, below the CBD, and has a well-established sub-regional role, which is a key feature in the NPS definition. Riccarton's sub-regional role has been confirmed through ongoing research into the number and range of business units, the level of employment, and its contribution to the Christchurch economy (GDP), as well as through consumer research into both shopping patterns and the wider roles of centres. Importantly, the research shows Riccarton's steady development and growth, in line with underlying population and demand growth in its main service area, and across urban Christchurch (and hinterland).</p>	Support

			Riccarton's role as a Metropolitan Centre is directly consistent with other Metropolitan Centres throughout New Zealand's urban system, including Auckland, Hamilton, Wellington, and Tauranga	
Nicholas Latham/ #318.2		Seek Amendment	[Seeks] [l]ess restrictions on increasing housing, especially mixed zone areas Support[s] more housing, with an especially in the city centre	
Luke Baker-Garters/ #344.18		Seek Amendment	Amend plan change 14 to zone all of the central city to mixed use zoning.	
Balmoral Limited / #386.1		Oppose	Rezone the sites at 336 and 340 Preston's Road and 427 and 435 Marshland Road Local Centre Zone (Prestons)	
Mike Singleton/ #390.4		Seek Amendment	Allow high density/mixed commercial use and development on [the] old sale yard site [at Canterbury Agricultural Park].	
Jeff Vesey/ #439.1		Seek Amendment	The Avonhead shops on the corner of Withells Road and Merrin Street should be rezoned Local Centre Zone and the surrounding area be subject to housing intensification rules as per other LocalCentres such as Prestons in Burwood.	
Jeff Vesey/439.1	Christchurch International Airport Limited/ #FS2052.125	Seek Amendment	The Avonhead shops on the corner of Withells Road and Merrin Street should be rezoned Local Centre Zone and the surrounding area be subject to housing intensification rules as per other LocalCentres such as Prestons in Burwood. Avonhead Mall including a Countdown supermarket and surrounding shops should be rezoned Local Centre. It is larger than Prestons and Halswell and is possibly an oversight in its classificationby Council. This area is also affected by the Airport Noise Influence Area qualifying matter and therefore the land surrounding the shops will be retained in current zoning.	Oppose
Joseph Corbett-Davies/ #444.3		Support	I support the mixed use rezoning of Sydenham/South City and laneway plan.	
Hamish Paice/ #492.1		Support	[P]articularly like the mixed use zone proposed in Sydenham as it will mean people can live near where they work and shop.	
Hamish Paice/492.1	Anne Dingwall/ #FS2037.497	Support	[P]articularly like the mixed use zone proposed in Sydenham as it will mean people can live near where they work and shop. Decision Sought:No specific amendments, but more public green space please! I support the changes as I think we need to allow more density in our city to cope with increases in population. I particularly like the mixed use zone proposed in Sydenham as it will mean people can live near where they work and shop. Only comment I have is that we should have more public green space, as 1) public green space is important for our physical and mental health, and 2) for storm water purposes, with increased density we will see a decrease in permeable surface on private land so we need more public land dedicated to this. If it means an increase in rates then so be it, our rates are super low anyway for the services that council provide.	Support
Central Riccarton Residents' Association Inc/ #638.2		Seek Amendment	[That Riccarton is not classified as a Town Centre]	
Central Riccarton Residents' Association Inc/638.2	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.36	Seek Amendment	[That Riccarton is not classified as a Town Centre] Central Riccarton is not an emerging metropolitancentre. Central Riccarton is already the mostdensely populated area of all Christchurch with a density of more than 70 per hectare, far higherthan what was the limit for medium density of 30 per hectare, and does not have the infrastructureto cope with current intensification.	Support
Central Riccarton Residents' Association Inc/638.2	Chapman Tripp/ #FS2063.55	Seek Amendment	[That Riccarton is not classified as a Town Centre] Central Riccarton is not an emerging metropolitancentre. Central Riccarton is already the mostdensely populated area of all Christchurch with a density of more than 70 per hectare, far higherthan what was the limit for medium density of 30 per hectare, and does not have the infrastructureto cope with current intensification.	Oppose
Central Riccarton Residents' Association Inc/638.2	Chapman Tripp/ #FS2063.56	Seek Amendment	[That Riccarton is not classified as a Town Centre] Central Riccarton is not an emerging metropolitancentre. Central Riccarton is already the mostdensely populated area of all Christchurch with a density of more than 70 per hectare, far higherthan what was the limit for medium density of 30 per hectare, and does not have the infrastructureto cope with current intensification.	Oppose
Central Riccarton Residents' Association Inc/638.2	Chapman Tripp/ #FS2064.54	Seek Amendment	[That Riccarton is not classified as a Town Centre] Central Riccarton is not an emerging metropolitancentre. Central Riccarton is already the mostdensely populated area of all Christchurch with a density of more than 70 per hectare, far higherthan what was the limit for medium density of 30 per hectare, and does not have the infrastructureto cope with current intensification.	Oppose
Central Riccarton Residents' Association Inc/638.2	Kāinga Ora/ #FS2082.329	Seek Amendment	[That Riccarton is not classified as a Town Centre] Central Riccarton is not an emerging metropolitancentre. Central Riccarton is already the mostdensely populated area of all Christchurch with a density of more than 70 per hectare, far higherthan what was the limit for medium density of 30 per hectare, and does not have the infrastructureto cope with current intensification.	Oppose

Central Riccarton Residents' Association Inc/638.2	Vaughan Smith/ #FS2090.7	Seek Amendment	[That Riccarton is not classified as a Town Centre] Central Riccarton is not an emerging metropolitan centre. Central Riccarton is already the most densely populated area of all Christchurch with a density of more than 70 per hectare, far higher than what was the limit for medium density of 30 per hectare, and does not have the infrastructure to cope with current intensification.	Oppose
Cooper Mallett/ #666.4		Seek Amendment	Make all the tall buildings in the middle of the city.	
Jack Gibbons/ #676.5		Seek Amendment	Rezone all Neighborhood Center Zones (NCZ)'s larger than 3000sqm as Local Center Zone (LCZ). [Relates to request for more Local Centre Intensification Precincts]	
Jack Gibbons/ #676.17		Seek Amendment	Expand the application of Local Centre Intensification Precincts to more centres / more area[s] of the city [-] Namely within a 200m walking catchment of every grouping of shops with more than 3000sqm of land.	
Logan Clarke/ #678.7		Seek Amendment	Seeks the addition of a 'town center' along Lincoln road in Addington.	
Logan Clarke/ #678.8		Seek Amendment	Change the zoning at 247 Riccarton road (Toyota Dealership) from General Industrial to Mixed Use Zone.	
Tony Dale/ #679.8		Oppose	Because it is adjacent to the Christchurch CBD, Riccarton should not, as is proposed, be designated a large Town Centre. This will worsen the situation that allowed Riccarton to get to its current size in the first place - largely at the expense of the CBD.	
Tony Dale/679.8	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.37	Oppose	Because it is adjacent to the Christchurch CBD, Riccarton should not, as is proposed, be designated a large Town Centre. This will worsen the situation that allowed Riccarton to get to its current size in the first place - largely at the expense of the CBD. Designating Riccarton a Large Town will hinder efforts to resuscitate Christchurch's moribund CBD, as Riccarton will continue to draw residential and business activity away from the central city. The impact of this proposed designation for Riccarton, coupled with the centre destination for Church Corner, will result in an almost continuous corridor of high-rise densification from the CBD all the way out to Curletts Road and Villa Maria College. It is within the city council's power to reconsider designations and make the Riccarton commercial area smaller in order to encourage activity and growth where it needs to be: in the CBD.	Support
Sam Kealy/ #690.1		Seek Amendment	Rezone Industrial Land at Wairakei Road to Commercial	
Foodstuffs/ #705.1		Seek Amendment	Rezone 304 Stanmore Road Local Centre Zone	
Foodstuffs/ #705.3		Seek Amendment	Amend planning maps to rezone Section 2SO 552969 and Lot 2 DP2586 to LCZ at Pak'n Save Wainoni (186 and 204 Breezes Road and 172, 174, 178 and 182 Wainoni Road)	
Foodstuffs/ #705.5		Support	Retain Halswell Town Centre Zone as notified	
Foodstuffs/ #705.6		Seek Amendment	Amend zoning of Lot 1 DP51902 to LCZ at New World Lincoln Road (92, 94, 100 and 108 Lincoln Road)	
Foodstuffs/ #705.9		Support	Retain CCMUZ zoning for 300 and 310 Manchester St Lot 1 DP 56552 and Lot 2 DP 56552	
Foodstuffs/ #705.10		Seek Amendment	Amend the zoning of Lot 10 DP 17997 and part of Lot 13 DP 17997 at New World Ilam to LCZ.	
NHL Properties Limited/ #706.1		Seek Amendment	Rezone the site and adjoining HDRZ land to Central City Mixed Use (CCMU).	
Sophie Burt/ #725.4		Seek Amendment	Addington should be included a Local Centre Zone	
Sophie Burt/725.4	Christchurch International Airport Limited/ #FS2052.156	Seek Amendment	Addington should be included a Local Centre Zone Addington should be included in the Precinct Plan as a Larger Local Centre. [C]onsidering its proximity to the city centre and Hagley Park, the existing mix of uses and infrastructure, including rail and road, the rapid increase in residential development and the existing land currently occupied by the existing Stadium and Racecourse, and at a smaller scale, the Court Theatre, it will see potentially very significant change and regeneration.	Oppose
Sophie Burt/ #725.5		Seek Amendment	Addington should be a Mixed-Use Zone	
Sophie Burt/725.5	Christchurch International Airport Limited/ #FS2052.157	Seek Amendment	Addington should be a Mixed-Use Zone Addington should be a Mixed-Use Zone – Comprehensive Housing Precinct Development Plans as Sydenham and Lancaster Park are.	Oppose

Woolworths/ #740.7		Seek Amendment	Amend zoning of the St Albans Centre from Neighbourhood to Local Centre (Small)	
Woolworths/740.7	Kāinga Ora/ #FS2082.489	Seek Amendment	<p>Amend zoning of the St Albans Centre from Neighbourhood to Local Centre (Small)</p> <p>The increased density of residential development enabled through PC14 should be accompanied by increased opportunities in centres (and edge of centres) to accommodate additional services that will be required. In that context, it is appropriate to extend the zoning of specified centres to ensure that they are better able to accommodate the services that will be required in the future.</p> <p>The role of St Albans Centre should be elevated in the hierarchy of Centres from Neighbourhood Centre Zone (St Albans) to Local Centre (St Albans) in recognition of the extent of residential intensification that has occurred in its catchment since 2012, as enabled by PC14, and the Council's inability to account for the Hardie and Thomson built form constraints associated with the 3,451m2 of Local Centre at 1062 Colombo Street which disenables commercial redevelopment to provide for community wellbeing in this area. Regardless the permitted extent of commercial floorspace provided for the St Albans centre exceeds the 3,000m2 GFA capacity constraint identified in Policy 15.2.1 Table 15.1 as appropriate to Neighbourhood Centres.</p>	Support
Woolworths/ #740.9		Seek Amendment	Amend the zoned boundaries and ODP for North Halswell associated with the Town Centre Zone and High Density Residential Zone	
Woolworths/740.9	Kāinga Ora/ #FS2082.490	Seek Amendment	<p>Amend the zoned boundaries and ODP for North Halswell associated with the Town Centre Zone and High Density Residential Zone</p> <p>Rezone that area of North Halswell which has been notated as HRZ to Town Centre Zoning to reflect the consented land uses and roading demarcation provided by RMA2017/3185 as approved through Environment Court Decision NZEnvC 133[2021].</p> <p>Retention of HRZ as shown in PC14 does not reflect the anticipated and consented land uses as well as infrastructure which acts as a geophysical and perpetual boundary between the Commercial Core and the Residential Zone.</p> <p>The operative plan considerations as to maximum retail floorspace thresholds (Rule 15.4.4.2.3) and office (Rule 15.4.4.2.4) are retained to ensure matters associated with retail provision and traffic generation remain as those considered and made operative through the replacement District Plan process.</p> <p>The location of the Indicative Features (being Green Corridor, Stormwater Network and Internal Street) are not sought to be amended.</p>	Support
Ryman Healthcare Limited/ #749.1		Seek Amendment	[That] 20 Radcliffe Road, Northwood (Northwood site) is rezoned from proposed Town Centre Zone (TCZ) to High Density Residential (HRZ)	
Ryman Healthcare Limited/749.1	Kāinga Ora/ #FS2082.496	Seek Amendment	<p>[That] 20 Radcliffe Road, Northwood (Northwood site) is rezoned from proposed Town Centre Zone (TCZ) to High Density Residential (HRZ)</p> <p>Ryman's Northwood site occupies the entirety of the area currently zoned TCZ.</p> <p>It also understands that the land is no longer needed for long term commercial purposes. Ryman therefore submits it is no longer logical to retain a commercial zoning for the site.</p> <p>It submits this outcome is more aligned with the intent of the Enabling Housing Act and the National Policy Statement on Urban Development 2020, by appropriately providing for a residential activity that is planned to provide housing for Christchurch City's rapidly growing ageing population.</p>	Oppose
Christchurch City Council/ #751.101		Seek Amendment	Apply Large Format Retail Zone across [all of the site at 229 Marshlands Road subject to Private Plan Change 6 - refer to ATTACHMENT 4]	



Christchurch City Council/751.101

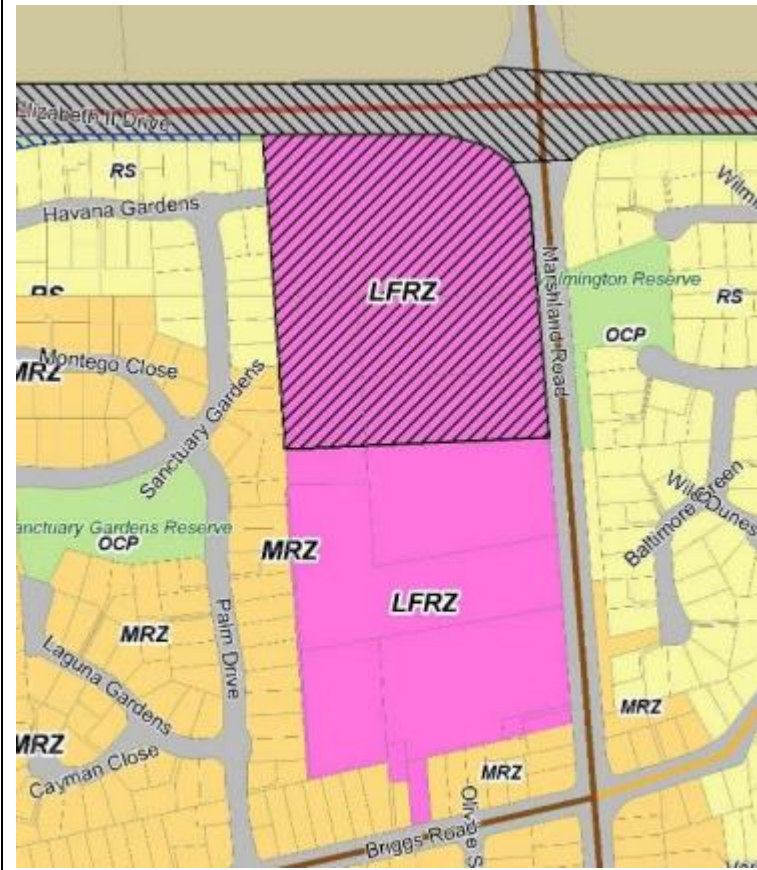
Anne Dingwall/
#FS2037.923

Seek Amendment

Apply Large Format Retail Zone across [all of the site at 229 Marshlands Road subject to Private Plan Change 6 - refer to ATTACHMENT 4]

Support


Apply Large Format Retail Zone across [all of the site at 229 Marshlands Road subject to Private Plan Change 6 - refer to ATTACHMENT 4]



Site is incorrectly mapped, showing three different zones, including introducing High Density Residential Zoning. The operative zone for this site is Commercial Retail Park Zone, Plan Change 14 proposes to change the zoning of Commercial Retail Park Zone to Large Format Retail Zone as per the National Planning Standards. This site is subject to

			a consent order that resolved Private Plan Change 6 to the Christchurch District Plan. The Council requests that the zoning for this site is rezoned to Large Format Retail Park Zone.	
Christchurch City Council/ #751.114		Seek Amendment	Change Industrial Zoning at 4,6,8 Lismore Street (Map 39) to Mixed Use Zone with Comprehensive Housing Precinct. [Refer to ATTACHMENT 24].	
Christchurch City Council/751.114	Anne Dingwall/ #FS2037.936	Seek Amendment	Change Industrial Zoning at 4,6,8 Lismore Street (Map 39) to Mixed Use Zone with Comprehensive Housing Precinct. [Refer to ATTACHMENT 24]. The title between 4, 6, 8 Lismore Street and the street is zoned industrial, the title is surrounded by Mixed Use Zone (Comprehensive Housing Precinct) and was intended to be zoned as Mixed Use Zone with a Comprehensive Housing Precinct. If this area of industrial general zone was not altered it would result in an island of industrial general amongst Mixed Use Zone.	Support
Christchurch City Council/751.114	ChristchurchNZ/ #FS2048.21	Seek Amendment	Change Industrial Zoning at 4,6,8 Lismore Street (Map 39) to Mixed Use Zone with Comprehensive Housing Precinct. [Refer to ATTACHMENT 24]. The title between 4, 6, 8 Lismore Street and the street is zoned industrial, the title is surrounded by Mixed Use Zone (Comprehensive Housing Precinct) and was intended to be zoned as Mixed Use Zone with a Comprehensive Housing Precinct. If this area of industrial general zone was not altered it would result in an island of industrial general amongst Mixed Use Zone.	Support
Christchurch City Council/ #751.145		Seek Amendment	Change the zone of Buchan Park from PC 14 Proposed Mixed Use Zone to Operative Open Space Community Parks Zone.	
Christchurch City Council/751.145	Anne Dingwall/ #FS2037.967	Seek Amendment	Change the zone of Buchan Park from PC 14 Proposed Mixed Use Zone to Operative Open Space Community Parks Zone. An error in zoning has occurred at Buchan Park, the park is zoned Open Space Community Parks Zone in the Christchurch District Plan which is not a relevant residential zone, or a commercial zone that is required to give effect to the NPS UD. Therefore, the proposed rezoning is outside the scope of PC 14 and needs to be changed back to Open Space Community Parks Zone.	Support
Christchurch City Council/751.145	ChristchurchNZ/ #FS2048.22	Seek Amendment	Change the zone of Buchan Park from PC 14 Proposed Mixed Use Zone to Operative Open Space Community Parks Zone. An error in zoning has occurred at Buchan Park, the park is zoned Open Space Community Parks Zone in the Christchurch District Plan which is not a relevant residential zone, or a commercial zone that is required to give effect to the NPS UD. Therefore, the proposed rezoning is outside the scope of PC 14 and needs to be changed back to Open Space Community Parks Zone.	Support
ChristchurchNZ/ #760.24		Support	[Retain proposed mixed use] zoning of land between Moorhouse, Brougham and extending to Addington and Lancaster Park with the inclusion of a Comprehensive Housing Precinct.	
ChristchurchNZ/760.24	Christchurch International Airport Limited/ #FS2052.158	Support	<p>[Retain proposed mixed use] zoning of land between Moorhouse, Brougham and extending to Addington and Lancaster Park with the inclusion of a Comprehensive Housing Precinct.</p> <p>We strongly support the proposed rezoning of this land to MUZ with the inclusion of a Comprehensive Housing Precinct, for the reasons cited in PC14's supporting documentation.</p> <p>Note that we do not support rezoning of this land without the precinct because the provisions of the Mixed Use Zone (i.e. without the provisions associated with the Comprehensive Housing Precinct) are not appropriate to enable the area to transition in an appropriate manner consistent with a well-functioning urban environment.</p> <p>Moreover, rezoning to Mixed Use without the Precinct will not enable the same level (or quality) of intensification because housing is limited in the MUZ to that which is above or behind permitted (largely industrial) activities.</p>	Oppose
ChristchurchNZ/ #760.36		Seek Amendment	<p>At 2 Barnett Ave and 14 Johnson Street:</p> <ul style="list-style-type: none"> • Rezone all of Lot 5 DP537999 (as at 12 May 2023) to HRZ (Large Local Centre Precinct) instead of part HRZ (Large Lot Local Centre Precinct and part MUZ). • Retain the proposed zoning of Lot 3 DP 537999 (as at 12 May 2023) as HRZ (Large Local Centre Precinct) 	
New Zealand Institute of Architects Canterbury Branch/ #762.30		Seek Amendment	[That] an additional height limit area is placed around the Te Papa Otakaro within the CBD.	
New Zealand Institute of Architects Canterbury Branch/762.30	Anne Dingwall/ #FS2037.795	Seek Amendment	[That] an additional height limit area is placed around the Te Papa Otakaro within the CBD. We suggest that an additional height limit area is placed around the Te Papa Otakaro within the CBD to limit the development and impact of solar access to this culturally significant corridor and public amenity route throughout the city.	Support
New Zealand Institute of Architects Canterbury Branch/762.30	Cambridge 137 Limited/ #FS2042.57	Seek Amendment	[That] an additional height limit area is placed around the Te Papa Otakaro within the CBD. We suggest that an additional height limit area is placed around the Te Papa Otakaro within the CBD to limit the development and impact of solar access to this culturally significant corridor and public amenity route throughout the city.	Oppose
Waka Kotahi (NZ Transport Agency) / #805.1		Seek Amendment	[That] the maximum enabled height of 32m (10 storeys) for residential activities should be applied to the City Centre, rather than the current proposed approach with two heights (32m in the immediate surrounds, then 20m thereafter).	

Waka Kotahi (NZ Transport Agency) /805.1	Chapman Tripp/ #FS2063.99	Seek Amendment	<p>[T]hat the maximum enabled height of 32m (10 storeys) for residential activities should be applied to the City Centre, rather 3 than the current proposed approach with two heights (32m in the immediate surrounds, then 20m thereafter).</p> <p>Waka Kotahi supports the use of walkable catchments around key commercial areas and the associated upzoning of these areas. However, the 1200m city centre walkable catchment as proposed is not supported does not reflect the walkable catchment of the city centre or realises the development capacity required by the NPS-UD. It is considered that the extent of the city centre walkable catchment should be at least 1500m for the following reasons:</p> <ul style="list-style-type: none"> • This reflects the s32 Walkability Assessment that outlines that people are generally comfortable to walk for 20min, which relates to approximately 1500m. • Christchurch is flat and relatively central to many residential neighbourhoods where people would typically use active modes of transport to get to the City Centre rather than travelling by private vehicle, which increases the walkability of the city. • As many centres as possible should be up-zoned to the fullest extent possible to provide for local services for people who will be living in the walkable catchments. Enabling additional densities in these areas will also support provision of public transport and active transport infrastructure in the future by concentrating population– Council should take a long term view approach to enabling increased density. • This achieves the objectives of the NPS-UD in creating well-functioning urban environments. 	Support
Waka Kotahi (NZ Transport Agency) /805.1	Chapman Tripp/ #FS2064.96	Seek Amendment	<p>[T]hat the maximum enabled height of 32m (10 storeys) for residential activities should be applied to the City Centre, rather 3 than the current proposed approach with two heights (32m in the immediate surrounds, then 20m thereafter).</p> <p>Waka Kotahi supports the use of walkable catchments around key commercial areas and the associated upzoning of these areas. However, the 1200m city centre walkable catchment as proposed is not supported does not reflect the walkable catchment of the city centre or realises the development capacity required by the NPS-UD. It is considered that the extent of the city centre walkable catchment should be at least 1500m for the following reasons:</p> <ul style="list-style-type: none"> • This reflects the s32 Walkability Assessment that outlines that people are generally comfortable to walk for 20min, which relates to approximately 1500m. • Christchurch is flat and relatively central to many residential neighbourhoods where people would typically use active modes of transport to get to the City Centre rather than travelling by private vehicle, which increases the walkability of the city. • As many centres as possible should be up-zoned to the fullest extent possible to provide for local services for people who will be living in the walkable catchments. Enabling additional densities in these areas will also support provision of public transport and active transport infrastructure in the future by concentrating population– Council should take a long term view approach to enabling increased density. • This achieves the objectives of the NPS-UD in creating well-functioning urban environments. 	Support
Scenic Hotel Group Limited/ #809.3		Seek Amendment	Rezone the site to provide for visitor accommodation and commercial activities, and any related and consequential changes to provisions of the District Plan (including the retention of any operative overlays). <i>[Including]</i> rezoning surrounding properties if this was considered necessary to assist the relief sought.	
Carter Group Limited/ #814.239		Support	Retain the LCZ shown for the Avonhead Shopping Centre on the Withells/Merrin corner as notified.	
Carter Group Limited/814.239	Kāinga Ora/ #FS2082.1069	Support	Retain the LCZ shown for the Avonhead Shopping Centre on the Withells/Merrin corner as notified. For the reasons expressed in the submission above, the submitter	Seek Amendment

			<p>supports the LCZ zoning of the properties on the corner of Merrin Street and Withells Road (Avonhead shopping centre). For the avoidance of doubt, the submitter seeks</p>  <p>that policy 15.2.2.1 be amended to recognise this as a 'large' LCZ.</p>	
Wigram Lodge (2001) Limited Elizabeth and John Harris/ #817.1		Seek Amendment	Rezone the submitters site at s 850-862 Colombo Street and 139 Salisbury Street from High Density Residential to Central City Mixed Use.	
Wigram Lodge (2001) Limited Elizabeth and John Harris/ #817.5		Seek Amendment	Seek to rezone 152-158 Peterborough Street and 327 - 333 Manchester Street from High Density Zone to City Centre Mixed Use Zone.	
Athena Enterprises Limited and Josephine Enterprises Limited/ #821.3		Seek Amendment	[Seeks that the] properties at 9, 9A and 9B Sheffield Crescent (the site) [be rezoned to a commercial zone].	
Athena Enterprises Limited and Josephine Enterprises Limited/821.3	Christchurch International Airport Limited/ #FS2052.161	Seek Amendment	<p>[Seeks that the] properties at 9, 9A and 9B Sheffield Crescent (the site) [be rezoned to a commercial zone].</p> <p>The submitter's site is developed with commercial buildings, which the submitters lease to several different commercial organisations. The tenancies include office activities, which have been established since the Canterbury Earthquakes and prior to the current version of the Christchurch District Plan. The character of activity on the site is commercial.</p> <p>A commercial zone would more appropriately reflect the character of existing activity on the site. Office tenancies on the site have been long established but are not enabled or protected by the existing Industrial General zoning. The existing zoning does not reflect the high degree of established commercial and office activity on the site and in the surrounding area. The submitters consider that a commercial zoning would more appropriately reflect the existing environment.</p> <p>Rezoning the site to an appropriate commercial zone along with commensurate changes to the District Plan to provide for this submission and give effect to the NPS-UD will:</p> <ul style="list-style-type: none"> (a) achieve the outcomes sought in PC14; (b) contribute to the social and economic well-being of communities and meet the reasonably foreseeable needs of future generations; (c) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means; (d) give effect to the NPS-UD (notably Policy 3) and Canterbury Regional Policy Statement; and (e) promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the Resource Management Act 1991 and ultimately achieve its purpose. 	Oppose
The Catholic Diocese of Christchurch / #823.207		Support	Retain the SPS and CCMUZ zoning of the land at 136 Barbadoes Street [identified in original submission], but delete the heritage listing/outline from the planning maps.	
The Catholic Diocese of Christchurch /823.207	Anne Dingwall/ #FS2037.1439	Support	Retain the SPS and CCMUZ zoning of the land at 136 Barbadoes Street [identified in original submission], but delete the heritage listing/outline from the planning maps. The zoning of the land at 136 Barbadoes Street is supported. However, given PC13 proposes to remove the heritage listing for the Cathedral, it is no longer appropriate for	Oppose

			any of the planning maps to show a heritage item on the site. The Diocese therefore seek that the heritage listing shown at 136 Barbadoes Street is removed from the electronic planning map.	
The Catholic Diocese of Christchurch /823.207	Carter Group Limited/ #FS2045.380	Support	Retain the SPS and CCMUZ zoning of the land at 136 Barbadoes Street [identified in original submission], but delete the heritage listing/outline from the planning maps. The zoning of the land at 136 Barbadoes Street is supported. However, given PC13 proposes to remove the heritage listing for the Cathedral, it is no longer appropriate for any of the planning maps to show a heritage item on the site. The Diocese therefore seek that the heritage listing shown at 136 Barbadoes Street is removed from the electronic planning map.	Support
The Catholic Diocese of Christchurch /823.207	Kāinga Ora/ #FS2082.1217	Support	Retain the SPS and CCMUZ zoning of the land at 136 Barbadoes Street [identified in original submission], but delete the heritage listing/outline from the planning maps. The zoning of the land at 136 Barbadoes Street is supported. However, given PC13 proposes to remove the heritage listing for the Cathedral, it is no longer appropriate for any of the planning maps to show a heritage item on the site. The Diocese therefore seek that the heritage listing shown at 136 Barbadoes Street is removed from the electronic planning map.	Seek Amendment
Historic Places Canterbury/ #835.13		Seek Amendment	The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.	
Historic Places Canterbury/835.13	Anne Dingwall/ #FS2037.600	Seek Amendment	<p>The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.</p> <p>The submitter acknowledges that it is sensible and appropriate to concentrate the highest density in the central city. However, they have concerns about the heights in the central city zone and high density zone. The submitter believes there is a need for a more graduated height around the boundaries in respect of Hagley Park, Cranmer Square and Latimer Square.</p> <ul style="list-style-type: none"> - The proposed heights would allow 90 metres to the west of Latimer Square and 32 metres around Cranmer Square and to the east of Latimer Square. - The proposed heights would allow 32 metres along Park Terrace adjoining Hagley Park. 	Support
Historic Places Canterbury/835.13	Anne Dingwall/ #FS2037.698	Seek Amendment	<p>The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.</p> <p>The submitter acknowledges that it is sensible and appropriate to concentrate the highest density in the central city. However, they have concerns about the heights in the central city zone and high density zone. The submitter believes there is a need for a more graduated height around the boundaries in respect of Hagley Park, Cranmer Square and Latimer Square.</p> <ul style="list-style-type: none"> - The proposed heights would allow 90 metres to the west of Latimer Square and 32 metres around Cranmer Square and to the east of Latimer Square. - The proposed heights would allow 32 metres along Park Terrace adjoining Hagley Park. 	Support
Historic Places Canterbury/835.13	Chapman Tripp/ #FS2063.159	Seek Amendment	<p>The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.</p> <p>The submitter acknowledges that it is sensible and appropriate to concentrate the highest density in the central city. However, they have concerns about the heights in the central city zone and high density zone. The submitter believes there is a need for a more graduated height around the boundaries in respect of Hagley Park, Cranmer Square and Latimer Square.</p> <ul style="list-style-type: none"> - The proposed heights would allow 90 metres to the west of Latimer Square and 32 metres around Cranmer Square and to the east of Latimer Square. - The proposed heights would allow 32 metres along Park Terrace adjoining Hagley Park. 	Oppose
Historic Places Canterbury/835.13	Chapman Tripp/ #FS2064.153	Seek Amendment	The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.	Oppose

			<p>The submitter acknowledges that it is sensible and appropriate to concentrate the highest density in the central city. However, they have concerns about the heights in the central city zone and high density zone. The submitter believes there is a need for a more graduated height around the boundaries in respect of Hagley Park, Cranmer Square and Latimer Square.</p> <ul style="list-style-type: none"> - The proposed heights would allow 90 metres to the west of Latimer Square and 32 metres around Cranmer Square and to the east of Latimer Square. - The proposed heights would allow 32 metres along Park Terrace adjoining Hagley Park. 	
Historic Places Canterbury/835.13	Kāinga Ora/ #FS2082.759	Seek Amendment	<p>The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.</p> <p>The submitter acknowledges that it is sensible and appropriate to concentrate the highest density in the central city. However, they have concerns about the heights in the central city zone and high density zone. The submitter believes there is a need for a more graduated height around the boundaries in respect of Hagley Park, Cranmer Square and Latimer Square.</p> <ul style="list-style-type: none"> - The proposed heights would allow 90 metres to the west of Latimer Square and 32 metres around Cranmer Square and to the east of Latimer Square. - The proposed heights would allow 32 metres along Park Terrace adjoining Hagley Park. 	Oppose
Peebles Group Limited / #848.2		Seek Amendment	Amend the planning maps to rezone the properties at 468- 470 Cranford Street as LCZ, as indicated below.	
Robert Leonard Broughton/ #851.8		Seek Amendment	<p><i>[Seek]</i> the walking distances to Riccarton centre boundaries (which we understand the legislation states defines the extent of high density 6-storey residential zones) be reconsidered based, not on distance, but on time taken to walk to key amenities in the centre zone.</p> <p>The centre of Riccarton should be taken as the CCC Community Centre in Clarence Street.</p>	
Robert Leonard Broughton/851.8	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.16	Seek Amendment	<p><i>[Seek]</i> the walking distances to Riccarton centre boundaries (which we understand the legislation states defines the extent of high density 6-storey residential zones) be reconsidered based, not on distance, but on time taken to walk to key amenities in the centre zone.</p> <p>The centre of Riccarton should be taken as the CCC Community Centre in Clarence Street.</p> <p>This sits in the heart of the Riccarton centre with access in all directions to businesses.</p>	Support
Lendlease Limited/ #855.7		Seek Amendment	<p>The submitter requests that:</p> <ul style="list-style-type: none"> - Hornby Town Centre be rezoned as a Metropolitan Centre Zone - Undertake an assessment of intensification within a walkable catchment of Hornby Metropolitan Centre and enable building heights of at least 6 storeys within that area. - Review the extent of the Town Centre Zone to determine whether the larger centres should be rezoned Metropolitan Centre Zone 	
Lendlease Limited/855.7	Heritage New Zealand Pouhere Taonga/ #FS2051.72	Seek Amendment	<p>The submitter requests that:</p> <ul style="list-style-type: none"> - Hornby Town Centre be rezoned as a Metropolitan Centre Zone - Undertake an assessment of intensification within a walkable catchment of Hornby Metropolitan Centre and enable building heights of at least 6 storeys within that area. 	Support

			<p>- Review the extent of the Town Centre Zone to determine whether the larger centres should be rezoned Metropolitan Centre Zone</p> <p>The submitter is opposed to the rezoning of the Hornby Commercial Core Zone to Town Centre Zone.</p> <p>Hornby services a sub-regional urban catchment, drawing significant trade from adjoining districts and having a more than 50% of its retail spend from outside a 5km catchment. Waka Kotahi's commuter information confirms that nearly 6,000 people travel to Hornby for work or school from 190 different areas, including from within the sub-region.</p> <p>It is also serviced by a regionally significant recreational facility, which is zoned "Open Space Metropolitan Facilities" and provides the necessary framework to enable the future development of community and recreational facilities within Hornby to support its future growth.</p> <p>The most appropriate method to recognise Hornby's existing role and function and enable Hornby's future growth, including a commensurate level of commercial activity and community and recreational services, is through the intensification and diversification opportunities delivered through the rezoning of the Town Centre Zone at Hornby to Metropolitan Centre Zone</p> <p>Up-zoning to the Metropolitan Centre Zone will also require Council to undertake an assessment of intensification within a walkable catchment.</p> <p>Other large Town Centres, such as Riccarton and Papanui, may also meet the status of a Metropolitan Centre and should be zoned accordingly.</p>	
Lendlease Limited/855.7	Chapman Tripp/ #FS2063.166	Seek Amendment	<p>The submitter requests that:</p> <ul style="list-style-type: none"> - Hornby Town Centre be rezoned as a Metropolitan Centre Zone - Undertake an assessment of intensification within a walkable catchment of Hornby Metropolitan Centre and enable building heights of at least 6 storeys within that area. - Review the extent of the Town Centre Zone to determine whether the larger centres should be rezoned Metropolitan Centre Zone <p>The submitter is opposed to the rezoning of the Hornby Commercial Core Zone to Town Centre Zone.</p> <p>Hornby services a sub-regional urban catchment, drawing significant trade from adjoining districts and having a more than 50% of its retail spend from outside a 5km catchment. Waka Kotahi's commuter information confirms that nearly 6,000 people travel to Hornby for work or school from 190 different areas, including from within the sub-region.</p> <p>It is also serviced by a regionally significant recreational facility, which is zoned "Open Space Metropolitan Facilities" and provides the necessary framework to enable the future development of community and recreational facilities within Hornby to support its future growth.</p> <p>The most appropriate method to recognise Hornby's existing role and function and enable Hornby's future growth, including a commensurate level of commercial activity and community and recreational services, is through the intensification and diversification opportunities delivered through the rezoning of the Town Centre Zone at Hornby to Metropolitan Centre Zone</p> <p>Up-zoning to the Metropolitan Centre Zone will also require Council to undertake an assessment of intensification within a walkable catchment.</p> <p>Other large Town Centres, such as Riccarton and Papanui, may also meet the status of a Metropolitan Centre and should be zoned accordingly.</p>	Support
Lendlease Limited/855.7	Chapman Tripp/ #FS2064.160	Seek Amendment		Support

			<p>The submitter requests that:</p> <ul style="list-style-type: none"> - Hornby Town Centre be rezoned as a Metropolitan Centre Zone - Undertake an assessment of intensification within a walkable catchment of Hornby Metropolitan Centre and enable building heights of at least 6 storeys within that area. - Review the extent of the Town Centre Zone to determine whether the larger centres should be rezoned Metropolitan Centre Zone <p>The submitter is opposed to the rezoning of the Hornby Commercial Core Zone to Town Centre Zone.</p> <p>Hornby services a sub-regional urban catchment, drawing significant trade from adjoining districts and having a more than 50% of its retail spend from outside a 5km catchment. Waka Kotahi's commuter information confirms that nearly 6,000 people travel to Hornby for work or school from 190 different areas, including from within the sub-region.</p> <p>It is also serviced by a regionally significant recreational facility, which is zoned "Open Space Metropolitan Facilities" and provides the necessary framework to enable the future development of community and recreational facilities within Hornby to support its future growth.</p> <p>The most appropriate method to recognise Hornby's existing role and function and enable Hornby's future growth, including a commensurate level of commercial activity and community and recreational services, is through the intensification and diversification opportunities delivered through the rezoning of the Town Centre Zone at Hornby to Metropolitan Centre Zone</p> <p>Up-zoning to the Metropolitan Centre Zone will also require Council to undertake an assessment of intensification within a walkable catchment.</p> <p>Other large Town Centres, such as Riccarton and Papanui, may also meet the status of a Metropolitan Centre and should be zoned accordingly.</p>	
Lendlease Limited/855.7	Kāinga Ora/ #FS2082.791	Seek Amendment	<p>The submitter requests that:</p> <ul style="list-style-type: none"> - Hornby Town Centre be rezoned as a Metropolitan Centre Zone - Undertake an assessment of intensification within a walkable catchment of Hornby Metropolitan Centre and enable building heights of at least 6 storeys within that area. - Review the extent of the Town Centre Zone to determine whether the larger centres should be rezoned Metropolitan Centre Zone <p>The submitter is opposed to the rezoning of the Hornby Commercial Core Zone to Town Centre Zone.</p> <p>Hornby services a sub-regional urban catchment, drawing significant trade from adjoining districts and having a more than 50% of its retail spend from outside a 5km catchment. Waka Kotahi's commuter information confirms that nearly 6,000 people travel to Hornby for work or school from 190 different areas, including from within the sub-region.</p> <p>It is also serviced by a regionally significant recreational facility, which is zoned "Open Space Metropolitan Facilities" and provides the necessary framework to enable the future development of community and recreational facilities within Hornby to support its future growth.</p>	Support

			<p>The most appropriate method to recognise Hornby's existing role and function and enable Hornby's future growth, including a commensurate level of commercial activity and community and recreational services, is through the intensification and diversification opportunities delivered through the zoning of the Town Centre Zone at Hornby to Metropolitan Centre Zone</p> <p>Up-zoning to the Metropolitan Centre Zone will also require Council to undertake an assessment of intensification within a walkable catchment.</p> <p>Other large Town Centres, such as Riccarton and Papanui, may also meet the status of a Metropolitan Centre and should be zoned accordingly.</p>	
Ministry of Housing and Urban Development/ #859.11		Seek Amendment	<p>Increase the walkable catchments and spatial extent of the following types of commercial centres by at least 200 metres: a. medium local centres; b. large local centres; c. town centres; d. large town centres.</p>	
Ministry of Housing and Urban Development/859.11	Chapman Tripp/ #FS2063.170	Seek Amendment	<p>Increase the walkable catchments and spatial extent of the following types of commercial centres by at least 200 metres: a. medium local centres; b. large local centres; c. town centres; d. large town centres.</p> <p>Policy 3(d) of the NPS-UD aims to maximise the benefits of intensification, including agglomeration benefits. HUD submits that CCC should go further in enabling density around existing commercial centres to maximise these benefits, by increasing the spatial extent of the following types of commercial centres by at least 200 metres: a. medium local centres; b. large local centres; c. town centres; d. large town centres.</p> <p>This would also improve consistency in CCC's concept of walkability. In developing their LPTAQM, CCC used a 10 minute walk as a metric to consider what was and wasn't accessible to public transport. However, even around the largest commercial centres in Christchurch the High Density Residential Zone only extends approximately 600m (an 8 minute walk). This implies that CCC assumes people would walk further to a bus, than to a centre zone. Furthermore, the higher density zoning around the city centre, as required by policy 3(c), extends for 1.2 km, yet the next largest catchment of high density extends for only 600m. Increasing the size of the walkable catchments will maximise agglomeration benefits, and provide internal consistency within the Plan.</p>	Support
Ministry of Housing and Urban Development/859.11	Chapman Tripp/ #FS2064.164	Seek Amendment	<p>Increase the walkable catchments and spatial extent of the following types of commercial centres by at least 200 metres: a. medium local centres; b. large local centres; c. town centres; d. large town centres.</p> <p>Policy 3(d) of the NPS-UD aims to maximise the benefits of intensification, including agglomeration benefits. HUD submits that CCC should go further in enabling density around existing commercial centres to maximise these benefits, by increasing the spatial extent of the following types of commercial centres by at least 200 metres: a. medium local centres; b. large local centres; c. town centres; d. large town centres.</p> <p>This would also improve consistency in CCC's concept of walkability. In developing their LPTAQM, CCC used a 10 minute walk as a metric to consider what was and wasn't accessible to public transport. However, even around the largest commercial centres in Christchurch the High Density Residential Zone only extends approximately 600m (an 8 minute walk). This implies that CCC assumes people would walk further to a bus, than to a centre zone. Furthermore, the higher density zoning around the city centre, as required by policy 3(c), extends for 1.2 km, yet the next largest catchment of high density extends for only 600m. Increasing the size of the walkable catchments will maximise agglomeration benefits, and provide internal consistency within the Plan.</p>	Support
Ministry of Housing and Urban Development/859.11	Kāinga Ora/ #FS2082.798	Seek Amendment	<p>Increase the walkable catchments and spatial extent of the following types of commercial centres by at least 200 metres: a. medium local centres; b. large local centres; c. town centres; d. large town centres.</p> <p>Policy 3(d) of the NPS-UD aims to maximise the benefits of intensification, including agglomeration benefits. HUD submits that CCC should go further in enabling density around existing commercial centres to maximise these benefits, by increasing the spatial extent of the following types of commercial centres by at least 200 metres: a. medium local centres; b. large local centres; c. town centres; d. large town centres.</p> <p>This would also improve consistency in CCC's concept of walkability. In developing their LPTAQM, CCC used a 10 minute walk as a metric to consider what was and wasn't accessible to public transport. However, even around the largest commercial centres in Christchurch the High Density Residential Zone only extends approximately 600m (an 8 minute walk). This implies that CCC assumes people would walk further to a bus, than to a centre zone. Furthermore, the higher density zoning around the city centre, as required by policy 3(c), extends for 1.2 km, yet the next largest catchment of high density extends for only 600m. Increasing the size of the walkable catchments will maximise agglomeration benefits, and provide internal consistency within the Plan.</p>	Support
Ministry of Housing and Urban Development/859.11	The Riccarton Bush Trust/ #FS2085.36	Seek Amendment	<p>Increase the walkable catchments and spatial extent of the following types of commercial centres by at least 200 metres: a. medium local centres; b. large local centres; c. town centres; d. large town centres.</p>	Support

			<p>Policy 3(d) of the NPS-UD aims to maximise the benefits of intensification, including agglomeration benefits. HUD submits that CCC should go further in enabling density around existing commercial centres to maximise these benefits, by increasing the spatial extent of the following types of commercial centres by at least 200 metres: a. medium local centres; b. large local centres; c. town centres; d. large town centres.</p> <p>This would also improve consistency in CCC's concept of walkability. In developing their LPTAQM, CCC used a 10 minute walk as a metric to consider what was and wasn't accessible to public transport. However, even around the largest commercial centres in Christchurch the High Density Residential Zone only extends approximately 600m (an 8 minute walk). This implies that CCC assumes people would walk further to a bus, than to a centre zone. Furthermore, the higher density zoning around the city centre, as required by policy 3(c), extends for 1.2 km, yet the next largest catchment of high density extends for only 600m. Increasing the size of the walkable catchments will maximise agglomeration benefits, and provide internal consistency within the Plan.</p>	
Oyster Management Limited/ #872.1		Seek Amendment	Seek to rezone the block Tuam St, Madras St, Lichfield Street and Manchester Street from the proposed Central City Mixed Use (South Frame) zone to City Centre Zone. Alternatively, rezone the block to Central City Mixed Use Zone.	
Oyster Management Limited/ #872.2		Seek Amendment	<p>Amend the Central City Maximum Building Height Planning Map as follows for the Block within Tuam Street, Madras Street, Lichfield Street, and Manchester Streets:</p> <p>Amend the Central City Maximum Building Height Overlay map to:</p> <ol style="list-style-type: none"> 1. Apply the 90m Central City Building Height Overlay to the Block if the Block is included within the City Centre zone; or 2. Apply the 32m Central City Building Height overlay to the Block if the block is rezoned Central City Mixed Use Zone, or remains Central City Mixed Use Zone (South Frame). 	
Alan and Robyn Ogle/ #876.3		Seek Amendment	Seek amendment to change Riccarton to a Town or Neighbourhood Centre, not a Large Town Centre	
Alan and Robyn Ogle/876.3	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.38	Seek Amendment	Seek amendment to change Riccarton to a Town or Neighbourhood Centre, not a Large Town Centre Oppose zoning of Riccarton as a Large Town Centre	Support
Alan and Robyn Ogle/876.3	Robert Broughton/ #FS2083.11	Seek Amendment	Seek amendment to change Riccarton to a Town or Neighbourhood Centre, not a Large Town Centre Oppose zoning of Riccarton as a Large Town Centre	Support
Alan and Robyn Ogle/876.3	The Riccarton Bush Trust/ #FS2085.39	Seek Amendment	Seek amendment to change Riccarton to a Town or Neighbourhood Centre, not a Large Town Centre Oppose zoning of Riccarton as a Large Town Centre	Support
Alan and Robyn Ogle/876.3	Vaughan Smith/ #FS2090.61	Seek Amendment	Seek amendment to change Riccarton to a Town or Neighbourhood Centre, not a Large Town Centre Oppose zoning of Riccarton as a Large Town Centre	Oppose
Danne Mora Limited/ #903.9		Seek Amendment	Consistency with overlay colours/key	
25 KBR Limited / #915.1		Seek Amendment	Rezone approximately 7124m ² of land at 432 Sparks Road as Neighbourhood Centre Zone). And any consequential amendments to the necessary to give effect to this submission.	
Belfast Village Centre Limited/ #917.2		Seek Amendment	Amend the zoning of land at 751, 1/753 and 2/753 and 755 Main North Road from Future Urban Zone to Town Centre Zone	
Belfast Village Centre Limited/ #917.3		Seek Amendment	Amend the zoning of land at 40B Johns Road (Lot 3 DP 540607 and Section 4 Survey Office Plan 533991) from Future Urban Zone to Town Centre Zone.	
Diana Shand/ #1075.5		Oppose	Seek that the Commercial use be confined to Oxford Terrace and that the Medium Density Zone should extend south from 59 Gloucester Street in a direct line south to the River at 75 Cambridge Terrace, displacing the Mixed Use Zone.	
Christchurch Casinos Limited / #2077.6		Seek Amendment	[seeks] that [the] part of the submitter's site that is proposed to be zoned High Density Residential [72 Salsbury Street and 373 Durhm Street North] be rezoned to enable mixed use development, such as the Central City Zone (CCZ)	

Planning Maps > QM - Low PT

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Tobias Meyer/ #55.12		Seek Amendment	Remove this Qualifying Matter, or reduce area of Qualifying Matter	
Tobias Meyer/55.12	Christchurch International Airport Limited/ #FS2052.175	Seek Amendment	Remove this Qualifying Matter, or reduce area of Qualifying Matter Currently some areas affected by them have good access to PT, eg: Sumner has a high frequency route into town, and other areas have easy cycling into town or are close to local centres. Buses can also be added and an increased population will make them more viable.	Oppose
Victoria Neighbourhood Association (VNA) / #61.24		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter.	
Rebecca Perkins/ #94.3		Oppose	Oppose High Density zoning in the Papanui area as increased density would adversely impact this area which has existing high levels of parking demand and traffic movement.	
Rebecca Perkins/94.3	Anne Dingwall/ #FS2037.169	Oppose	Oppose High Density zoning in the Papanui area as increased density would adversely impact this area which has existing high levels of parking demand and traffic movement. These areas of Papanui are already experiencing heavy parking and traffic use. The vision for the HRZ in the plan, extending out from Papanui road,would worsen this.	Support
Mary Clay/ #100.5		Seek Amendment	The exemptions proposed, particularly the high accessibility exemption, is based on unsupported conclusions and presumptions. Furthermore, some of the models used contain presumptions that are inconsistent with conditions that actually exist.	
Damian Blogg/ #103.5		Oppose	Seeks to remove Low Public Accessibility Areas qualifying matter.	
Ann Clay/ #104.5		Oppose	[Remove Low Public Accessibility Areas QM]	
Heather Woods/ #107.27		Seek Amendment	Amend 19.4 to remove the Qualifying Matter of "Low Public Transport Accessibility Area" in this area from 100 to 193 Wainoni Road (and further afield), or on all roads on regular bus stops to the central city.	
Heather Woods/ #107.31		Seek Amendment	Amend zoning to remove the Qualifying Matter of "Low Public Transport Accessibility Area" on all of Keyes Road (and further afield), or on all roads on regular bus routes to the central city.	
Nikki Smetham/ #112.3		Support	[Retain Low Public Transport Accessibility Qualifying Matter]	
Nikki Smetham/112.3	Anne Dingwall/ #FS2037.185	Support	[Retain Low Public Transport Accessibility Qualifying Matter] In general we are in full support for the proposed Qualifying Standards to Chapter 14 Residential including transport qualifying standards.	Support
Connor McIver/ #114.6		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter.	
Cameron Matthews/ #121.19		Oppose	The Low Public Transport Accessibility Qualifying Matter should be removed from the proposal because its spatial extent is incorrectly identified, including some of the city's premier public transport routes.	
Cameron Matthews/121.19	Christchurch International Airport Limited/ #FS2052.209	Oppose	<p>The Low Public Transport Accessibility Qualifying Matter should be removed from the proposal because its spatial extent is incorrectly identified, including some of the city's premier public transport routes.</p> <p>SEE IMAGES INCLUDED IN SUBMISSION</p> <p>While I feel this proposed Qualifying Matter shouldn't have to exist, since we shouldn't be planning for new residential developments which either do not or are never planned to have reasonable public transport access, I can accept that in some instances – due to, for example unsustainable legacy urban growth patterns – that this may be a necessary restriction.</p> <p>However, as currently planned many specific areas affected by this overlay are not disproportionately lacking accessibility via public transport – many are in fact currently within walkable catchments of one or more of our all-day high-frequency Core Bus Routes. Examples include:</p> <ul style="list-style-type: none"> • Burwood through to Queenspark, served by #7 • Avonside, served by the Orbiter (our most-boarded bus service) • Cranford Street, between Innes and Main North Roads, sees the Orbiter, #91, #92, and #28 pass through it • Sumner, served by the #3, our most-frequent bus service • Centaurus Road around Major Aitken Dr and Bowenvale Ave, as well as Eastern Terrace in Beckenham, served by the Orbiter • Cashmere, around Cracroft Reserve, is served by every other bus on the #1 route 	Oppose

In these cases, the application of the QM to these areas appears clearly erroneous, as CCC's first criteria for which the QM would NOT apply (Residential areas within 800m walk from High Frequency (Core) Routes) is not true. Despite the criteria themselves being seemingly arbitrary (as discussed below), to not even apply said criteria when identifying the spatial extent of the proposed QM is, at-best, highly questionable, and is a clear failure from CCC to evaluate "the specific characteristics on a site-specific basis to determine the spatial extent" (NPS-UD 3.33 3bii) for this proposal – thus failing to meet the requirements for a Qualifying Matter.

Other examples include several communities served by 'future-core' services – those that are currently planned to be upgraded to all-day high-frequency routes within the planning horizon of the Christchurch PT Futures programme.

- Casebrook-Northwood, Heathcote Valley, and Lyttelton, all served by the #28. Stage 2 of Christchurch PT Futures plans for enhancement of this route to a high-frequency Core route.
- Shirley through to Southshore, served by #60. Stage 5 of Christchurch PT Futures plans for enhancement of this route to a high-frequency Core route.

Though these 'future-core' services are, inexplicably, not included in CCC's seemingly arbitrary criteria (Qualifying Matters, Part 3, section 6.32.1) identifying the spatial extent of the proposed QM, they do provide extremely functional PT connections at reasonable frequencies and are in the process of being upgraded to Core routes, in accordance with the Christchurch Transport Plan and the Greater Christchurch Public Transport Futures plan, to be completed within the next 6 years. The communities which these routes serve should therefore NOT be excluded from intensification rules on the basis of poor public transport accessibility, as they currently have better public transport than many other areas and it's only planned to improve.

Lastly, several other communities which – though not as extensive as anyone would like – do have existing provision of public transport. These are services which could practicably be upgraded for higher frequencies and/or capacities and/or better/more stop locations over time with the developing urban form of the city.

- Mt Pleasant, served by the #140
- Westmorland, served by the #44
- Halswell south of Sparks Rd, served by the #100
- Racecourse Rd, sees the #140 and #86 along Yaldhurst Rd, and is served directly by the #130 connecting to both Hornby and Riccarton.

While the #140 route is planned to be re-routed (according to Greater Christchurch Public Transport Futures plan) and that may be being used as by CCC as justification for applying the QM to some affected areas (e.g. Mt Pleasant), it seems tough to argue that failure to provide additional services to fill this manufactured gap in coverage is a valid reason to deny intensification to those areas. It's also tough to argue that planned reductions in service should be accounted for (when restricting density) but planned improvements in service should not. Planned improvements are now funded as part of the Greater Christchurch PT Futures programme (<https://greaterchristchurch.org.nz/news/pt-futures-funding-boost>), such as branching core routes to improve coverage and frequency on Orbiter, #1, #3, #5, #7, and improvements in frequency on #28, #44, #60, #80, #100, #120, #125, #130, #140 to highlight a few.

Though the argument for implementing these restrictions might be that the existing PT services offer insufficient accessibility, that argument would be inconsistent with the fact that many of the affected communities share identical public transport services as nearby or adjacent communities, or even communities farther from key activity centres along the same PT route.

- #1 route on Hackthorne Road equally serves residents within 800m of the Sign of the Takaha as those at the intersection with Dyers Pass Road, but the former is subject to the LPTAA QM despite being further than 800m from any other PT services (Figure 16 and Figure 17), or,
- #28, where Heathcote Valley, Norwich Quay in Lyttelton and Winchester Street in Lyttelton all see largely identical service (ignoring the diamond-harbour ferry – though nearly all Lyttelton is within 800m of this, too – and the low-frequency #155), yet Norwich Quay is the only one of the three which is not affected by the LPTAA QM (Figure 18 and Figure 19), or,
- #3 route, which serves Sumner's main area (Mariner and Nayland Streets) just as frequently as it does the base of Mt Pleasant, or Main Rd through Redcliffs, or Moncks Bay, or the back-blocks of Sumner (Figure 20 and Figure 21). Yet here, all but the main strip through Sumner are deemed to have low PT accessibility, despite having identical accessibility as each other (and on our most frequent bus service, no less).

The QM spatial extent is also demonstrably unrelated to broader accessibility, as independent measures of accessibility highlight many of the areas within the QM extent as having good accessibility to a representative range of daily needs.

			<p>In their Section 32 report (Section 32 report Part 1 Appendix 3), CCC use the output from their ‘density enablement model’ as a crude measure of accessibility, partially to justify (Section 32 report Part 2 (QMs), Part 3, 6.32.3) the vast extent of the LPTAA QM. Their model was not developed to explicitly measure accessibility, particularly the lack thereof, but was developed to score commercial centres for capability to support up zoning beyond MDRS requirements, and in establishing their catchment sizes. Some overlap with accessibility exists, but unfortunately, the improper use of this in-house tool results in some unusual results on close inspection.</p> <p>Better measures of city-wide accessibility exist. Researchers from the University of Canterbury have evaluated NZ cities, including Christchurch on a site-by-site basis to find walking, cycling, durations to a range of everyday amenities, and have published (after peer-review) their method and results (https://doi.org/10.1016/j.cities.2022.103924).</p> <p>What their work shows (Figure 23) is that for a representative range of everyday amenities and services, accessibility via walking is excellent in many places which CCC’s model excludes or minimises, like Sumner, Redcliffs, Wigram, Oaklands/Halswell, Riccarton, Fendalton, Bishopdale, Merivale/St Albans, and Richmond. Others – most notably Aidanfield – seem to score highly in the CCC model but in reality, consist of literal open fields (see Figure 33), with none of the ‘intensification enablers’ ostensibly required by CCC’s model, except a Core Bus Route. Meanwhile, accessibility via cycling (Figure 24) is excellent for the vast majority of the city.</p> <p>In addition to the inconsistent application, there is a very high impact associated with implementing this QM over the proposed extent. Indeed, it is by far the most impactful proposed QM by CCC. In their Section 32 Report, CCC states (Section 32 report Part 2 Qualifying Matters, Part 3, 6.32.6) that “the areas proposed to be subject to this qualifying matter are extensive, covering approximately 12,096 hectares of land”. They also acknowledge that it reduces total plan-enabled development capacity by as many as 216,280 households (conservatively), or 34,100 feasible dwellings (Section 32 report Part 1 Appendix 1, February 2023 Greater Christchurch Housing Development Capacity Assessment). This is out of an assessed plan-enabled capacity (excluding application of all proposed QM’s) of 875,000 (a 24.7% reduction in total capacity), or a reduction from the otherwise-feasible capacity of 142,000 new dwellings by 24%. It’s clear that rather than reserving this density restriction to our most peripheral and/or least-easily connected communities, the proposed Qualifying Matter has been applied extremely broadly, covering parts of the city which have decent if not excellent public transport accessibility, and are otherwise commercially feasible for new growth.</p> <p>It should also be noted, that though CCC’s impact assessment asserts that plan-enabled and feasible capacity is still “surplus” to demand. Housing demand is not fixed, it is responsive to supply – the response function being the price. Therefore, we cannot accept a reduction in so-called “surplus” capacity without also accepting an increase in housing costs – the latter being an outcome inconsistent with the objectives of MDRS and NPS-UD. We shouldn’t be planning for housing ‘sufficiency’, but for housing abundance, otherwise housing costs will be needlessly elevated.</p> <p>To summarise, the Low Public Transport Accessibility Area – as proposed – is arbitrarily defined, does not correctly identify its own spatial extent, mis-characterises the public transport services available to affected areas, is unrelated to public transport provision or accessibility, vastly reduces plan-enabled and feasible housing capacity, and will lead to increased housing costs. It should be either scaled down to only cover those rare few, small areas which are inexplicably both zoned for residential uses and are genuinely lacking access to existing, planned, or practicable PT services, or else should be removed from the proposal altogether, due to the small-scale of benefits this QM would offer to the city and affected residents when restricted to a suitable spatial extent.</p>	
Cameron Matthews/121.19	Andrew McCarthy/ #FS2081.1	Oppose	<p>The Low Public Transport Accessibility Qualifying Matter should be removed from the proposal because its spatial extent is incorrectly identified, including some of the city’s premier public transport routes.</p> <p>SEE IMAGES INCLUDED IN SUBMISSION</p> <p>While I feel this proposed Qualifying Matter shouldn’t have to exist, since we shouldn’t be planning for new residential developments which either do not or are never planned to have reasonable public transport access, I can accept that in some instances – due to, for example unsustainable legacy urban growth patterns – that this may be a necessary restriction.</p> <p>However, as currently planned many specific areas affected by this overlay are not disproportionately lacking accessibility via public transport – many are in fact currently within walkable catchments of one or more of our all-day high-frequency Core Bus Routes. Examples include:</p> <ul style="list-style-type: none"> • Burwood through to Queenspark, served by #7 • Avonside, served by the Orbiter (our most-boarded bus service) • Cranford Street, between Innes and Main North Roads, sees the Orbiter, #91, #92, and #28 pass through it 	Support

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Tom Logan/ #187.8		Oppose	Remove [the Low Public Transport Accessibility Areas] QM entirely or amend to reduce scope.	
Tom Logan/187.8	Anne Dingwall/ #FS2037.237	Oppose	Remove [the Low Public Transport Accessibility Areas] QM entirely or amend to reduce scope. The Low Public Transport Accessibility Qualifying Matter should be removed from the proposal because the criteria used to identify its spatial extent is arbitrary and prevents strategic growth in areas served by decent and improving PT routes. Should an entire area really be precluded from all future development solely on the basis that it is not currently served by a core public transport route? A lack of public transport access is a manufactured reason to not allow density, as it unnecessarily limits density due to inadequate planning on the part of the regional council. It also ignores different measures of accessibility to amenities, beyond public transport use. Better measures of city-wide accessibility should have been used, rather than the simple model used by the council in their analysis. Given the promotion of active public transport by the council, why was this mode not considered in their analysis of accessibility for the QM?	Oppose
Tom Logan/187.8	Kāinga Ora/ #FS2082.91	Oppose	Remove [the Low Public Transport Accessibility Areas] QM entirely or amend to reduce scope. The Low Public Transport Accessibility Qualifying Matter should be removed from the proposal because the criteria used to identify its spatial extent is arbitrary and prevents strategic growth in areas served by decent and improving PT routes. Should an entire area really be precluded from all future development solely on the basis that it is	Support

			not currently served by a core public transport route? A lack of public transport access is a manufactured reason to not allow density, as it unnecessarily limits density due to inadequate planning on the part of the regional council. It also ignores different measures of accessibility to amenities, beyond public transport use. Better measures of city-wide accessibility should have been used, rather than the simple model used by the council in their analysis. Given the promotion of active public transport by the council, why was this mode not considered in their analysis of accessibility for the QM?	
Matt Edwards/ #189.9		Oppose	Remove Low PT Access QM.	
Logan Brunner/ #191.18		Oppose	The Low Public Transport Accessibility Qualifying Matter should be removed	
Logan Brunner/191.18	Anne Dingwall/ #FS2037.268	Oppose	The Low Public Transport Accessibility Qualifying Matter should be removed because the criteria used to identify its spatial extent is arbitrary and prevents strategic growth in areas served by decent and improving PT routes. Should an entire area really be precluded from all future development solely on the basis that it is not currently served by a core public transport route? A lack of public transport access is a manufactured reason to not allow density, as it unnecessarily limits density due to inadequate planning on the part of the regional council. It also ignores different measures of accessibility to amenities, beyond public transport use. Better measures of city-wide accessibility should have been used, rather than the simple model used by the council in their analysis. Given the promotion of active public transport by the council, why was this mode not considered in their analysis of accessibility for the QM?	Support
Joshua Wight/ #199.4		Oppose	The Low Public Transport Accessibility Qualifying Matter should be removed from the proposal.	
Joshua Wight/199.4	Anne Dingwall/ #FS2037.279	Oppose	The Low Public Transport Accessibility Qualifying Matter should be removed from the proposal. Low PT access areas – based on existing PT. This is the wrong way to think about this. The Low Public Transport Accessibility Qualifying Matter should be removed from the proposal because the criteria used to identify its spatial extent is arbitrary and prevents strategic growth in areas served by decent and improving PT routes. Should an entire area really be precluded from all future development solely on the basis that it is not currently served by a core public transport route? A lack of public transport access is a manufactured reason to not allow density, as it unnecessarily limits density due to inadequate planning on the part of the regional council. It also ignores different measures of accessibility to amenities, beyond public transport use. Better measures of city-wide accessibility should have been used, rather than the simple model used by the council in their analysis. Given the promotion of active public transport by the council, why was this mode not considered in their analysis of accessibility for the QM?	Oppose
Paul Clark/ #233.5		Oppose	Oppose [Low PublicTransport Accessibility Qualifying Matter]	
Paul Clark/233.5	Anne Dingwall/ #FS2037.322	Oppose	Oppose [Low PublicTransport Accessibility Qualifying Matter] The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Oppose
Property Council New Zealand/ #242.15		Seek Amendment	Property Council strongly supports density near key transport nodes, especially those that connect larger commercial centres. However, we are concerned that Christchurch City Council is establishing public transport as a qualifying matter in order to reject future MDRS or proposed high-density areas. It is important that there be a co-ordinated approach between the delivery of future transport and housing projects.	
Property Council New Zealand/242.15	Kāinga Ora/ #FS2082.196	Seek Amendment	Property Council strongly supports density near key transport nodes, especially those that connect larger commercial centres. However, we are concerned that Christchurch City Council is establishing public transport as a qualifying matter in order to reject future MDRS or proposed high-density areas. It is important that there be a co-ordinated approach between the delivery of future transport and housing projects. The Council is proposing to limit the extent of where the MDRS would be enabled to near the highest-frequency bus routes and routes that connect larger commercial centres. This Qualifying Matter focuses intensification within and around commercial centres. This is to promote the use of public transport and reduce dependency on the use of private vehicles. The Qualifying Matter would not restrict any current Residential Medium-Density Areas or proposed High-Density Areas.	Support
Harvey Armstrong/ #244.1		Seek Amendment	That the Low Public Transport Qualifying Matter is removed from 75 Alderson Ave.	
Emma Besley/ #254.1		Oppose	[S]eek that the council drop this qualifying matter.	
Maia Gerard/ #261.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	

Maia Gerard/261.5	Anne Dingwall/ #FS2037.359	Oppose	<p>[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.</p> <p>I oppose the Low Public TransportAccessibility Area Qualifying Matter as I believe that the public transportlayout and network will need changes to prepare and accommodate future growth.We should not define future growth in Christchurch based on these routes. Thiswould also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequencypublic transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to railcorridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost inservice by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Aaron Tily/ #264.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Aaron Tily/264.5	Anne Dingwall/ #FS2037.362	Oppose	<p>[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.</p> <p>I oppose the Low Public TransportAccessibility Area Qualifying Matter as I believe that the public transportlayout and network will need changes to prepare and accommodate future growth.We should not define future growth in Christchurch based on these routes. Thiswould also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequencypublic transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to railcorridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost inservice by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
John Bryant/ #265.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
John Bryant/265.5	Anne Dingwall/ #FS2037.365	Oppose	<p>[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Alex Hobson/ #266.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Alex Hobson/266.5	Anne Dingwall/ #FS2037.368	Oppose	<p>[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Justin Muirhead/ #267.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] The council drop thisqualifying matter.	
Justin Muirhead/267.5	Anne Dingwall/ #FS2037.371	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] The council drop thisqualifying matter.	Oppose

			<p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	
Clare Marshall/ #268.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Clare Marshall/268.5	Anne Dingwall/ #FS2037.374	Oppose	<p>[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Yvonne Gilmore/ #269.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Yvonne Gilmore/269.5	Anne Dingwall/ #FS2037.377	Oppose	<p>[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Rob Harris/ #270.5		Oppose	[Regardingthe Low Public Transport Accessibility Qualifying Matter] seek[s] that thecouncil drop this qualifying matter.	
Rob Harris/270.5	Anne Dingwall/ #FS2037.380	Oppose	<p>[Regardingthe Low Public Transport Accessibility Qualifying Matter] seek[s] that thecouncil drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Pippa Marshall/ #271.6		Oppose	[S]eek[s] that the council drop this qualifying matter.	
Ian Chesterman/ #273.5		Oppose	[S]eek[s] that the council drop [the Low Public Transport Accessibility Area] qualifying matter.	
Ian Chesterman/273.5	Anne Dingwall/ #FS2037.393	Oppose	<p>[S]eek[s] that the council drop [the Low Public Transport Accessibility Area] qualifying matter.</p> <p>[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p>	Oppose

			The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	
Robert Fleming/ #274.5		Oppose	[S]eek[s] that the Council drop [the Low Public Transport Accessibility Area] qualifying matter.	
Robert Fleming/274.5	Anne Dingwall/ #FS2037.396	Oppose	[S]eek[s] that the Council drop [the Low Public Transport Accessibility Area] qualifying matter. [O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Oppose
Eriki Tamihana/ #277.3		Seek Amendment	[Remove QM Low Public Transport Accessibility]	
Eriki Tamihana/277.3	Anne Dingwall/ #FS2037.401	Seek Amendment	[Remove QM Low Public Transport Accessibility] Having ""Low Public Transport Accessibility"" is a very poor qualifying matter and reason to not zone large portions of the city as MDRS. Christchurch is not a large city, and developments in those areas could be serviced by cycling, private cars or buses - how hard can it be to put a new bus route through these areas?	Oppose
Eriki Tamihana/277.3	Kāinga Ora/ #FS2082.228	Seek Amendment	[Remove QM Low Public Transport Accessibility] Having ""Low Public Transport Accessibility"" is a very poor qualifying matter and reason to not zone large portions of the city as MDRS. Christchurch is not a large city, and developments in those areas could be serviced by cycling, private cars or buses - how hard can it be to put a new bus route through these areas?	Support
Sam Holdaway/ #300.3		Seek Amendment	Include Kenwyn Ave in Medium Density [or]...introduce a medium zone between the [Residential Suburban Density] and Medium Density.	
Sam Holdaway/300.3	Kāinga Ora/ #FS2082.238	Seek Amendment	Include Kenwyn Ave in Medium Density [or]...introduce a medium zone between the [Residential Suburban Density] and Medium Density. We live in Kenwyn Ave, St Albans. We want the plan amended to include our street as Medium Residential Zone or introduce a medium zone between the RSD and Medium Density. Our street is currently shown as Suburban Density due to a Qualifying Matter Areas with little or no public transport allow reduced housing density for new developments. To put this into perspective we live 600m away from a main arterial route bus stop. 100m away from a cycle way which leads directly into the City. 4km away from the CBD, 1km away from Northlands mall and 20m away from a reserve. We have a 780m2 section with a perfect opportunity to provide a 2nd and possibly 3rd dwelling. The opportunity to provide a zone between suburban density and medium density seems to have been overlooked. A zone that gives the opportunity to build a 2nd or 3rd 2 story dwelling on a large section under 900m2. Somewhere between 3x 3 story dwellings and no option to develop (Residential Suburban Zone).	Support
Robert Fletcher/ #307.4		Seek Amendment	[Seeks to reduce or remove the number of qualifying matter exceptions added since last year]	
Robert Fletcher/307.4	Kāinga Ora/ #FS2082.245	Seek Amendment	[Seeks to reduce or remove the number of qualifying matter exceptions added since last year] I am dissatisfied with the number of qualifying matter exceptions added since last year, which detract from this, especially zones of 'little or no public transport' which clearly can and would change once sufficient density is achieved ... These don't seem like good and genuine reasons why intensification should be constrained.	Support
Joyce Fraser/ #312.5		Support	[Retain Low Public Transport Accessibility Qualifying Matter]	
Michael Campbell/ #322.1		Seek Amendment	Seeking that the council advise how the designation of Public Transport Accessibility Restriction is decided and how it can be removed as the city grows and outer suburbs need better transport solutions.	
Michael Campbell/322.1	Kāinga Ora/ #FS2082.273	Seek Amendment	Seeking that the council advise how the designation of Public Transport Accessibility Restriction is decided and how it can be removed as the city grows and outer suburbs need better transport solutions.	Support

			<p>The current designation is too broad and does not take into account the fact that many high-frequency transport routes already operate in and through these areas. Council should not use this to reduce public or active transport investment and initiatives in the affected areas and the submitter strongly pushes back on any move for the council to ignore the public transport needs of the outer suburbs.</p> <p>This <i>[Public Transport Accessibility Restriction]</i> has the potential to designate, the suburbs in question to be forever dependent on the use of private motor vehicle to provide access to, and get around the city. This may dis-encourage future investment in these areas for public and active transport including additional or different bus routes, light rail, cycle ways and walking. It will mean investment in these areas will go to other parts of the city that do not fall under this designation. It will also mean more pollution and more congestion in these areas.</p> <p>If anything outer suburbs should be a priority for council to improve access to public transport, to encourage people out of private vehicles. Outer suburbs do not have the benefit of being within walking distance to the cbd or shops, so council should be looking to improve options for this, not take them away.</p> <p>This will also mean that the council will not be able to adequately fulfil its requirements of net carbon zero. Having recently declared a climate emergency, this is an arbitrary designation, that is a choice based one. Other designations based on natural hazards make sense. However, this one is only in place because the council (or other local authority) has chosen not to invest to make public transport a suitable option for these areas, which affects accessibility. Pressure will be placed on council by residents to not invest in future public transport improvements in these areas for fear of having the designation removed.</p> <p>The submitter is based in the Limes in Parklands, a 10 minute walk to the number 7 bus route. This is one of the most high-frequency bus routes in Christchurch that goes direct to the CBD. Anywhere near this route should not have this designation applied to. Note - the submitter has no interest in developing their land into higher density, however is concerned that the council may decide to pull back or withdraw investment in active or public transport once the designation is in place. I very much want more of this, not less.</p>	
Michael Campbell/ #322.2		Seek Amendment	Seeking a review of the 'Public Transport Accessibility Restriction' to remove any areas within a 10 minute walk to a high frequency bus route or any other bus route that runs to/through the CBD or otherwise across the city and to only be applied in areas where the population numbers do not support public transport investment e.g. Brooklands.	
Michael Campbell/322.2	Kāinga Ora/ #FS2082.274	Seek Amendment	<p>Seeking a review of the 'Public Transport Accessibility Restriction' to remove any areas within a 10 minute walk to a high frequency bus route or any other bus route that runs to/through the CBD or otherwise across the city and to only be applied in areas where the population numbers do not support public transport investment e.g. Brooklands.</p> <p>The current designation is too broad and does not take into account the fact that many high-frequency transport routes already operate in and through these areas. Council should not use this to reduce public or active transport investment and initiatives in the affected areas and the submitter strongly pushes back on any move for the council to ignore the public transport needs of the outer suburbs.</p> <p>This <i>[Public Transport Accessibility Restriction]</i> has the potential to designate, the suburbs in question to be forever dependent on the use of private motor vehicle to provide access to, and get around the city. This may dis-encourage future investment in these areas for public and active transport including additional or different bus routes, light rail, cycle ways and walking. It will mean investment in these areas will go to other parts of the city that do not fall under this designation. It will also mean more pollution and more congestion in these areas.</p> <p>If anything outer suburbs should be a priority for council to improve access to public transport, to encourage people out of private vehicles. Outer suburbs do not have the benefit of being within walking distance to the cbd or shops, so council should be looking to improve options for this, not take them away.</p> <p>This will also mean that the council will not be able to adequately fulfil its requirements of net carbon zero. Having recently declared a climate emergency, this is an arbitrary designation, that is a choice based one. Other designations based on natural hazards make sense. However, this one is only in place because the council (or other local authority) has chosen not to invest to make public transport a suitable option for these areas, which affects accessibility. Pressure will be placed on council by residents to not invest in future public transport improvements in these areas for fear of having the designation removed.</p> <p>The submitter is based in the Limes in Parklands, a 10 minute walk to the number 7 bus route. This is one of the most high-frequency bus routes in Christchurch that goes direct to the CBD. Anywhere near this route should not have this designation applied to. Note - the submitter has no interest in developing their land into higher density, however is concerned that the council may decide to pull back or withdraw investment in active or public transport once the designation is in place. I very much want more of this, not less.</p>	Support
Adrien Taylor/ #342.5		Oppose	[Regarding the Low Public Transport AccessibilityQualifying Matter] seek[s] that the council drop this qualifying matter.	

Adrien Taylor/342.5	Anne Dingwall/ #FS2037.426	Oppose	<p>[Regarding the Low Public Transport AccessibilityQualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p>	Oppose
Luke Baker-Garters/ #344.5		Oppose	Removal of the Public transport accessibility restriction qualifying matter in its entirety	
Monique Knaggs/ #345.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek that the council drop this qualifying matter.	
Monique Knaggs/345.5	Anne Dingwall/ #FS2037.430	Oppose	<p>[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek that the council drop this qualifying matter.</p> <p>I oppose the Low Public TransportAccessibility Area Qualifying Matter as I believe that the public transportlayout and network will need changes to prepare and accommodate future growth.We should not define future growth in Christchurch based on these routes. Thiswould also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequencypublic transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to railcorridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost inservice by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
George Laxton/ #346.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.	
George Laxton/346.5	Anne Dingwall/ #FS2037.434	Oppose	<p>[Regarding the Low PublicTransport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network willneed changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on theseroutes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequencypublic transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to railcorridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost inservice by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Elena Sharkova/ #347.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.	
Elena Sharkova/347.5	Anne Dingwall/ #FS2037.437	Oppose	<p>[Regarding the Low PublicTransport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.</p> <p>The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequencypublic transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to railcorridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost inservice by more buses on current routes or introduction of a commuter rail service.</p>	Oppose
Felix Harper/ #350.4		Oppose	[Regarding the Low Public Transport AccessibilityQualifying Matter] seek[s] that the council drop this qualifying matter.	
Cynthia Roberts/ #362.12		Oppose	Opposes the Low Public Transport Accessibility Qualifying Matter.	
Peter Galbraith/ #363.5		Oppose	[Regarding the Low Public Transport AccessibilityQualifying Matter] seek[s] that the council drop this qualifying matter.	
Peter Galbraith/363.5	Anne Dingwall/ #FS2037.452	Oppose	<p>[Regarding the Low Public Transport AccessibilityQualifying Matter] seek[s] that the council drop this qualifying matter.</p> <p>I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes.</p> <p>This would also artificially limit future housing in our city.</p>	Oppose
John Reily/ #364.5		Oppose	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.	

John Reily/364.5	Anne Dingwall/ #FS2037.455	Oppose	[S]eek[s] that the council retains the tree canopy requirement and contributions plan. I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects.	Oppose
Andrew Douglas-Clifford/ #365.12		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Olivia Doyle/ #366.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Simon Fitchett/ #370.6		Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Nkau Ferguson-spence/ #371.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Nkau Ferguson-spence/371.5	Anne Dingwall/ #FS2037.473	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Julia Tokumaru/ #372.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Julia Tokumaru/372.5	Anne Dingwall/ #FS2037.476	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Mark Stringer/ #373.6		Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.	
Michael Redepenning/ #374.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Michael Redepenning/374.5	Anne Dingwall/ #FS2037.482	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.	Oppose
Aidan Ponsonby/ #375.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Aidan Ponsonby/375.5	Anne Dingwall/ #FS2037.485	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.	Oppose

			I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	
Indiana De Boo/ #379.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Christopher Seay/ #384.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Christopher Henderson/ #387.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Emma Coumbe/ #389.3		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ezra Holder/ #391.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ella McFarlane/ #392.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Sarah Laxton/ #393.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Lesley Kettle/ #394.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Emily Lane/ #395.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Kane Lacey/ #421.1		Seek Amendment	The public transport qualifying matter overlay is removed from the top of Hackthorne Road and surrounding areas that are walking distance to the Hackthorne Road bus stops.	
Kane Lacey/421.1	Kāinga Ora/ #FS2082.307	Seek Amendment	The public transport qualifying matter overlay is removed from the top of Hackthorne Road and surrounding areas that are walking distance to the Hackthorne Road bus stops. The draft planning maps show that the top of Hackthorne Road, Cashmere has a Low Public Transport Qualifying matter overlay. This isn't consistent with the lower half of Hackthorne Road and doesn't make sense when the buses final stop is at the top of Hackthorne Road (At the sign of the Takaha). Therefore, there is no issue with public transport in that area.	Support
Sandi Singh/ #440.4		Oppose	Oppose the Low PT qualifying matter	
Joseph Corbett-Davies/ #444.6		Oppose	I do not support the [Low Public Transport] access QM - delete the [Low Public Transport] QM	
Jamie Lang/ #503.8		Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter seeks that the council drop this qualifying matter.	
Alex McMahon/ #506.3		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop the qualifying matter.	
Paul Young/ #507.1		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Paul Young/507.1	Anne Dingwall/ #FS2037.508	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.	Support
Ewan McLennan/ #510.12		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Harrison McEvoy/ #512.2		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ann Vanschevensteen/ #514.3		Oppose	The council drop the Low Public Transport Accessibility Qualifying Matter.	
Zachary Freiberg/ #515.5		Oppose	Seek that the council to drop Low Public Transport Accessibility Area Qualifying Matter.	
Jessica Nimmo/ #516.5		Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter seeks that the council drop this qualifying matter.	
Alex McNeill/ #517.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Sarah Meikle/ #518.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Amelie Harris/ #520.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Thomas Garner/ #521.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.	
Lisa Smailes/ #522.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.	
Daniel Tredinnick/ #524.5		Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Gideon Hodge/ #525.5		Oppose	That the Council drops [the Low Public Transport Access Areas] qualifying matter.	
Philippa Wadsworth/ #526.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek[s] that the council drop this qualifying matter.	
Philippa Wadsworth/526.2	Kāinga Ora/ #FS2082.323	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek[s] that the council drop this qualifying matter.	Support

			I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	
Kaden Adlington/ #527.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Daniel Carter/ #529.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Albert Nisbet/ #532.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Frederick Markwell/ #533.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Donna Barber/ #534.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter]. [S]eek[s] that the council drop this qualifying matter.	
Hannah Blair/ #536.2		Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Hannah Blair/536.2	Kāinga Ora/ #FS2082.324	Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Support
Barnaba Auia/ #538.2		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Lucy Hayes/ #539.2		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ben Close/ #540.2		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Amelia Hamlin/ #541.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek[s] that the council drop this qualifying matter.	
Ben Helliwell/ #542.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek[s] that the council drop this qualifying matter.	
David Davidson/ #544.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek[s] that the council drop this qualifying matter.	
Benjamin Maher/ #546.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek[s] that the council drop this qualifying matter.	
Amanda Ng/ #547.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek that the council drop this qualifying matter.	
Ethan Gullery/ #548.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter} [S]eek that the council drop this qualifying matter.	
Tineek Corin/ #549.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter]. [S]eek that the council drop this qualifying matter.	
Sam Mills/ #550.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek that the council drop this qualifying matter.	
Henry Seed/ #551.2		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
David Moore/ #552.2		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Josh Flores/ #553.2		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Fraser Beckwith/ #554.2		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
James Cunniffe/ #555.2		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Peter Beswick/ #557.2		Oppose	delete low Public Transport Accessibility Area Qualifying Matter	
Jan-Yves Ruzicka/ #558.2		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Mitchell Tobin/ #559.2		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Reece Pomeroy/ #560.2		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Rob McNeur/ #562.2		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Peter Cross/ #563.4		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Angela Nathan/ #565.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Bruce Chen/ #566.11		Oppose	Seek that the council to drop Low Public Transport Accessibility Qualifying Matter.	
Mark Mayo/ #567.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Hazel Shanks/ #568.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Marcus Devine/ #569.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Christine Albertson/ #570.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	

James Harwood/ #571.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Yu Kai Lim/ #572.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Jeff Louttit/ #573.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Henry Bersani/ #574.5		Oppose	Seek that Council to drop Low Public Transport Accessibility Area Qualifying Matter .	
Jeremy Ditzel/ #575.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Juliette Sargeant/ #576.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
James Robinson/ #577.6		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Jamie Dawson/ #578.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Ciaran Mee/ #587.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
David Lee/ #588.1		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Krystal Boland/ #589.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Todd Hartshorn/ #590.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Helen Jacka/ #591.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Hao Ning Tan/ #594.4		Oppose	Seeks that the Council drops the Low Public Transport Accessibility Qualifying Matter.	
Logan Sanko/ #595.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter [S]eek that the council drop this qualifying matter.	
Hayley Woods/ #596.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek that the council drop this qualifying matter.	
Karl Moffatt-Vallance/ #597.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek that the council drop this qualifying matter.	
Caleb Sixtus/ #598.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek that the council drop this qualifying matter.	
Jack Hobern/ #601.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek that the council drop this qualifying matter.	
Devanh Patel/ #602.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek that the council drop this qualifying matter.	
Evan Ross/ #603.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek that the council drop this qualifying matter.	
Daniel Morris/ #604.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek that the council drop this qualifying matter.	
Alanna Reid/ #606.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek that the council drop this qualifying matter.	
Mathew Cairns/ #607.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Denisa Dumitrescu/ #608.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Morgan Patterson/ #609.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Alexia Katisipis/ #610.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Ailbhe Redmile/ #611.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Hamish McLeod/ #612.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Noah Simmonds/ #613.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Matthew Coulthurst/ #614.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Analijia Thomas/ #615.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Elizabeth Oquist/ #616.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Tegan Mays/ #617.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Lance Woods/ #618.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s]	

			that the council drop this qualifying matter.	
Oscar Templeton/ #619.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Izak Dobbs/ #620.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Loren Kennedy/ #621.5		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Ella Herriot/ #622.5		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Peter Dobbs/ #623.2		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter. Seek that the council drop this qualifying matter.	
Daniel Scott/ #624.2		Oppose	[Opposes] the Low Public Transport Accessibility Area Qualifying Matter. Seek that the council drop this qualifying matter.	
Tom Crawford/ #628.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Matt Pont/ #631.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Aimee Harper/ #632.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
James Dunne/ #633.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Georgia Palmer/ #634.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Suzi Chisholm/ #635.2		Oppose	Oppose Low Public Transport Accessibility Area Qualifying Matter.	
Steven Watson/ #640.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Andrew Treadwell/ #641.2		Oppose	Seek[s] that the council drop Low Public Transport Accessibility Area qualifying matter.	
Sophie Harre/ #642.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Keegan Phipps/ #643.6		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Laura McGill/ #645.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Archie Manur/ #646.6		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Brennan Hawkins/ #648.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Peter Stanger/ #649.3		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Charlie Lane/ #650.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Jess Green/ #651.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Declan Cruickshank/ #652.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek that the council drop this qualifying matter.	
Daymian Johnson/ #655.5		Oppose	Seek[s] that the council to drop Low Public Transport Accessibility Qualifying Matter	
Francesca Teague-Wytenburg/ #656.5		Oppose	Remove the Low Public Transport Accessibility Qualifying Matter	
Williams Corporation Limited/ #663.3		Seek Amendment	Seek that the Low Public Transport Accessibility Qualifying Matter overlay is removed from 9 Patten Street.	
Jack Gibbons/ #676.9		Oppose	Remove the public transport QM.	
Andrew McCarthy/ #681.2		Oppose	Remove QM-Low PT from proposed plan. Remove QM-Low PT from hill suburbs Taylor's Mistake, Scarborough, all hill sites in Sumner, Clifton Hill, Redcliffs, Moncks Spur, Mt Pleasant, St Andrew's Hill, Lyttleton, Heathcote Valley, Hillsborough and Westmorland	
Andrew McCarthy/681.2	Red Spur Ltd/ #FS2068.45	Oppose	Remove QM-Low PT from proposed plan. Remove QM-Low PT from hill suburbs Taylor's Mistake, Scarborough, all hill sites in Sumner, Clifton Hill, Redcliffs, Moncks Spur, Mt Pleasant, St Andrew's Hill, Lyttleton, Heathcote Valley, Hillsborough and Westmorland My main reason for opposing the LPTAQM is that it does not give effect to the intent of the RMAA and NPS UD, especially over most of the hill suburbs. [I]n choosing to zero in on Objective 3(b) Council has deliberately ignored 3(c) which states that district plans must enable more people to live in areas of high demand. Council has not followed due process in establishing the LPTAQM [nor established the necessity or validity of the LPTAQM]. In establishing the LPTAQM, Council has effectively excluded over a third of the residential sites in the city from densification (22585 out of 66355 sites). This is an utterly enormous chunk of the city to be excluded and goes against the intention of the Act that every zone would have the MDRS incorporated. On the hill area of the city, the effects of the LPTAQM are even more marked, with 78%(!) of the lots excluded from densification by the LPTAQM (s6.32.6, s32 Report, Qualifying Matters –Part 3).	Oppose

			The creation of the LPTAQM stems from a clear link in the Council’s mind between intensification and high frequency public transport, i.e., you can’t have intensification unless you have the latter. This linkage is spurious. Other Tier 1 Councils do not seem to have seen fit to create a similar linkage, notably not CCC’s local peers at WDC and SDC.	
Andrew McCarthy/681.2	Rachel Sanders/ #FS2074.2	Oppose	<p>Remove QM-Low PT from proposed plan.</p> <p>Remove QM-Low PT from hill suburbs Taylor’s Mistake, Scarborough, all hill sites in Sumner, Clifton Hill, Redcliffs, Moncks Spur, Mt Pleasant, St Andrew’s Hill, Lyttleton, Heathcote Valley, Hillsborough and Westmorland</p> <p>My main reason for opposing the LPTAQM is that it does not give effect to the intent of the RMAA and NPS UD, especially over most of the hill suburbs. [I]n choosing to zero in on Objective 3(b) Council has deliberately ignored 3(c) which states that district plans must enable more people to live in areas of high demand.</p> <p>Council has not followed due process in establishing the LPTAQM [nor established the necessity or validity of the LPTAQM]. In establishing the LPTAQM, Council has effectively excluded over a third of the residential sites in the city from densification (22585 out of 66355 sites). This is an utterly enormous chunk of the city to be excluded and goes against the intention of the Act that every zone would have the MDRS incorporated. On the hill area of the city, the effects of the LPTAQM are even more marked, with 78%(!) of the lots excluded from densification by the LPTAQM (s6.32.6, s32 Report, Qualifying Matters –Part 3).</p> <p>The creation of the LPTAQM stems from a clear link in the Council’s mind between intensification and high frequency public transport, i.e., you can’t have intensification unless you have the latter. This linkage is spurious. Other Tier 1 Councils do not seem to have seen fit to create a similar linkage, notably not CCC’s local peers at WDC and SDC.</p>	Oppose
Environment Canterbury / Canterbury Regional Council/ #689.78		Seek Amendment	<ol style="list-style-type: none"> 1. [T]hat the “Low Public Transport Accessibility Overlay” better reflects areas where there is low access to public transport, by excluding areas (e.g. Sumner) where high frequency public transport is already available or planned; or 2. [R]enam[e] the “Low Public Transport Accessibility Overlay” to something that better reflects the reason development is being restricted, [eg] s “Low Connectivity Areas”. 	
Environment Canterbury / Canterbury Regional Council/689.78	Anne Dingwall/ #FS2037.1100	Seek Amendment	<ol style="list-style-type: none"> 1. [T]hat the “Low Public Transport Accessibility Overlay” better reflects areas where there is low access to public transport, by excluding areas (e.g. Sumner) where high frequency public transport is already available or planned; or 2. [R]enam[e] the “Low Public Transport Accessibility Overlay” to something that better reflects the reason development is being restricted, [eg] s “Low Connectivity Areas”. <p>Areas identified as having low public transport accessibility under PC14 have been selected based on criteria other than frequency of public transport provision, including the difficulty and cost of providing infrastructure to peripheral areas and the selection of public transport routes that connect employment centres rather than selection based on accessibility.</p> <ul style="list-style-type: none"> • Some of the areas identified as having low public transport accessibility in proposed PC14 are on core existing routes which already have high levels of public transport frequency. The number 3 bus route that services Sumner for instance (Sumner being identified as a Low Transport Accessibility Area under PC14) is currently the highest frequency bus service in the city at a 10 minute all day frequency. There are 6 buses per hour going to Sumner and leaving from Sumner every weekday. • Identifying areas as having low public transport accessibility when upgrades have already been planned in those areas appears inconsistent with transport planning. <p>The impression given to the public by the identification of these areas as having low public transport accessibility seems counterproductive to the Greater Christchurch Partnership’s efforts to sell PT Future improvements, particularly when the bus-based PT Future improvements are modelled to deliver 106% patronage increase while the walk-out-and-go style MRT proposal only adds an additional 17% on top of that.</p>	Support

Environment Canterbury / Canterbury Regional Council/689.78	Miles Premises Ltd/ #FS2050.36	Seek Amendment	<p>1. [T]hat the “Low Public Transport Accessibility Overlay” better reflects areas where there is low access to public transport, by excluding areas (e.g. Sumner) where high frequency public transport is already available or planned; or</p> <p>2. [R]enam[e] the “Low Public Transport Accessibility Overlay” to something that better reflects the reason development is being restricted, [eg] s “Low Connectivity Areas”.</p> <p>Areas identified as having low public transport accessibility under PC14 have been selected based on criteria other than frequency of public transport provision, including the difficulty and cost of providing infrastructure to peripheral areas and the selection of public transport routes that connect employment centres rather than selection based on accessibility.</p> <ul style="list-style-type: none"> • Some of the areas identified as having low public transport accessibility in proposed PC14 are on core existing routes which already have high levels of public transport frequency. The number 3 bus route that services Sumner for instance (Sumner being identified as a Low Transport Accessibility Area under PC14) is currently the highest frequency bus service in the city at a 10 minute all day frequency. There are 6 buses per hour going to Sumner and leaving from Sumner every weekday. • Identifying areas as having low public transport accessibility when upgrades have already been planned in those areas appears inconsistent with transport planning. <p>The impression given to the public by the identification of these areas as having low public transport accessibility seems counterproductive to the Greater Christchurch Partnership’s efforts to sell PT Futures improvements, particularly when the bus-based PT Futures improvements are modelled to deliver 106% patronage increase while the walk-out-and-go style MRT proposal only adds an additional 17% on top of that.</p>	Seek Amendment
Environment Canterbury / Canterbury Regional Council/689.78	Red Spur Ltd/ #FS2068.54	Seek Amendment	<p>1. [T]hat the “Low Public Transport Accessibility Overlay” better reflects areas where there is low access to public transport, by excluding areas (e.g. Sumner) where high frequency public transport is already available or planned; or</p> <p>2. [R]enam[e] the “Low Public Transport Accessibility Overlay” to something that better reflects the reason development is being restricted, [eg] s “Low Connectivity Areas”.</p> <p>Areas identified as having low public transport accessibility under PC14 have been selected based on criteria other than frequency of public transport provision, including the difficulty and cost of providing infrastructure to peripheral areas and the selection of public transport routes that connect employment centres rather than selection based on accessibility.</p> <ul style="list-style-type: none"> • Some of the areas identified as having low public transport accessibility in proposed PC14 are on core existing routes which already have high levels of public transport frequency. The number 3 bus route that services Sumner for instance (Sumner being identified as a Low Transport Accessibility Area under PC14) is currently the highest frequency bus service in the city at a 10 minute all day frequency. There are 6 buses per hour going to Sumner and leaving from Sumner every weekday. • Identifying areas as having low public transport accessibility when upgrades have already been planned in those areas appears inconsistent with transport planning. <p>The impression given to the public by the identification of these areas as having low public transport accessibility seems counterproductive to the Greater Christchurch Partnership’s efforts to sell PT Futures improvements, particularly when the bus-based PT Futures improvements are modelled to deliver 106% patronage increase while the walk-out-and-go style MRT proposal only adds an additional 17% on top of that.</p>	Support
Graeme Boddy/ #703.2		Seek Amendment	[Requests] status of Eastern Terrace between the iron bridge adjacent Bowenvale Avenue and the footbridge at Malcolm Street to be changed from being 'Protected by being to far from public transport' to the fuller protection of being 'Part of the Character Area of the Beckenham Loop'	
Girish Ramlugun/ #713.5		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Girish Ramlugun/713.5	Anne Dingwall/ #FS2037.567	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter. I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Russell Stewart/ #714.5		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Russell Stewart/714.5	Anne Dingwall/ #FS2037.571	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter. I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city..	Oppose

Sara Campbell/ #715.5		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council remove this qualifying matter.	
Sara Campbell/715.5	Anne Dingwall/ #FS2037.573	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council remove this qualifying matter. I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Jonty Coulson/ #717.5		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Gareth Holler/ #718.5		Oppose	I oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Gareth Holler/718.5	Anne Dingwall/ #FS2037.577	Oppose	I oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter. I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Andrew Cockburn/ #719.5		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Andrew Cockburn/719.5	Anne Dingwall/ #FS2037.581	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter. I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city.	Oppose
Nick Leslie/ #722.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Brookfield Limited/ #723.3		Oppose	[R]eject, refuse, or otherwise decline the Low Public Transport Accessibility Area Qualifying Matter and consequently implement the MDRS requirements to all Medium Density Residential zones, as directed by the Central Government through the Amendment Act.	
Brookfield Limited/723.3	Chapman Tripp/ #FS2063.86	Oppose	[R]eject, refuse, or otherwise decline the Low Public Transport Accessibility Area Qualifying Matter and consequently implement the MDRS requirements to all Medium Density Residential zones, as directed by the Central Government through the Amendment Act. he NPS-UD is properly and fully given effect to through the provisions and zoning of PC14 through the intensification of development through enabling plan provisions and an increase in development capacity for residential and business use across the district	Support
Brookfield Limited/723.3	Chapman Tripp/ #FS2064.83	Oppose	[R]eject, refuse, or otherwise decline the Low Public Transport Accessibility Area Qualifying Matter and consequently implement the MDRS requirements to all Medium Density Residential zones, as directed by the Central Government through the Amendment Act. he NPS-UD is properly and fully given effect to through the provisions and zoning of PC14 through the intensification of development through enabling plan provisions and an increase in development capacity for residential and business use across the district	Support
Brookfield Limited/723.3	Kāinga Ora/ #FS2082.477	Oppose	[R]eject, refuse, or otherwise decline the Low Public Transport Accessibility Area Qualifying Matter and consequently implement the MDRS requirements to all Medium Density Residential zones, as directed by the Central Government through the Amendment Act. he NPS-UD is properly and fully given effect to through the provisions and zoning of PC14 through the intensification of development through enabling plan provisions and an increase in development capacity for residential and business use across the district	Support
Michele McKnight/ #726.2		Seek Amendment	[Seeks] the council mak[e] Gwynfa Ave and any other similiar streets on this hill ..an area with little public transport [QM Low Public Transport Accessibility overlay]	
Birdie Young/ #727.1		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Sutherlands Estates Limited / #728.2		Seek Amendment	[Seeks that] all of the residential properties that front Storr Close, Glendore Drive, James Mackenzie Drive and Sutherlands Road to Future Urban should be in the Low Public Transport QM.	
Michael Hall/ #733.6		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Christian Jordan/ #737.6		Oppose	Remove QM- Low PT from plan in all areas.	
Christian Jordan/737.6	Anne Dingwall/ #FS2037.1476	Oppose	Remove QM- Low PT from plan in all areas. there is no justification and it is potentially unlawful to reduce density due to transportaccessibility given that provision of space for private transport mitigates this impact. If this is a valid qualifying matter it defeats the entire purpose of the legislation which is to enableaffordable housing supply, as it grants a council the option to zone the city essentially as per thestatus quo. It is also questionable how recession plane and road setbacks are affected bytransport accessibility. Furthermore the location of these zones is questionable, take the area between Innes Rd, Rutlandand Cranford Sts; and also the area around Autumn Pl on Winters Rd. Both locations areimmediately adjacent to major cycleways, a major arterial and within a very short walk of CranfordSt bus stops. They are also only a short distance to Merivale and Papanui shopping. Thereappears to be little validity in the qualifying matter.	Oppose
Pim Van Duin/ #738.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	

Christchurch City Council/ #751.99		Seek Amendment	Remove LTPPA over sites within 800m from Orbiter bus stops, including where the route is planned to be changed, and change the underlying zoning of the now un-impacted parcels to MRZ. In areas currently zoned Residential Hills, also add the Residential Hills Precinct when changing to MRZ. [Maps 32, 46, 45, 30, 24, 25] [Refer to ATTACHMENT 3 and updated planning maps].	
Christchurch City Council/751.99	Anne Dingwall/ #FS2037.921	Seek Amendment	<p>Remove LTPPA over sites within 800m from Orbiter bus stops, including where the route is planned to be changed, and change the underlying zoning of the now un-impacted parcels to MRZ. In areas currently zoned Residential Hills, also add the Residential Hills Precinct when changing to MRZ. [Maps 32, 46, 45, 30, 24, 25] [Refer to ATTACHMENT 3 and updated planning maps].</p> <p>Council has proposed a qualifying matter for areas with poor accessibility to core bus routes, known as the Low Public Transport Accessibility Area (LPTAA). This includes those distant from the Orbiter bus route, however the LTPPA has only been applied on the notified planning maps over properties within a walking catchment from this bus route. The LPTAA spatial extent has also not been considered where bus routes will be changed (improved) in accordance with the Public Transport Futures investment programme.</p> <p>This change to the spatial extent of the LPTAA affects 2,012 residential parcels which under this submission are proposed to change the underlying zoning from the notified zone to a Medium Residential Density Zone. Of these parcels, 313 have been notified as being within the Residential Hill Zone, 1,673 within the Residential Suburban Zone, 25 within the Residential Suburban Density Transition Zone, and one parcel is within the Residential New Neighbourhood Zone.</p> <p>Based on the operative site densities permitted for each zone, it is estimated that the sum of these parcels would have a plan-enabled capacity of 673 additional residential units. Applying MRZ is estimated to provide a plan-enabled capacity of 8,456 additional units, being a potential 7,783 gain in development capacity. Plan-enabled only represents what is theoretically possible and does not evaluate the commercial feasibility of development or other site-specific constraints.</p>	Support
Christchurch City Council/751.99	Ivan Thomson/ #FS2047.11	Seek Amendment	<p>Remove LTPPA over sites within 800m from Orbiter bus stops, including where the route is planned to be changed, and change the underlying zoning of the now un-impacted parcels to MRZ. In areas currently zoned Residential Hills, also add the Residential Hills Precinct when changing to MRZ. [Maps 32, 46, 45, 30, 24, 25] [Refer to ATTACHMENT 3 and updated planning maps].</p> <p>Council has proposed a qualifying matter for areas with poor accessibility to core bus routes, known as the Low Public Transport Accessibility Area (LPTAA). This includes those distant from the Orbiter bus route, however the LTPPA has only been applied on the notified planning maps over properties within a walking catchment from this bus route. The LPTAA spatial extent has also not been considered where bus routes will be changed (improved) in accordance with the Public Transport Futures investment programme.</p> <p>This change to the spatial extent of the LPTAA affects 2,012 residential parcels which under this submission are proposed to change the underlying zoning from the notified zone to a Medium Residential Density Zone. Of these parcels, 313 have been notified as being within the Residential Hill Zone, 1,673 within the Residential Suburban Zone, 25 within the Residential Suburban Density Transition Zone, and one parcel is within the Residential New Neighbourhood Zone.</p> <p>Based on the operative site densities permitted for each zone, it is estimated that the sum of these parcels would have a plan-enabled capacity of 673 additional residential units. Applying MRZ is estimated to provide a plan-enabled capacity of 8,456 additional units, being a potential 7,783 gain in development capacity. Plan-enabled only represents what is theoretically possible and does not evaluate the commercial feasibility of development or other site-specific constraints.</p>	Seek Amendment
Christchurch City Council/751.99	Kāinga Ora/ #FS2082.508	Seek Amendment	<p>Remove LTPPA over sites within 800m from Orbiter bus stops, including where the route is planned to be changed, and change the underlying zoning of the now un-impacted parcels to MRZ. In areas currently zoned Residential Hills, also add the Residential Hills Precinct when changing to MRZ. [Maps 32, 46, 45, 30, 24, 25] [Refer to ATTACHMENT 3 and updated planning maps].</p> <p>Council has proposed a qualifying matter for areas with poor accessibility to core bus routes, known as the Low Public Transport Accessibility Area (LPTAA). This includes those distant from the Orbiter bus route, however the LTPPA has only been applied on the notified planning maps over properties within a walking catchment from this bus route. The LPTAA spatial extent has also not been considered where bus routes will be changed (improved) in accordance with the Public Transport Futures investment programme.</p> <p>This change to the spatial extent of the LPTAA affects 2,012 residential parcels which under this submission are proposed to change the underlying zoning from the notified zone to a Medium Residential Density Zone. Of these parcels, 313 have been notified as being within the Residential Hill Zone, 1,673 within the Residential Suburban Zone, 25 within the Residential Suburban Density Transition Zone, and one parcel is within the Residential New Neighbourhood Zone.</p>	Support


			Based on the operative site densities permitted for each zone, it is estimated that the sum of these parcels would have a plan-enabled capacity of 673 additional residential units. Applying MRZ is estimated to provide a plan-enabled capacity of 8,456 additional units, being a potential 7,783 gain in development capacity. Plan-enabled only represents what is theoretically possible and does not evaluate the commercial feasibility of development or other site-specific constraints.	
Christchurch City Council/ #751.125		Seek Amendment	[Extend QM Low Public Transport Accessibility over] area [on Cashmere Road] shown as 'B' [Refer to ATTACHMENT 32].	
Christchurch City Council/751.125	Anne Dingwall/ #FS2037.947	Seek Amendment	[Extend QM Low Public Transport Accessibility over] area [on Cashmere Road] shown as 'B' [Refer to ATTACHMENT 32]. The appropriate zone for underdeveloped greenfield land is Future Urban zone. Area shown as 'B' is not in an accessible PT area and has not recently been developed.	Support
Christchurch City Council/ #751.129		Seek Amendment	Within the extent [of Mt Pleasant Road / 2 Crest Lane – Monks Spur, Maps 47 & 48] currently captured as FUZ: apply the Low Public Transport Accessibility Area qualifying matter [with associated zoning change to Residential Hills - Refer to ATTACHMENT 34].	
Christchurch City Council/751.129	Anne Dingwall/ #FS2037.951	Seek Amendment	Within the extent [of Mt Pleasant Road / 2 Crest Lane – Monks Spur, Maps 47 & 48] currently captured as FUZ: apply the Low Public Transport Accessibility Area qualifying matter [with associated zoning change to Residential Hills - Refer to ATTACHMENT 34]. The operative zoning is RH and contains no development plan. The Residential s32 has identified that the existing Density Overlay cannot progress as part of the Plan Change. The Residential Hills Precinct is also only intended for those areas that are proposed as MRZ and lie within the operative RH zone; it is not intended for FUZ. This area also lies within the LPTAA.	Support
Christchurch City Council/751.129	Kāinga Ora/ #FS2082.523	Seek Amendment	Within the extent [of Mt Pleasant Road / 2 Crest Lane – Monks Spur, Maps 47 & 48] currently captured as FUZ: apply the Low Public Transport Accessibility Area qualifying matter [with associated zoning change to Residential Hills - Refer to ATTACHMENT 34]. The operative zoning is RH and contains no development plan. The Residential s32 has identified that the existing Density Overlay cannot progress as part of the Plan Change. The Residential Hills Precinct is also only intended for those areas that are proposed as MRZ and lie within the operative RH zone; it is not intended for FUZ. This area also lies within the LPTAA.	Oppose
Christchurch City Council/ #751.133		Seek Amendment	Apply the LPTAA to the entirety of the site [at 55 Kennedy's Bush Road, Map 49 - Refer to ATTACHMENT 36].	
Christchurch City Council/751.133	Anne Dingwall/ #FS2037.955	Seek Amendment	Apply the LPTAA to the entirety of the site [at 55 Kennedy's Bush Road, Map 49 - Refer to ATTACHMENT 36]. The LPTAA should extend to the entirety of the site.	Support
Christchurch City Council/751.133	Kāinga Ora/ #FS2082.526	Seek Amendment	Apply the LPTAA to the entirety of the site [at 55 Kennedy's Bush Road, Map 49 - Refer to ATTACHMENT 36]. The LPTAA should extend to the entirety of the site.	Oppose
Christchurch City Council/ #751.136		Seek Amendment	Apply LPTAA over [the] site [at 25 Belfield Street, Map 32 - Refer to ATTACHMENT 39].	
Christchurch City Council/751.136	Anne Dingwall/ #FS2037.958	Seek Amendment	Apply LPTAA over [the] site [at 25 Belfield Street, Map 32 - Refer to ATTACHMENT 39]. The site is located within the assessed LPTAA qualifying matter but the LPTAA overlay is not shown on the planning maps to apply to this site.	Support
Christchurch City Council/751.136	Kāinga Ora/ #FS2082.529	Seek Amendment	Apply LPTAA over [the] site [at 25 Belfield Street, Map 32 - Refer to ATTACHMENT 39]. The site is located within the assessed LPTAA qualifying matter but the LPTAA overlay is not shown on the planning maps to apply to this site.	Oppose
Amanda Smithies/ #752.5		Oppose	oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Piripi Baker/ #753.5		Oppose	[Opposes] the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Alex Shaw/ #754.5		Oppose	Opposes the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.	
Mark Darbyshire/ #768.3		Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter.	
Roman Shmakov/ #783.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek[s] that the Christchurch City Council removes the details in Chapter 14 that enable this qualifying matter.	
Eric Woods/ #789.10		Seek Amendment	remove the Qualifying Matter of "Low Public Transport Accessibility Area" in this area from 100 to 193 Wainoni Road (and further afield), or on all roads on regular bus stops to the central city.	
Eric Woods/ #789.12		Seek Amendment	Remove the Qualifying Matter of "Low Public Transport Accessibility Area" on all of Keyes Road (and further afield), or on all roads on regular bus routes to the central city.	
Carmel Woods/ #792.9		Oppose	Oppose the Low Public Transport Accessibility Area QM in the area of 100 to 193 Wainoni Road and ideally other roads with regular bus stops to the central city.	
Carmel Woods/ #792.15		Oppose	Oppose the Low Public Transport QM on Keyes Road, and ideally other roads with regular bus stops to the central city.	
Andrew Stevenson/ #795.9		Seek Amendment	[R]econsider the Qualifying Matter of "Low Public Transport Accessibility Area" in the area of 100 to 193 Wainoni Road and beyond, and Keyes Road and beyond, or on all roads with regular bus stops to the central city.	

Justin Woods/ #796.7		Seek Amendment	[R]econsider the Qualifying Matter of "Low Public Transport Accessibility Area" in the area of 100 to 193 Wainoni Road and beyond, and Keyes Road and beyond, or on all roads with regular bus stops to the central city.	
Zsuzsanna Hajnal/ #797.9		Seek Amendment	[R]emove the Qualifying Matter of "Low Public Transport Accessibility Area" on all roads that have regular bus stops to the central city, such as in this region from 100 to 193 Wainoni Road (and beyond), [and all of Keyes Road (and beyond)].	
Fred Coughlan/ #798.3		Oppose	Delete QM - Low public Transport from entire plan.	
Fred Coughlan/798.3	Chapman Tripp/ #FS2063.93	Oppose	<p>Delete QM - Low public Transport from entire plan.</p> <p>The Public Transport Accessibility Restriction Qualifying Matter overlay impacts a substantial part of the city (almost 30%). Under the watch of this overlay the status quo will be preserved and these areas would remain car centric; whereas intensification could lead to better, more frequent services as the city continues to grow. This works against future focused well-functioning urban environments.</p> <p>Restricting intensification in the example above is contrary to a number of the most directive NPS-UD policies. Indeed, this area should be re-zoned for High Density under Policy 3 of the NPS-UD once the planned rapid transit stops are identified.</p> <p>There also many other suburbs (e.g. Burwood) unsuitable for urban intensification under this PC14 overlay, where high frequency buses are within walking distance.</p>	Support
Fred Coughlan/798.3	Chapman Tripp/ #FS2064.90	Oppose	<p>Delete QM - Low public Transport from entire plan.</p> <p>The Public Transport Accessibility Restriction Qualifying Matter overlay impacts a substantial part of the city (almost 30%). Under the watch of this overlay the status quo will be preserved and these areas would remain car centric; whereas intensification could lead to better, more frequent services as the city continues to grow. This works against future focused well-functioning urban environments.</p> <p>Restricting intensification in the example above is contrary to a number of the most directive NPS-UD policies. Indeed, this area should be re-zoned for High Density under Policy 3 of the NPS-UD once the planned rapid transit stops are identified.</p> <p>There also many other suburbs (e.g. Burwood) unsuitable for urban intensification under this PC14 overlay, where high frequency buses are within walking distance.</p>	Support
Fred Coughlan/798.3	Kāinga Ora/ #FS2082.574	Oppose	<p>Delete QM - Low public Transport from entire plan.</p> <p>The Public Transport Accessibility Restriction Qualifying Matter overlay impacts a substantial part of the city (almost 30%). Under the watch of this overlay the status quo will be preserved and these areas would remain car centric; whereas intensification could lead to better, more frequent services as the city continues to grow. This works against future focused well-functioning urban environments.</p> <p>Restricting intensification in the example above is contrary to a number of the most directive NPS-UD policies. Indeed, this area should be re-zoned for High Density under Policy 3 of the NPS-UD once the planned rapid transit stops are identified.</p> <p>There also many other suburbs (e.g. Burwood) unsuitable for urban intensification under this PC14 overlay, where high frequency buses are within walking distance.</p>	Support
Ramon Gelonch Roca/ #800.8		Seek Amendment	[R]econsider the Qualifying Matter of "Low Public Transport Accessibility Area" in the area of 100 to 193 Wainoni Road and beyond, and Keyes Road and beyond, or on all roads with regular bus stops to the central city.	
Jean Turner/ #801.9		Seek Amendment	[R]emove the Qualifying Matter of "Low Public Transport Accessibility Area" in this region from 100 to 193 Wainoni Road (and beyond), or on all roads that have regular bus stops to the central city.	
Jean Turner/ #801.15		Seek Amendment	[R]emove the Qualifying Matter of "Low Public Transport Accessibility Area" on all of Keyes Road (and beyond), or on all roads that have regular bus stops to the central city. This is because it is simply not an accurate label.	
Anita Moir/ #802.9		Seek Amendment	[R]emove the Qualifying Matter of "Low Public Transport Accessibility Area" in this area from 100 to 193 Wainoni Road (and further afield), or on all roads on regular bus stops to the central city.	
Anita Moir/ #802.15		Seek Amendment	[R]emove the Qualifying Matter of "Low Public Transport Accessibility Area" on all of Keyes Road (and further afield), or on all roads on regular bus stops to the central city.	
Tamsin Woods/ #803.9		Seek Amendment	[R]emove the Qualifying Matter of "Low Public Transport Accessibility Area" on all roads on regular bus stops to the central city, including from 100 to 193 Wainoni Road (and further afield).	
Waka Kotahi (NZ Transport Agency) / #805.18		Oppose	Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14.	

Waka Kotahi (NZ Transport Agency) /805.18	Miles Premises Ltd/ #FS2050.8	Oppose	<p>Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the potential to change overtime as demand changes, where increased density can support increased public transport services.</p> <p>It is also considered that this qualifying matter does not meet the requirements under s77I of the NPS-UD.</p> <p>Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.</p>	Support
Waka Kotahi (NZ Transport Agency) /805.18	Chapman Tripp/ #FS2063.103	Oppose	<p>Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the potential to change overtime as demand changes, where increased density can support increased public transport services.</p> <p>It is also considered that this qualifying matter does not meet the requirements under s77I of the NPS-UD.</p> <p>Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.</p>	Support
Waka Kotahi (NZ Transport Agency) /805.18	Chapman Tripp/ #FS2064.100	Oppose	<p>Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the potential to change overtime as demand changes, where increased density can support increased public transport services.</p> <p>It is also considered that this qualifying matter does not meet the requirements under s77I of the NPS-UD.</p> <p>Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.</p>	Support
Waka Kotahi (NZ Transport Agency) /805.18	Andrew McCarthy/ #FS2081.29	Oppose	<p>Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the potential to change overtime as demand changes, where increased density can support increased public transport services.</p> <p>It is also considered that this qualifying matter does not meet the requirements under s77I of the NPS-UD.</p> <p>Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.</p>	Support
Waka Kotahi (NZ Transport Agency) /805.18	Troy Lange/ #FS2087.14	Oppose	<p>Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the potential to change overtime as demand changes, where increased density can support increased public transport services.</p> <p>It is also considered that this qualifying matter does not meet the requirements under s77I of the NPS-UD.</p> <p>Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.</p>	Support

Waka Kotahi (NZ Transport Agency) /805.18	Fiona Aston/ #FS2088.16	Oppose	<p>Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14. Accessibility Area qualifying matter does not achieve the intended outcomes sought by MDRS. The approach doesn't take into account alternative transport options and doesn't consider where job opportunities, education and amenities are located. It also takes a static approach to a system that is dependent on funding to operate these services and has the potential to change overtime as demand changes, where increased density can support increased public transport services.</p> <p>It is also considered that this qualifying matter does not meet the requirements under s77I of the NPS-UD.</p> <p>Waka Kotahi opposes the use of the Low Public Transport Accessibility Area as a qualifying matter and requests that this be deleted.</p>	Support
Josh Garmonsway/ #808.2		Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Retirement Villages Association of New Zealand Inc/ #811.48		Oppose	[S]eeks the deletion of the Low Public Transport Accessibility qualifying matter and the subsequent upzoning of those areas of Residential Suburban Zone. In the alternative, the RVA seeks the provision of a retirement village specific regime in the RSZ, that applies the MDRS.	
Retirement Villages Association of New Zealand Inc/811.48	Brighton Observatory of Environment and Economics/ #FS2092.25	Oppose	<p>[S]eeks the deletion of the Low Public Transport Accessibility qualifying matter and the subsequent upzoning of those areas of Residential Suburban Zone. In the alternative, the RVA seeks the provision of a retirement village specific regime in the RSZ, that applies the MDRS. The RVA opposes a relevant residential zone not applying the MDRS standards on account of the zone being a "qualifying matter" because of the Low Public Transport Accessibility qualifying matter, which is beyond the scope of the Enabling Housing Act.</p> <p>The RVA also opposes the applicability of the qualifying matter to retirement villages, who, due to age and mobility constraints, do not use public transport in the same manner as other demographics. Suitable sites in residential areas are rare and therefore reductions in the opportunities to use sites for retirement villages will not meet the intensification requirements of the Enabling Housing Act.</p>	Support
Retirement Villages Association of New Zealand Inc/811.48	Summerset Group Holdings Limited/ #FS2097.43	Oppose	[S]eeks the deletion of the Low Public Transport Accessibility qualifying matter and the subsequent upzoning of those areas of Residential Suburban Zone. In the alternative, the RVA seeks the provision of a retirement village specific regime in the RSZ, that applies the MDRS. The RVA opposes a relevant residential zone not applying the MDRS standards on account of the zone being a "qualifying matter" because of the Low Public Transport Accessibility qualifying matter, which is beyond the scope of the Enabling	Support

			<p>Housing Act.</p> <p>The RVA also opposes the applicability of the qualifying matter to retirement villages, who, due to age and mobility constraints, do not use public transport in the same manner as other demographics. Suitable sites in residential areas are rare and therefore reductions in the opportunities to use sites for retirement villages will not meet the intensification requirements of the Enabling Housing Act.</p>	
Retirement Villages Association of New Zealand Inc/811.48	Rachel Sanders/ #FS2098.12	Oppose	<p>[S]eeks the deletion of the Low Public Transport Accessibility qualifying matter and the subsequent upzoning of those areas of Residential Suburban Zone. In the alternative, the RVA seeks the provision of a retirement village specific regime in the RSZ, that applies the MDRS. The RVA opposes a relevant residential zone not applying the MDRS standards on account of the zone being a “qualifying matter” because of the Low Public Transport Accessibility qualifying matter, which is beyond the scope of the Enabling Housing Act.</p> <p>The RVA also opposes the applicability of the qualifying matter to retirement villages, who, due to age and mobility constraints, do not use public transport in the same manner as other demographics. Suitable sites in residential areas are rare and therefore reductions in the opportunities to use sites for retirement villages will not meet the intensification requirements of the Enabling Housing Act.</p>	Seek Amendment
Carter Group Limited/ #814.243		Oppose	Amend the planning maps in respect of either side of Beachville Road, Redcliffs to remove the Low Public Transport Accessibility overlay.	
Carter Group Limited/814.243	Kāinga Ora/ #FS2082.1073	Oppose	<p>Amend the planning maps in respect of either side of Beachville Road, Redcliffs to remove the Low Public Transport Accessibility overlay.</p> <p>For the reasons expressed in the submission above, the submitter opposes the zoning and overlays applying to the land either side of Beachville Road in Redcliffs (as indicated in the figure included with this submission point). Specifically, the submitter:</p> <p>...</p> <p>e. Opposes the Low Public Transport Accessibility overlay, noting this area has convenient access to public transport connections on Main Road. The submitter generally opposes this overlay, noting that any current deficiencies in accessibility to public transport can be remedied over time to meet demands (e.g. through additional public investment, technological solutions, ride sharing such as Uber Pool, etc) and should not be relied on as a basis to disenable development or intensification.</p>	Seek Amendment

				
Finn Jackson/ #832.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Sylvia Maclaren/ #837.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Jacinta O'Reilly/ #839.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Rosa Shaw/ #840.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Jess Gaisford/ #841.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Allan Taunt/ #843.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Hayden Smythe/ #844.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Lauren Bonner/ #846.2		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Will Struthers/ #847.5		Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.	
Ministry of Housing and Urban Development/ #859.1		Oppose	That the Low Public Transport Accessibility Qualifying Matter [is] deleted and the appropriate underlying zoning is applied	
Ministry of Housing and Urban Development/859.1	Anne Dingwall/ #FS2037.1218	Oppose	<p>That the Low Public Transport Accessibility Qualifying Matter [is] deleted and the appropriate underlying zoning is applied</p> <p>HUD submits that council's analysis of the LPTAQM is insufficient to meet the legal requirements of [section]77L.</p> <p>This qualifying matter limits the amount of feasible development capacity in Christchurch by 26,400 additional dwellings. The council's approach does not reflect the required legal approach outlined above, rather seeming to start from a position of excluding application of the MDRS first. Furthermore, using a qualifying matter means applying a static approach to a dynamic issue (the availability of public transport). It is realistic that the supply of public transport is likely to change over the duration of a plan, and also more frequently than plan variations can efficiently keep up with.</p> <p>HUD submits that the characteristic that Christchurch City Council (CCC) purports makes the level of development provided by the MDRS inappropriate – distance to public transport – is not one which Parliament considered an inappropriate reason for the MDRS to apply. Unlike policy 3 of the NPS-UD which specifically referred to differing levels of intensification being enabled within walkable catchments of certain features (including rapid transit) compared to outside walkable catchments – the requirement to apply the MDRS intentionally did not contain such a link to any form of transport or other service or amenity. This was a deliberate decision as increased density better supports the financial viability of public transport and the uptake of active transport modes, such as cycling and walking.</p> <p>HUD also submits that the MDRS and NPS-UD are intended to work together to enable development, rather than one restricting the application of the other.</p>	Oppose
Ministry of Housing and Urban Development/859.1	Chapman Tripp/ #FS2063.169	Oppose	<p>That the Low Public Transport Accessibility Qualifying Matter [is] deleted and the appropriate underlying zoning is applied</p> <p>HUD submits that council's analysis of the LPTAQM is insufficient to meet the legal requirements of [section]77L.</p>	Support

			<p>This qualifying matter limits the amount of feasible development capacity in Christchurch by 26,400 additional dwellings. The council's approach does not reflect the required legal approach outlined above, rather seeming to start from a position of excluding application of the MDRS first. Furthermore, using a qualifying matter means applying a static approach to a dynamic issue (the availability of public transport). It is realistic that the supply of public transport is likely to change over the duration of a plan, and also more frequently than plan variations can efficiently keep up with.</p> <p>HUD submits that the characteristic that Christchurch City Council (CCC) purports makes the level of development provided by the MDRS inappropriate – distance to public transport – is not one which Parliament considered an inappropriate reason for the MDRS to apply. Unlike policy 3 of the NPS-UD which specifically referred to differing levels of intensification being enabled within walkable catchments of certain features (including rapid transit) compared to outside walkable catchments – the requirement to apply the MDRS intentionally did not contain such a link to any form of transport or other service or amenity. This was a deliberate decision as increased density better supports the financial viability of public transport and the uptake of active transport modes, such as cycling and walking.</p> <p>HUD also submits that the MDRS and NPS-UD are intended to work together to enable development, rather than one restricting the application of the other.</p>	
Ministry of Housing and Urban Development/859.1	Chapman Tripp/ #FS2064.163	Oppose	<p>That the Low Public Transport Accessibility Qualifying Matter [is] deleted and the appropriate underlying zoning is applied</p> <p>HUD submits that council's analysis of the LPTAQM is insufficient to meet the legal requirements of [section] 77L.</p> <p>This qualifying matter limits the amount of feasible development capacity in Christchurch by 26,400 additional dwellings. The council's approach does not reflect the required legal approach outlined above, rather seeming to start from a position of excluding application of the MDRS first. Furthermore, using a qualifying matter means applying a static approach to a dynamic issue (the availability of public transport). It is realistic that the supply of public transport is likely to change over the duration of a plan, and also more frequently than plan variations can efficiently keep up with.</p> <p>HUD submits that the characteristic that Christchurch City Council (CCC) purports makes the level of development provided by the MDRS inappropriate – distance to public transport – is not one which Parliament considered an inappropriate reason for the MDRS to apply. Unlike policy 3 of the NPS-UD which specifically referred to differing levels of intensification being enabled within walkable catchments of certain features (including rapid transit) compared to outside walkable catchments – the requirement to apply the MDRS intentionally did not contain such a link to any form of transport or other service or amenity. This was a deliberate decision as increased density better supports the financial viability of public transport and the uptake of active transport modes, such as cycling and walking.</p> <p>HUD also submits that the MDRS and NPS-UD are intended to work together to enable development, rather than one restricting the application of the other.</p>	Support
Ministry of Housing and Urban Development/859.1	Andrew McCarthy/ #FS2081.23	Oppose	<p>That the Low Public Transport Accessibility Qualifying Matter [is] deleted and the appropriate underlying zoning is applied</p> <p>HUD submits that council's analysis of the LPTAQM is insufficient to meet the legal requirements of [section] 77L.</p> <p>This qualifying matter limits the amount of feasible development capacity in Christchurch by 26,400 additional dwellings. The council's approach does not reflect the required legal approach outlined above, rather seeming to start from a position of excluding application of the MDRS first. Furthermore, using a qualifying matter means applying a static approach to a dynamic issue (the availability of public transport). It is realistic that the supply of public transport is likely to change over the duration of a plan, and also more frequently than plan variations can efficiently keep up with.</p> <p>HUD submits that the characteristic that Christchurch City Council (CCC) purports makes the level of development provided by the MDRS inappropriate – distance to public transport – is not one which Parliament considered an inappropriate reason for the MDRS to apply. Unlike policy 3 of the NPS-UD which specifically referred to differing levels of intensification being enabled within walkable catchments of certain features (including rapid transit) compared to outside walkable catchments – the requirement to apply the MDRS intentionally did not contain such a link to any form of transport or other service or amenity. This was a deliberate decision as increased density better supports the financial viability of public transport and the uptake of active transport modes, such as cycling and walking.</p> <p>HUD also submits that the MDRS and NPS-UD are intended to work together to enable development, rather than one restricting the application of the other.</p>	Support

Otautahi Community Housing Trust/ #877.3		Seek Amendment	Rezone to MRZ areas that are proposed as RS/ RSDT zones under the Public Transport Accessibility QM.	
Otautahi Community Housing Trust/877.3	Chapman Tripp/ #FS2063.172	Seek Amendment	<p>Rezone to MRZ areas that are proposed as RS/ RSDT zones under the Public Transport Accessibility QM.</p> <p>OCHT support the implementation of a MRZ over all relevant residential zones. As set out in this submission, OCHT oppose the Public Transport Accessibility QM and therefore seek as a consequence of deleting this QM that the RS and RSDT zoned areas within this QM be rezoned to MRZ.</p> <p>OCHT note some ambiguity in the provisions as to whether the land that is subject to the Tsunami Risk QM is intended to be zoned MRZ or RS/ RSDT. Whilst agreeing that a high risk of natural hazards is a legitimate QM, our submission raises concerns with whether the costs and benefits of this QM strike an appropriate balance, and question the appropriateness of using a threshold of a 1:500 year event plus a 1m rise in sea levels as the mapping base. Use of a lower density RS/ RSDT zoning should only be used where the risk of hazards is proven to be high and with a high return period.</p> <p>OCHT support the inclusion of a High Density Residential Zone in inappropriate locations close to the City Centre and larger suburban commercial centres.</p> <p>[Please see attachment]</p>	Support
Otautahi Community Housing Trust/877.3	Chapman Tripp/ #FS2064.166	Seek Amendment	<p>Rezone to MRZ areas that are proposed as RS/ RSDT zones under the Public Transport Accessibility QM.</p> <p>OCHT support the implementation of a MRZ over all relevant residential zones. As set out in this submission, OCHT oppose the Public Transport Accessibility QM and therefore seek as a consequence of deleting this QM that the RS and RSDT zoned areas within this QM be rezoned to MRZ.</p> <p>OCHT note some ambiguity in the provisions as to whether the land that is subject to the Tsunami Risk QM is intended to be zoned MRZ or RS/ RSDT. Whilst agreeing that a high risk of natural hazards is a legitimate QM, our submission raises concerns with whether the costs and benefits of this QM strike an appropriate balance, and question the appropriateness of using a threshold of a 1:500 year event plus a 1m rise in sea levels as the mapping base. Use of a lower density RS/ RSDT zoning should only be used where the risk of hazards is proven to be high and with a high return period.</p> <p>OCHT support the inclusion of a High Density Residential Zone in inappropriate locations close to the City Centre and larger suburban commercial centres.</p> <p>[Please see attachment]</p>	Support
Otautahi Community Housing Trust/877.3	Kāinga Ora/ #FS2082.1231	Seek Amendment	<p>Rezone to MRZ areas that are proposed as RS/ RSDT zones under the Public Transport Accessibility QM.</p> <p>OCHT support the implementation of a MRZ over all relevant residential zones. As set out in this submission, OCHT oppose the Public Transport Accessibility QM and therefore seek as a consequence of deleting this QM that the RS and RSDT zoned areas within this QM be rezoned to MRZ.</p> <p>OCHT note some ambiguity in the provisions as to whether the land that is subject to the Tsunami Risk QM is intended to be zoned MRZ or RS/ RSDT. Whilst agreeing that a high risk of natural hazards is a legitimate QM, our submission raises concerns with whether the costs and benefits of this QM strike an appropriate balance, and question the appropriateness of using a threshold of a 1:500 year event plus a 1m rise in sea levels as the mapping base. Use of a lower density RS/ RSDT zoning should only be used where the risk of hazards is proven to be high and with a high return period.</p> <p>OCHT support the inclusion of a High Density Residential Zone in inappropriate locations close to the City Centre and larger suburban commercial centres.</p> <p>[Please see attachment]</p>	Seek Amendment
Otautahi Community Housing Trust/877.3	Kāinga Ora/ #FS2082.1299	Seek Amendment	<p>Rezone to MRZ areas that are proposed as RS/ RSDT zones under the Public Transport Accessibility QM.</p> <p>OCHT support the implementation of a MRZ over all relevant residential zones. As set out in this submission, OCHT oppose the Public Transport Accessibility QM and therefore seek as a consequence of deleting this QM that the RS and RSDT zoned areas within this QM be rezoned to MRZ.</p>	Seek Amendment

			<p>OCHT note some ambiguity in the provisions as to whether the land that is subject to the Tsunami Risk QM is intended to be zoned MRZ or RS/ RSDT. Whilst agreeing that a high risk of natural hazards is a legitimate QM, our submission raises concerns with whether the costs and benefits of this QM strike an appropriate balance, and question the appropriateness of using a threshold of a 1:500 year event plus a 1m rise in sea levels as the mapping base. Use of a lower density RS/ RSDT zoning should only be used where the risk of hazards is proven to be high and with a high return period.</p> <p>OCHT support the inclusion of a High Density Residential Zone in appropriate locations close to the City Centre and larger suburban commercial centres.</p> <p>[Please see attachment]</p>	
Otautahi Community Housing Trust/ #877.12		Seek Amendment	<p>Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.</p> <p>Rezone all areas subject to this QM to MRZ (unless there is another QM in play that would prevent rezoning)</p>	
Otautahi Community Housing Trust/877.12	Kāinga Ora/ #FS2082.1240	Seek Amendment	<p>Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.</p> <p>Rezone all areas subject to this QM to MRZ (unless there is another QM in play that would prevent rezoning)</p> <p>OCHT opposes the 'Low Public Transport Accessibility' being a qualifying matter as the s32 assessment lacks a strong evidence basis, especially given the geographic extent (costs) of the qualifying matter.</p> <p>This qualifying matter is opposed because whilst access to public transport is beneficial, it is not so critical as to make the application of MDRS invalid.</p> <p>The provision of improved access to public transport is a matter that is capable of resolution through increased funding and/or innovation in how public transport is provided into the future. The qualifying matter means that if improved services are provided to an area, a full First Schedule process will need to be followed to amend the zoning.</p> <p>MDRS enables increased population, which will in turn support improved public transport services. Conversely the lack of potential increase in population (through restricted zoning) could be used as a justification for not improving services. In short, there is a clear 'chicken and egg' situation with service provision.</p> <p>OCHT is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.</p> <p>[Please see attachment]</p>	Seek Amendment
Otautahi Community Housing Trust/877.12	Kāinga Ora/ #FS2082.1308	Seek Amendment	<p>Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.</p> <p>Rezone all areas subject to this QM to MRZ (unless there is another QM in play that would prevent rezoning)</p>	Seek Amendment

			<p>OCHT opposes the 'Low Public Transport Accessibility' being a qualifying matter as the s32 assessment lacks a strong evidence basis, especially given the geographic extent (costs) of the qualifying matter.</p> <p>This qualifying matter is opposed because whilst access to public transport is beneficial, it is not so critical as to make the application of MDRS invalid.</p> <p>The provision of improved access to public transport is a matter that is capable of resolution through increased funding and/or innovation in how public transport is provided into the future. The qualifying matter means that if improved services are provided to an area, a full First Schedule process will need to be followed to amend the zoning.</p> <p>MDRS enables increased population, which will in turn support improved public transport services. Conversely the lack of potential increase in population (through restricted zoning) could be used as a justification for not improving services. In short, there is a clear 'chicken and egg' situation with service provision.</p> <p>OCHT is particularly concerned to note the large areas with inadequate services in the eastern parts of the District, where the lack of such services has the potential to exacerbate existing social inequalities.</p> <p>[Please see attachment]</p>	
Rutherford Family Trust/ #879.7		Seek Amendment	Remove LPTAA from the property [2 Crest Lane]	
Cathedral City Development Ltd / #880.1		Oppose	Delete the notified PC14 LPTA QM and all related provisions.	
Cathedral City Development Ltd /880.1	Chapman Tripp/ #FS2063.177	Oppose	Delete the notified PC14 LPTA QM and all related provisions. The LPTA QM is opposed, as contrary to the intent and purpose of the Enabling Act and NationalPolicy Statement – Urban Development 2020. It will frustrate the overall intent and purpose of the legislation and NPS-UD to facilitate the deliver of increased housing supply and quality urbanenvironments, by substantially restricting the opportunities for intensification.	Support
Cathedral City Development Ltd /880.1	Chapman Tripp/ #FS2064.171	Oppose	Delete the notified PC14 LPTA QM and all related provisions. The LPTA QM is opposed, as contrary to the intent and purpose of the Enabling Act and NationalPolicy Statement – Urban Development 2020. It will frustrate the overall intent and purpose of the legislation and NPS-UD to facilitate the deliver of increased housing supply and quality urbanenvironments, by substantially restricting the opportunities for intensification.	Support
Red Spur Ltd / #881.4		Seek Amendment	<p>[Regarding the Low Public Transport Access Qualifying Matter]</p> <p>[Seeks that council] zone Redmund Spur (except for the Neighbourhood Centre),Residential Hills (the current zoning of the Site) subject to the operative RH zone provisions,except that the RH (Redmund Spur) Precinct provisions as described below shall apply.</p>	
Red Spur Ltd / #881.5		Seek Amendment	[Seeks that] [i]f the LPTA QM is not retained in the PC14 decision, rezone Redmund Spur MDR andsubject to the RH (Redmund Spur) Precinct provisions[.]	
Miles Premises Ltd/ #883.3		Oppose	Remove the QM for Low PT as it applies to north Christchurch.	
Miles Premises Ltd/883.3	Kāinga Ora/ #FS2082.818	Oppose	<p>Remove the QM for Low PT as it applies to north Christchurch.</p> <p>A further QM relates to areas with low public transport accessibility where the ResidentialSuburban Zone, Residential Banks Peninsula and Residential Hills Zone and their currentstandards in the District Plan continue to apply. This limits the application of the Medium DensityResidential Zone (and the MDRS standards) to residential areas with the following spatialcharacteristics:</p> <ul style="list-style-type: none"> • Residential areas within 800m walk from five High Frequency (Core) Routes • Residential areas within 800m walk from additional bus routes with significant potential toconnect employment centres together • Residential areas more than 200m from High Density Residential Zones and the applicationof Policy 3 in relation to centres, snapping to the nearest city block • Areas zoned Residential Suburban Density Transition Zone, Residential NewNeighbourhoods (RNNZ) and Residential Medium Density. 	Support

			<p>Based on the PPC14 planning maps, parts of the operative NNZ have been rezoned Future UrbanZone. The MDRS do not apply to the FUZ which retains the operative NNZ standards. These require a minimum net residential density of 15 hh/ha, and minimum lot size 300m², except that up to 20% can be between 180-299m² in area.</p> <p>It aligns the location of medium density development with existing and committed structural investments and cross organisational planning for the provision of public transport in Greater Christchurch, including as set out in the Greater Christchurch Public Transport Combined Business Case 2020 (the PT Combined Business Case).</p> <p>Enabling urban including residential and/or non airport noise restricted business development of land within the 50-57 dBA Ldn airport noise contour will provide increased opportunity (additional local population and potential patronage) for improved PT between the central city and the CIAL, a major economic hub</p>	
Miles Premises Ltd/883.3	Troy Lange/ #FS2087.2	Oppose	<p>Remove the QM for Low PT as it applies to north Christchurch.</p> <p>A further QM relates to areas with low public transport accessibility where the Residential Suburban Zone, Residential Banks Peninsula and Residential Hills Zone and their current standards in the District Plan continue to apply. This limits the application of the Medium Density Residential Zone (and the MDRS standards) to residential areas with the following spatial characteristics:</p> <ul style="list-style-type: none"> • Residential areas within 800m walk from five High Frequency (Core) Routes • Residential areas within 800m walk from additional bus routes with significant potential to connect employment centres together • Residential areas more than 200m from High Density Residential Zones and the application of Policy 3 in relation to centres, snapping to the nearest city block • Areas zoned Residential Suburban Density Transition Zone, Residential New Neighbourhoods (RNNZ) and Residential Medium Density. <p>Based on the PPC14 planning maps, parts of the operative NNZ have been rezoned Future UrbanZone. The MDRS do not apply to the FUZ which retains the operative NNZ standards. These require a minimum net residential density of 15 hh/ha, and minimum lot size 300m², except that up to 20% can be between 180-299m² in area.</p> <p>It aligns the location of medium density development with existing and committed structural investments and cross organisational planning for the provision of public transport in Greater Christchurch, including as set out in the Greater Christchurch Public Transport Combined Business Case 2020 (the PT Combined Business Case).</p> <p>Enabling urban including residential and/or non airport noise restricted business development of land within the 50-57 dBA Ldn airport noise contour will provide increased opportunity (additional local population and potential patronage) for improved PT between the central city and the CIAL, a major economic hub</p>	Support
Miles Premises Ltd/883.3	Fiona Aston/ #FS2088.2	Oppose	<p>Remove the QM for Low PT as it applies to north Christchurch.</p> <p>A further QM relates to areas with low public transport accessibility where the Residential Suburban Zone, Residential Banks Peninsula and Residential Hills Zone and their current standards in the District Plan continue to apply. This limits the application of the Medium Density Residential Zone (and the MDRS standards) to residential areas with the following spatial characteristics:</p> <ul style="list-style-type: none"> • Residential areas within 800m walk from five High Frequency (Core) Routes • Residential areas within 800m walk from additional bus routes with significant potential to connect employment centres together • Residential areas more than 200m from High Density Residential Zones and the application of Policy 3 in relation to centres, snapping to the nearest city block • Areas zoned Residential Suburban Density Transition Zone, Residential New Neighbourhoods (RNNZ) and Residential Medium Density. 	Support

			<p>Based on the PPC14 planning maps, parts of the operative NNZ have been rezoned Future UrbanZone. The MDRS do not apply to the FUZ which retains the operative NNZ standards. These require a minimum net residential density of 15 hh/ha, and minimum lot size 300m², except that up to 20% can be between 180-299m² in area.</p> <p>It aligns the location of medium density development with existing and committed structural investments and cross organisational planning for the provision of public transport in Greater Christchurch, including as set out in the Greater Christchurch Public Transport Combined Business Case 2020 (the PT Combined Business Case).</p> <p>Enabling urban including residential and/or non airport noise restricted business development of land within the 50-57 dBA Ldn airport noise contour will provide increased opportunity (additional local population and potential patronage) for improved PT between the central city and the CIAL, a major economic hub</p>	
Troy Lange/ #884.4		Oppose	Delete the LPTA QM, in particular as it applies to areas in north west Christchurch	
Jane Harrow/ #887.6		Seek Amendment	Delete the LPTA QM, in particular as it applies to areas in north west Christchurch.	
Jane Harrow/887.6	Sarah Harrow/ #FS2017.32	Seek Amendment	<p>Delete the LPTA QM, in particular as it applies to areas in north west Christchurch.</p> <p>Enabling urban including residential development of land within the 50-55 dBA Ldn airport noise contour will provide increased opportunity (additional local population and potential patronage) for improved PT between the central city and the CIAL, a major economic hub.</p> <p><i>[Please refer to attachment for full reasons given]</i></p>	Support
Summit Road Society/ #900.3		Support	Supports the low public transport accessibility qualifying matter being applied on the Port Hills.	
Geoff Banks/ #918.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Dylan Lange/ #1049.5		Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
Elliot Sinclair / #2108.1		Oppose	Remove Low Public Transport Accessibility Qualifying Matter from District Plan	

Planning Maps > QM - Airport Noise

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Oliver Comyn/ #50.4		Support	Retain the Airport Noise Contour Qualifying Matter.	
Oliver Comyn/50.4	Anne Dingwall/ #FS2037.78	Support	<p>Retain the Airport Noise Contour Qualifying Matter.</p> <p>Ngahere Street is a small residential cul-de-sac leading to the heritage landscape area of Putaringamotu/Riccarton Bush.</p> <p>According to the submitter, it suffers from the following problems:</p> <ul style="list-style-type: none"> Limited parking already Poor infrastructure: out of date drains, frequently blocked gutters Flooding in heavy rain Proximity to the Avon River It is on the 'Unicycle' cycle route so has heavy cycle and pedestrian traffic <p>This means that none of the street is suitable for Medium-Density Residential Standards [developments]. Under the current council proposals, the whole of the street falls within the Airport Noise Contour Qualifying matter. The submitter supports this remaining the case.</p>	Support

Oliver Comyn/50.4	Christchurch International Airport Limited/ #FS2052.317	Support	<p>Retain the Airport Noise Contour Qualifying Matter.</p> <p>Ngahere Street is a small residential cul-de-sac leading to the heritage landscape area of Putaringamotu/Riccarton Bush.</p> <p>According to the submitter, it suffers from the following problems:</p> <ul style="list-style-type: none"> • Limited parking already • Poor infrastructure: out of date drains, frequently blocked gutters • Flooding in heavy rain • Proximity to the Avon River • It is on the 'Unicycle' cycle route so has heavy cycle and pedestrian traffic <p>This means that none of the street is suitable for Medium-Density Residential Standards [developments]. Under the current council proposals, the whole of the street falls within the Airport Noise Contour Qualifying matter. The submitter supports this remaining the case.</p>	Support
Shirley van Essen/ #54.7		Seek Amendment	<p>The airport noise contour to be widened to include 34, 36A and 38 Kahu Road, and more properties west and south of Kahu Road between the two bridges over the Avon River.</p> <p>Properties within the amended noise contour to be zoned Residential Suburban.</p>	
John Campbell/ #69.2		Seek Amendment	Amend the planning maps so that the QM Airport Noise Influence Overlay is removed from the area around Riccarton Bush to south of Rata Street and Kauri Street	
John Campbell/69.2	Anne Dingwall/ #FS2037.140	Seek Amendment	Amend the planning maps so that the QM Airport Noise Influence Overlay is removed from the area around Riccarton Bush to south of Rata Street and Kauri Street	Oppose
John Campbell/69.2	Christchurch International Airport Limited/ #FS2052.77	Seek Amendment	Amend the planning maps so that the QM Airport Noise Influence Overlay is removed from the area around Riccarton Bush to south of Rata Street and Kauri Street	Oppose
John Campbell/69.2	Christchurch International Airport Limited/ #FS2052.133	Seek Amendment	Amend the planning maps so that the QM Airport Noise Influence Overlay is removed from the area around Riccarton Bush to south of Rata Street and Kauri Street	Oppose
John Campbell/69.2	Christchurch International Airport Limited/ #FS2052.183	Seek Amendment	Amend the planning maps so that the QM Airport Noise Influence Overlay is removed from the area around Riccarton Bush to south of Rata Street and Kauri Street	Oppose
John Campbell/69.2	Kauri Lodge Rest Home 2008 Limited/ #FS2059.30	Seek Amendment	Amend the planning maps so that the QM Airport Noise Influence Overlay is removed from the area around Riccarton Bush to south of Rata Street and Kauri Street	Support
John Campbell/69.2	Riccarton Bush Kilmarnock Residents Association . / #FS2062.61	Seek Amendment	Amend the planning maps so that the QM Airport Noise Influence Overlay is removed from the area around Riccarton Bush to south of Rata Street and Kauri Street	Oppose
Marie Mullins/ #110.3		Oppose	Oppose the Airport Noise Influence Area that goes that overlays a small part of the site at 18 Kauri Street.	
Marie Mullins/110.3	Anne Dingwall/ #FS2037.180	Oppose	Oppose the Airport Noise Influence Area that goes that overlays a small part of the site at 18 Kauri Street.	Oppose

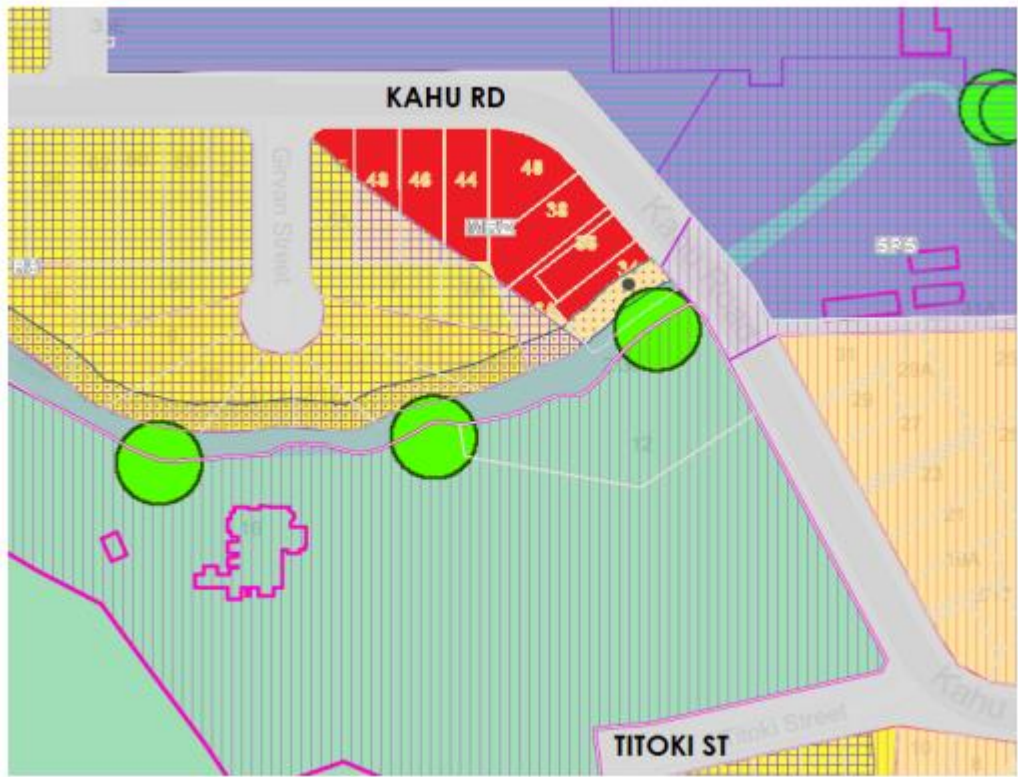
			<p>A small part of the property is said to be within the 50 DBA Airport noise contour, and that is a qualifying matter which apparently would not enable any increase in development beyond the existing zone, which is not medium density.</p> <p>Given the small portion of line on the property, it should be redrawn so as to exclude the property in its entirety, or otherwise the use of the line needs to be challenged.</p>	
Marie Mullins/110.3	Christchurch International Airport Limited/ #FS2052.59	Oppose	<p>Oppose the Airport Noise Influence Area that goes that overlays a small part of the site at 18 Kauri Street.</p> <p>A small part of the property is said to be within the 50 DBA Airport noise contour, and that is a qualifying matter which apparently would not enable any increase in development beyond the existing zone, which is not medium density.</p> <p>Given the small portion of line on the property, it should be redrawn so as to exclude the property in its entirety, or otherwise the use of the line needs to be challenged.</p>	Oppose
Marie Mullins/110.3	Christchurch International Airport Limited/ #FS2052.138	Oppose	<p>Oppose the Airport Noise Influence Area that goes that overlays a small part of the site at 18 Kauri Street.</p> <p>A small part of the property is said to be within the 50 DBA Airport noise contour, and that is a qualifying matter which apparently would not enable any increase in development beyond the existing zone, which is not medium density.</p> <p>Given the small portion of line on the property, it should be redrawn so as to exclude the property in its entirety, or otherwise the use of the line needs to be challenged.</p>	Oppose
Marie Mullins/110.3	Christchurch International Airport Limited/ #FS2052.188	Oppose	<p>Oppose the Airport Noise Influence Area that goes that overlays a small part of the site at 18 Kauri Street.</p> <p>A small part of the property is said to be within the 50 DBA Airport noise contour, and that is a qualifying matter which apparently would not enable any increase in development beyond the existing zone, which is not medium density.</p> <p>Given the small portion of line on the property, it should be redrawn so as to exclude the property in its entirety, or otherwise the use of the line needs to be challenged.</p>	Oppose
Cameron Matthews/ #121.8		Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> • make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, • re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan 	
Cameron Matthews/121.8	Miles Premises Ltd/ #FS2050.25	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> • make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, • re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan <p>Aside from the option of limiting residential density in the affected area, inadequate assessment is given to any other means to "manage the specific characteristics" as required by NPS-UD [3.33], i.e., mitigate the sound exposure.</p> <p>In the current District Plan, the effects of aircraft noise are not managed via density restrictions affecting the baseline of the zone, but by ensuring dwellings at densities exceeding a zone's baseline are subject to indoor design sound level limits specified in Christchurch District Plan Appendix 14.16.4. Curiously, this existing mechanism does not protect residents from high sound exposure if their dwelling is compliant with the permitted activities within the operative Residential Suburban zone i.e., is low-density (2 dwellings per site, 8m / 2 storey building height limit), and could therefore be considered ineffective at present at protecting residents from high sound exposure. It does, however, limit the number of dwellings (to below MDRS standards), and therefore limits the number of residents in the affected area, likely reducing the 'reverse-sensitivity' effects on the airport.</p>	Seek Amendment

			<p>In either of the above cases, we could instead require “any bedroom to be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB” or some other suitable fixed-attenuation, similar to residential activities within commercial and mixed-use zones [Proposed Housing and Business Choice Plan Change (PC14) Chapter 15 Commercial, 15.4.1.1 Permitted activities P12, P21; 15.5.1.1 Permitted activities P12, P21; 15.10.1.1 Permitted activities P27].</p> <p>Not only would either of these protect residents and users of all new occupied buildings from exposure to high sound levels without excessively limiting the density in the area, in-so-doing they would also limit the reverse-sensitivity effects on the airport. They would maintain some consistency with the current district plan but extend the protection from high sound exposure to residents of low-density dwellings. Sites within the ANC could then be zoned such that they were consistent with MDRS and NPS-UD, enabling greater housing capacity in an area of Riccarton/Fendalton which the TPG report highlights as central to the locations of feasible medium density development (refer to Figure 8 and Figure 9).</p>	
Cameron Matthews/121.8	Christchurch International Airport Limited/ #FS2052.70	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> • make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, • re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone’s rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan <p>Aside from the option of limiting residential density in the affected area, inadequate assessment is given to any other means to “manage the specific characteristics” as required by NPS-UD [3.33], i.e., mitigate the sound exposure.</p> <p>In the current District Plan, the effects of aircraft noise are not managed via density restrictions affecting the baseline of the zone, but by ensuring dwellings at densities exceeding a zone’s baseline are subject to indoor design sound level limits specified in Christchurch District Plan Appendix 14.16.4. Curiously, this existing mechanism does not protect residents from high sound exposure if their dwelling is compliant with the permitted activities within the operative Residential Suburban zone i.e., is low-density (2 dwellings per site, 8m / 2 storey building height limit), and could therefore be considered ineffective at present at protecting residents from high sound exposure. It does, however, limit the number of dwellings (to below MDRS standards), and therefore limits the number of residents in the affected area, likely reducing the ‘reverse-sensitivity’ effects on the airport.</p> <p>In either of the above cases, we could instead require “any bedroom to be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB” or some other suitable fixed-attenuation, similar to residential activities within commercial and mixed-use zones [Proposed Housing and Business Choice Plan Change (PC14) Chapter 15 Commercial, 15.4.1.1 Permitted activities P12, P21; 15.5.1.1 Permitted activities P12, P21; 15.10.1.1 Permitted activities P27].</p> <p>Not only would either of these protect residents and users of all new occupied buildings from exposure to high sound levels without excessively limiting the density in the area, in-so-doing they would also limit the reverse-sensitivity effects on the airport. They would maintain some consistency with the current district plan but extend the protection from high sound exposure to residents of low-density dwellings. Sites within the ANC could then be zoned such that they were consistent with MDRS and NPS-UD, enabling greater housing capacity in an area of Riccarton/Fendalton which the TPG report highlights as central to the locations of feasible medium density development (refer to Figure 8 and Figure 9).</p>	Oppose
Cameron Matthews/121.8	Christchurch International Airport Limited/ #FS2052.198	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> • make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, • re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone’s rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan <p>Aside from the option of limiting residential density in the affected area, inadequate assessment is given to any other means to “manage the specific characteristics” as required by NPS-UD [3.33], i.e., mitigate the sound exposure.</p> <p>In the current District Plan, the effects of aircraft noise are not managed via density restrictions affecting the baseline of the zone, but by ensuring dwellings at densities exceeding a zone’s baseline are subject to indoor design sound level limits specified in Christchurch District Plan Appendix 14.16.4. Curiously, this existing mechanism does not protect residents</p>	Oppose

			<p>from high sound exposure if their dwelling is compliant with the permitted activities within the operative Residential Suburban zone i.e., is low-density (2 dwellings per site, 8m / 2 storey building height limit), and could therefore be considered ineffective at present at protecting residents from high sound exposure. It does, however, limit the number of dwellings (to below MDRS standards), and therefore limits the number of residents in the affected area, likely reducing the 'reverse-sensitivity' effects on the airport.</p> <p>In either of the above cases, we could instead require "any bedroom to be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB" or some other suitable fixed-attenuation, similar to residential activities within commercial and mixed-use zones [Proposed Housing and Business Choice Plan Change (PC14) Chapter 15 Commercial, 15.4.1.1 Permitted activities P12, P21; 15.5.1.1 Permitted activities P12, P21; 15.10.1.1 Permitted activities P27].</p> <p>Not only would either of these protect residents and users of all new occupied buildings from exposure to high sound levels without excessively limiting the density in the area, in-so-doing they would also limit the reverse-sensitivity effects on the airport. They would maintain some consistency with the current district plan but extend the protection from high sound exposure to residents of low-density dwellings. Sites within the ANC could then be zoned such that they were consistent with MDRS and NPS-UD, enabling greater housing capacity in an area of Riccarton/Fendalton which the TPG report highlights as central to the locations of feasible medium density development (refer to Figure 8 and Figure 9).</p>	
Cameron Matthews/121.8	Kauri Lodge Rest Home 2008 Limited/ #FS2059.31	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> • make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, • re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan <p>Aside from the option of limiting residential density in the affected area, inadequate assessment is given to any other means to "manage the specific characteristics" as required by NPS-UD [3.33], i.e., mitigate the sound exposure.</p> <p>In the current District Plan, the effects of aircraft noise are not managed via density restrictions affecting the baseline of the zone, but by ensuring dwellings at densities exceeding a zone's baseline are subject to indoor design sound level limits specified in Christchurch District Plan Appendix 14.16.4. Curiously, this existing mechanism does not protect residents from high sound exposure if their dwelling is compliant with the permitted activities within the operative Residential Suburban zone i.e., is low-density (2 dwellings per site, 8m / 2 storey building height limit), and could therefore be considered ineffective at present at protecting residents from high sound exposure. It does, however, limit the number of dwellings (to below MDRS standards), and therefore limits the number of residents in the affected area, likely reducing the 'reverse-sensitivity' effects on the airport.</p> <p>In either of the above cases, we could instead require "any bedroom to be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB" or some other suitable fixed-attenuation, similar to residential activities within commercial and mixed-use zones [Proposed Housing and Business Choice Plan Change (PC14) Chapter 15 Commercial, 15.4.1.1 Permitted activities P12, P21; 15.5.1.1 Permitted activities P12, P21; 15.10.1.1 Permitted activities P27].</p> <p>Not only would either of these protect residents and users of all new occupied buildings from exposure to high sound levels without excessively limiting the density in the area, in-so-doing they would also limit the reverse-sensitivity effects on the airport. They would maintain some consistency with the current district plan but extend the protection from high sound exposure to residents of low-density dwellings. Sites within the ANC could then be zoned such that they were consistent with MDRS and NPS-UD, enabling greater housing capacity in an area of Riccarton/Fendalton which the TPG report highlights as central to the locations of feasible medium density development (refer to Figure 8 and Figure 9).</p>	Support
Cameron Matthews/121.8	Kāinga Ora/ #FS2082.54	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> • make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, • re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan 	Support

			<p>Aside from the option of limiting residential density in the affected area, inadequate assessment is given to any other means to “manage the specific characteristics” as required by NPS-UD [3.33], i.e., mitigate the sound exposure.</p> <p>In the current District Plan, the effects of aircraft noise are not managed via density restrictions affecting the baseline of the zone, but by ensuring dwellings at densities exceeding a zone’s baseline are subject to indoor design sound level limits specified in Christchurch District Plan Appendix 14.16.4. Curiously, this existing mechanism does not protect residents from high sound exposure if their dwelling is compliant with the permitted activities within the operative Residential Suburban zone i.e., is low-density (2 dwellings per site, 8m / 2 storey building height limit), and could therefore be considered ineffective at present at protecting residents from high sound exposure. It does, however, limit the number of dwellings (to below MDRS standards), and therefore limits the number of residents in the affected area, likely reducing the ‘reverse-sensitivity’ effects on the airport.</p> <p>In either of the above cases, we could instead require “any bedroom to be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB” or some other suitable fixed-attenuation, similar to residential activities within commercial and mixed-use zones [Proposed Housing and Business Choice Plan Change (PC14) Chapter 15 Commercial, 15.4.1.1 Permitted activities P12, P21; 15.5.1.1 Permitted activities P12, P21; 15.10.1.1 Permitted activities P27].</p> <p>Not only would either of these protect residents and users of all new occupied buildings from exposure to high sound levels without excessively limiting the density in the area, in-so-doing they would also limit the reverse-sensitivity effects on the airport. They would maintain some consistency with the current district plan but extend the protection from high sound exposure to residents of low-density dwellings. Sites within the ANC could then be zoned such that they were consistent with MDRS and NPS-UD, enabling greater housing capacity in an area of Riccarton/Fendalton which the TPG report highlights as central to the locations of feasible medium density development (refer to Figure 8 and Figure 9).</p>	
Brooke McKenzie/ #183.1		Oppose	Oppose the Low Density Residential Airport Influence Zone and Airport Influence Density Precinct that would reduce housing density.	
Brooke McKenzie/183.1	Christchurch International Airport Limited/ #FS2052.80	Oppose	<p>Oppose the Low Density Residential Airport Influence Zone and Airport Influence Density Precinct that would reduce housing density.</p> <p>The safe TC1 land, cost effectively developed for housing to the east of the city protected currently by (and under expert panel and Ecan Review) the airport contours must be immediately directed for release to cater for the housing desired by many.</p> <p>These unwise decisions made to protect airport contours have cost this city dearly, as development is supportive in other areas of the city. The Halswell land continues to be developed on a flood plateau that is the catchment tributary for the Heathcote and Avon rivers. With climate change and the insanity of the council and minister’s decision will be rewarded with continuous flooding. Still subdivisions get approved into these totally unsuitable areas because there are currently few alternatives.</p> <p>This city needs land for subdivision and it has been widely agreed for 30 plus years that the most suitable TC1 land has been the western fringe out to the airport. There has never been any argument about this fact. The impediment has been protection of the airport and the powers that be persuaded that an outer control boundary (OCB) of 50dbn was the limit for residential and other development. This was determined by a very persuasive airport company and their consultants that development within this band was detrimental to health and may lead to the airport being curfewed. No one wants the airport to be curfewed and the remedy proposed will ensure their protection. However every other airport in New Zealand including Auckland (UNCURFEWED) has accepted the 1992 standard NZ6805 with an OCB of 55dbn.</p> <p>There is currently a review underway by an international expert panel to determine the Air Noise Contours that have protected the airport from encroaching development for many years at 50dbn OCB which is the lowest in the world. ECAN will have most probably received the final REPORT by the time PC14 is heard by Council. This report will only confirm the position of the new contours. However where they fall is not the point. The contours will simply show lines on a map and are only relevant to a decision that ECAN alone will make regarding the OCB Christchurch city will be subject to in the future. Everyone is on the same page when it comes to the fact that the OCB of 50dbn was never reasonable and that to supply the cities future requirements NZ6805 at 55 OCB will be the minimum and sensibly 57dbn inclusive.</p> <p>At the same time we have a fine international airport now under management who appear to be more receptive to change and prepared to adapt. At the same time protection of such an asset is, in my opinion, desirable. In 30 years having a solid wall of houses out to the 55dbn inclusive OCB will then put pressure on to go to 60dbn OCB which even these days is very common around similar airports. The solution is in fact very simple and can be implemented under PC14 and protect both the airport and the city once the development reaches the OCB. The airport needs a buffer zone between higher density housing by creating a SOFT FRINGE of lower density housing made up of 1 acre lots creating a protective band around the airport which will stop long term future conflict. For example a 10 acre block split into 8 sections would have a single water supply and sewage disposal placed strategically to eventually link into the city system when such infrastructure reaches such developments. The fact is that such large land parcels will attract substantial homes and be extremely well treed and landscaped well before more intensive development reaches the boundary. This soft fringe buffer zone should commence at 54 and cease at 57 inclusive. Many landowners on current 10 acre blocks in this SOFT FRINGE will have no intentions of splitting their land thus maintaining desirability of close in lifestyle blocks. There’s one point that’s relevant. We live in a world of noise. Inner city, main city roads, motorways, in our cars and in our houses at much higher NOISE levels than close proximity to our airport. With diversity of development people have a choice and know the advantages and disadvantages pertaining to their decision. That choice is lost if councils elect to restrict variation.</p>	Oppose

			<p>I seek the following decision from the Council: The safe TC1 land commencing at 54 dbn and ceasing at 57dbn inclusive be determined as a low density SOFT FRINGE BUFFER ZONE to future protect the city from intensification infringement and airport from further OCB extension. This SOFT FRINGE to include all suitable land within the Christchurch City boundaries with approval for subdivision into a minimum of 1 acre plots.</p> <p>I further seek a decision from the council that it be recognised that there are many and varied operations that by merit should determine they are suitable within contours inside and outside what is decided the OCB for SOFT FRINGE.</p> <p>I am seeking that Council make changes to a specific site or sites : Approving 1 acre lots 54 to 57dbn to be established on all suitable land within the Christchurch Boundaries.</p>	
Brooke McKenzie/ #183.2		Seek Amendmen t	Land within the 54 dbn and 57 dbn be a 'Soft Fringe Buffer Zone' to with 1 arce lots	
Brooke McKenzie/183.2	Miles Premises Ltd/ #FS2050.33	Seek Amendmen t	<p>Land within the 54 dbn and 57 dbn be a 'Soft Fringe Buffer Zone' to with 1 arce lots</p> <p>The Government has recently instructed new rules for intensification of housing. This in effect is offering one type of development in apartment type buildings. The way Christchurch has fought back and determined such development to certain areas is in my opinion the correct one. We require, and will continue to require, a diverse range of housing types. Small to larger apartments will suit a sector of the homeowner but others with families will continue to want the “quarter acres section” whilst the small holdings of 1-10 acres will always be in demand. That is what diversity means and people must always have a choice to suit their circumstances and desires.</p> <p>The airport needs a buffer zone between higher density housing by creating a SOFT FRINGE of lower density housing made up of 1 acre lots creating a protective band around the airport which will stop long term future conflict. For example a 10 acre block split into 8 sections would have a single water supply and sewage disposal placed strategically to eventually link into the city system when such infrastructure reaches such developments. The fact is that such large land parcels will attract substantial homes and be extremely well treed and landscaped well before more intensive development reaches the boundary. This soft fringe buffer zone should commence at 54 and cease at 57 inclusive. Many landowners on current 10 acre blocks in this SOFT FRINGE will have no intentions of splitting their land thus maintaining desirability of close in lifestyle blocks. There’s one point that’s relevant. We live in a world of noise. Inner city, main city roads, motorways, in our cars and in our houses at much higher NOISE levels than close proximity to our airport. With diversity of development people have a choice and know the advantages and disadvantages pertaining to their decision. That choice is lost if councils elect to restrict variation.</p> <p>The safe TC1 land commencing at 54 dbn and ceasing at 57dbn inclusive be determined as a low density SOFT FRINGE BUFFER ZONE to future protect the city from intensification infringement and airport from further OCB extension. This SOFT FRINGE to include all suitable land within the Christchurch City boundaries with approval for subdivision into a minimum of 1 acre plots.</p> <p>I further seek a decision from the council that it be recognised that there are many and varied operations that by merit should determine they are suitable within contours inside and outside what is decided the OCB for SOFT FRINGE.</p>	Seek Amendmen t
Brooke McKenzie/183.2	Christchurch International Airport Limited/ #FS2052.81	Seek Amendmen t	<p>Land within the 54 dbn and 57 dbn be a 'Soft Fringe Buffer Zone' to with 1 arce lots</p> <p>The Government has recently instructed new rules for intensification of housing. This in effect is offering one type of development in apartment type buildings. The way Christchurch has fought back and determined such development to certain areas is in my opinion the correct one. We require, and will continue to require, a diverse range of housing types. Small to larger apartments will suit a sector of the homeowner but others with families will continue to want the “quarter acres section” whilst the small holdings of 1-10 acres will always be in demand. That is what diversity means and people must always have a choice to suit their circumstances and desires.</p> <p>The airport needs a buffer zone between higher density housing by creating a SOFT FRINGE of lower density housing made up of 1 acre lots creating a protective band around the airport which will stop long term future conflict. For example a 10 acre block split into 8 sections would have a single water supply and sewage disposal placed strategically to eventually link into the city system when such infrastructure reaches such developments. The fact is that such large land parcels will attract substantial homes and be extremely well treed and landscaped well before more intensive development reaches the boundary. This soft fringe buffer zone should commence at 54 and cease at 57 inclusive. Many landowners on current 10 acre blocks in this SOFT FRINGE will have no intentions of splitting their land thus maintaining desirability of close in lifestyle blocks. There’s one point that’s relevant. We live in a world of noise. Inner city, main city roads, motorways, in our cars and in our houses at much higher NOISE levels than close proximity to our airport. With diversity of development people have a choice and know the advantages and disadvantages pertaining to their decision. That choice is lost if councils elect to restrict variation.</p> <p>The safe TC1 land commencing at 54 dbn and ceasing at 57dbn inclusive be determined as a low density SOFT FRINGE BUFFER ZONE to future protect the city from intensification infringement and airport from further OCB extension. This SOFT FRINGE to include all suitable land within the Christchurch City boundaries with approval for subdivision into a minimum of 1 acre plots.</p> <p>I further seek a decision from the council that it be recognised that there are many and varied operations that by merit should determine they are suitable within contours inside and outside what is decided the OCB for SOFT FRINGE.</p>	Oppose

Riccarton Bush - Kilmarnock Residents' Association/ #188.12		Seek Amendment	[T]he properties at 34, 36, 36A, 38, 40, 44, 46, and 48 Kahu Rd, should be included in the Airport Noise Influence [Contour Overlay].	
Riccarton Bush - Kilmarnock Residents' Association/188.12	Tony Dale/ #FS2036.11	Seek Amendment	<p>[T]he properties at 34, 36, 36A, 38, 40, 44, 46, and 48 Kahu Rd, should be included in the Airport Noise Influence [Contour Overlay].</p> <p>We support the proposed Airport Noise Contour Zone Qualifying Matter but submit it should be extended to take account of actual flight paths being used on approach to the airport, in one area in particular. [for consistency]</p> <p>Under PC14, eight isolated addresses [in red on Fig 12] will not fall under the QM and show as MRZ.</p>  <p>Figure 12 - Added sites to the Airport Noise Influence Zone</p> <p>These properties are also overflowed by aircraft arriving at Christchurch Airport. There is evidence from Airways New Zealand (presented by submitter Shirley van Essen) showing they are overflowed by aircraft arriving at Christchurch Airport and are as impacted by aircraft noise as other nearby properties in the zone. The authority also concedes a number of pilots are not trained, nor are their aircraft equipped, to remain strictly within the intended approach air corridor, and therefore make wider visual approaches outside that corridor.</p>	Not Stated
Riccarton Bush - Kilmarnock Residents' Association/188.12	Anne Dingwall/ #FS2037.249	Seek Amendment	<p>[T]he properties at 34, 36, 36A, 38, 40, 44, 46, and 48 Kahu Rd, should be included in the Airport Noise Influence [Contour Overlay].</p> <p>We support the proposed Airport Noise Contour Zone Qualifying Matter but submit it should be extended to take account of actual flight paths being used on approach to the airport, in one area in particular. [for consistency]</p> <p>Under PC14, eight isolated addresses [in red on Fig 12] will not fall under the QM and show as MRZ.</p>	Support

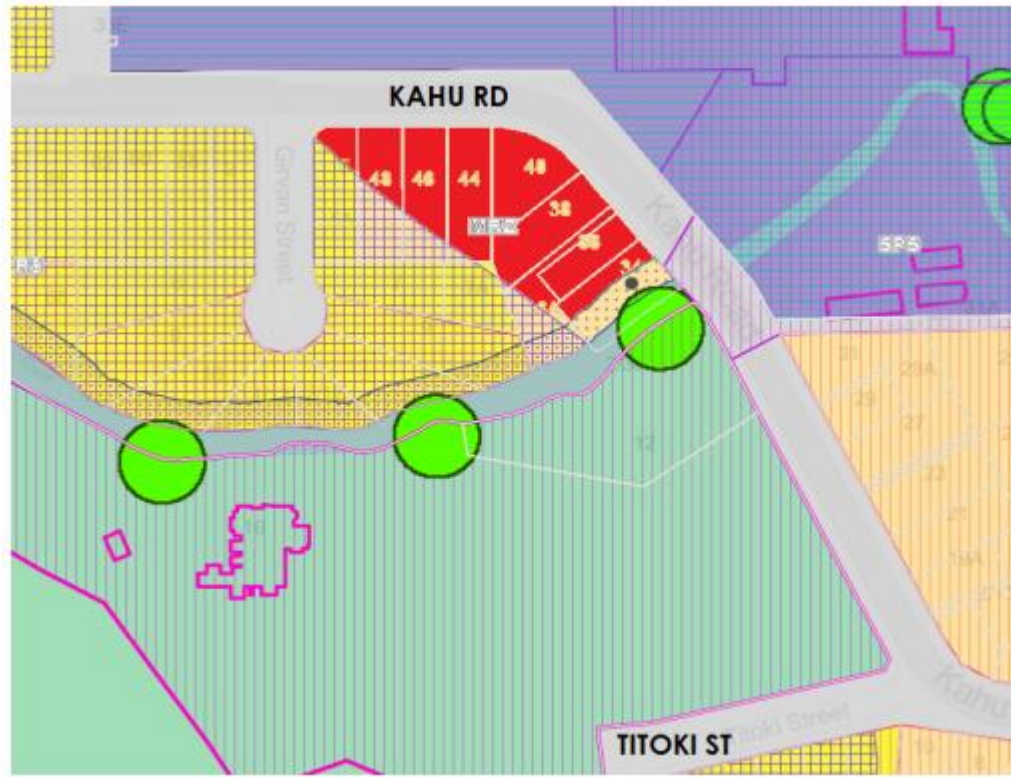


Figure 12 - Added sites to the Airport Noise Influence Zone

These properties are also overflowed by aircraft arriving at Christchurch Airport. There is evidence from Airways New Zealand (presented by submitter Shirley van Essen) showing they are overflowed by aircraft arriving at Christchurch Airport and are as impacted by aircraft noise as other nearby properties in the zone. The authority also concedes a number of pilots are not trained, nor are their aircraft equipped, to remain strictly within the intended approach air corridor, and therefore make wider visual approaches outside that corridor.

Riccarton Bush - Kilmarnock Residents' Association/188.12

Christchurch International Airport Limited/ #FS2052.97

Seek Amendment

[T]he properties at 34, 36, 36A, 38, 40, 44, 46, and 48 Kahu Rd, should be included in the Airport Noise Influence [Contour Overlay].

We support the proposed Airport Noise Contour Zone Qualifying Matter but submit it should be extended to take account of actual flight paths being used on approach to the airport, in one area in particular. [for consistency]

Under PC14, eight isolated addresses [in red on Fig 12] will not fall under the QM and show as MRZ.

Support

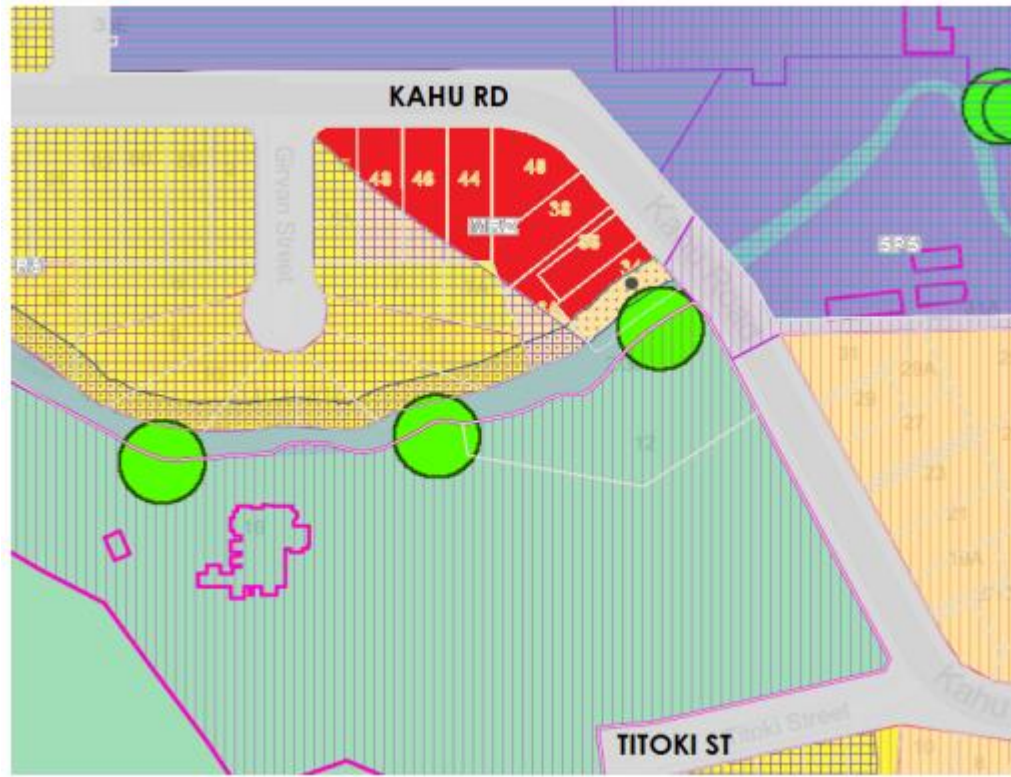


Figure 12 - Added sites to the Airport Noise Influence Zone

These properties are also overflowed by aircraft arriving at Christchurch Airport. There is evidence from Airways New Zealand (presented by submitter Shirley van Essen) showing they are overflowed by aircraft arriving at Christchurch Airport and are as impacted by aircraft noise as other nearby properties in the zone. The authority also concedes a number of pilots are not trained, nor are their aircraft equipped, to remain strictly within the intended approach air corridor, and therefore make wider visual approaches outside that corridor.

<p>Riccarton Bush - Kilmarnock Residents' Association/188.12</p>	<p>Christchurch International Airport Limited/ #FS2052.297</p>	<p>Seek Amendment</p>	<p>[T]he properties at 34, 36, 36A, 38, 40, 44, 46, and 48 Kahu Rd, should be included in the Airport Noise Influence [Contour Overlay].</p> <p>We support the proposed Airport Noise Contour Zone Qualifying Matter but submit it should be extended to take account of actual flight paths being used on approach to the airport, in one area in particular. [for consistency]</p> <p>Under PC14, eight isolated addresses [in red on Fig 12] will not fall under the QM and show as MRZ.</p>	<p>Support</p>
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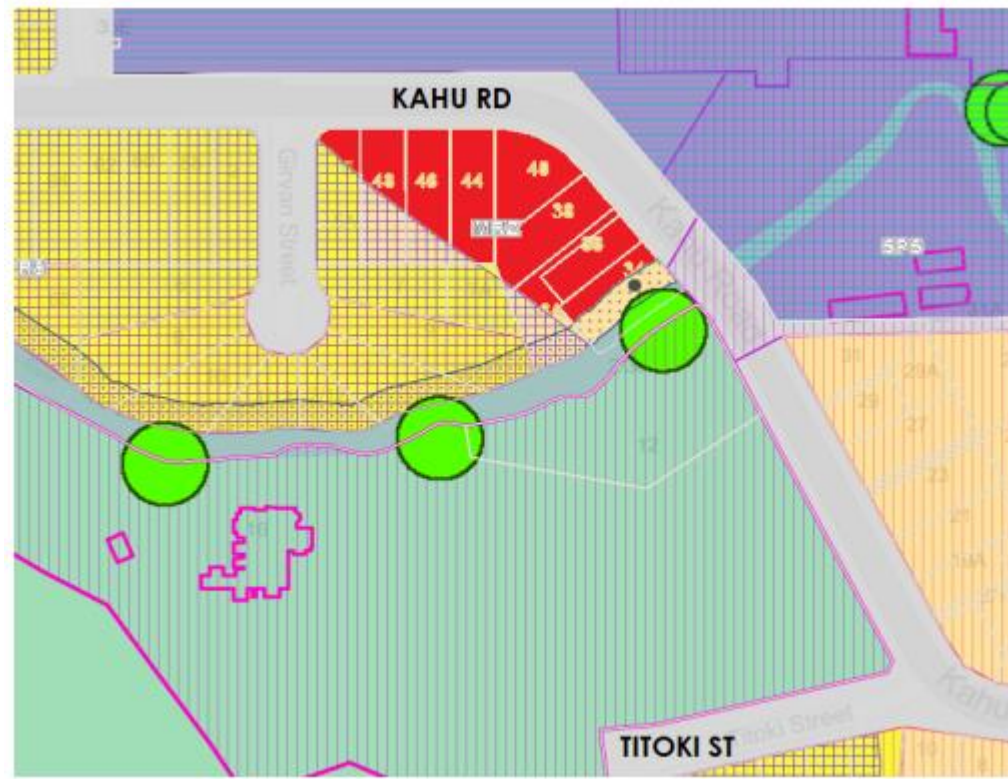


Figure 12 - Added sites to the Airport Noise Influence Zone

These properties are also overflowed by aircraft arriving at Christchurch Airport. There is evidence from Airways New Zealand (presented by submitter Shirley van Essen) showing they are overflowed by aircraft arriving at Christchurch Airport and are as impacted by aircraft noise as other nearby properties in the zone. The authority also concedes a number of pilots are not trained, nor are their aircraft equipped, to remain strictly within the intended approach air corridor, and therefore make wider visual approaches outside that corridor.

Victor Ong/ #210.2		Seek Amendmen t	Extend Airport Noise Boundary to 60 dba	
Victor Ong/210.2	Miles Premises Ltd/ #FS2050.34	Seek Amendmen t	<p>Extend Airport Noise Boundary to 60 dba</p> <p>We are aware that certain areas around the Christchurch Airport are currently impacted by the Airport Air Noise Boundary, making them unsuitable for residential development according to the current CCC district plan.</p> <p>I would like to propose an extension of the Air Noise Boundary to 60dBA, taking into consideration the following reasons:</p> <ul style="list-style-type: none"> - Both Auckland and Wellington City currently permit the construction of houses within Air Noise Boundaries exceeding 65dBA. This indicates that a slightly lower boundary of 60dBA is reasonable and practical for housing development. Please refer to the attached - Studies have shown that areas with an Air Noise Boundary of 65dBA can still be habitable for residential purposes. Therefore, a lower boundary of 60dBA should be acceptable for residential development without significant adverse effects on the well-being of residents. - The existing Air Noise Boundary drawn by CCC was established several decades ago, when airplane engines were generally noisier. However, modern aircraft now feature more advanced engines that produce considerably less noise. Updating the Air Noise Boundary would reflect this technological advancement and allow for appropriate residential development. - Current housing designs incorporate improved sound insulation, enabling them to better accommodate noise levels. With advancements in construction techniques and materials, houses are now better equipped to mitigate noise disturbances, providing residents with a comfortable living environment even within areas affected by moderate noise levels. 	Seek Amendmen t
Victor Ong/210.2	Christchurch International Airport Limited/ #FS2052.115	Seek Amendmen t	<p>Extend Airport Noise Boundary to 60 dba</p> <p>We are aware that certain areas around the Christchurch Airport are currently impacted by the Airport Air Noise Boundary, making them unsuitable for residential development according to the current CCC district plan.</p>	Oppose

			<p>I would like to propose an extension of the Air Noise Boundary to 60dBA, taking into consideration the following reasons:</p> <ul style="list-style-type: none"> - Both Auckland and Wellington City currently permit the construction of houses within Air Noise Boundaries exceeding 65dBA. This indicates that a slightly lower boundary of 60dBA is reasonable and practical for housing development. Please refer to the attached - Studies have shown that areas with an Air Noise Boundary of 65dBA can still be habitable for residential purposes. Therefore, a lower boundary of 60dBA should be acceptable for residential development without significant adverse effects on the well-being of residents. - The existing Air Noise Boundary drawn by CCC was established several decades ago, when airplane engines were generally noisier. However, modern aircraft now feature more advanced engines that produce considerably less noise. Updating the Air Noise Boundary would reflect this technological advancement and allow for appropriate residential development. - Current housing designs incorporate improved sound insulation, enabling them to better accommodate noise levels. With advancements in construction techniques and materials, houses are now better equipped to mitigate noise disturbances, providing residents with a comfortable living environment even within areas affected by moderate noise levels. 	
Robert Fletcher/ #307.5		Seek Amendment	[Seeks to reduce or remove the number of qualifying matter exceptions added since last year]	
Robert Fletcher/307.5	Christchurch International Airport Limited/ #FS2052.79	Seek Amendment	[Seeks to reduce or remove the number of qualifying matter exceptions added since last year] I am dissatisfied with the number of qualifying matter exceptions added since last year ... as well as an the airport contour zone, which I think has very little impact on the livability of those areas. These don't seem like good and genuine reasons why intensification should be constrained.	Oppose
Robert Fletcher/307.5	Kāinga Ora/ #FS2082.246	Seek Amendment	[Seeks to reduce or remove the number of qualifying matter exceptions added since last year] I am dissatisfied with the number of qualifying matter exceptions added since last year ... as well as an the airport contour zone, which I think has very little impact on the livability of those areas. These don't seem like good and genuine reasons why intensification should be constrained.	Support
Jono de Wit/ #351.5		Seek Amendment	[T]he Airport Noise Influence Area should be moved further back from Riccarton road	
Jono de Wit/351.5	Christchurch International Airport Limited/ #FS2052.85	Seek Amendment	[T]he Airport Noise Influence Area should be moved further back from Riccarton road I think the Airport Noise Influence Area should be moved further back from Riccarton road to allow higher density close to this important public transport route.	Oppose
Jono de Wit/351.5	Riccarton Bush Kilmarnock Residents Association . / #FS2062.62	Seek Amendment	[T]he Airport Noise Influence Area should be moved further back from Riccarton road I think the Airport Noise Influence Area should be moved further back from Riccarton road to allow higher density close to this important public transport route.	Oppose
Jono de Wit/351.5	Kāinga Ora/ #FS2082.282	Seek Amendment	[T]he Airport Noise Influence Area should be moved further back from Riccarton road I think the Airport Noise Influence Area should be moved further back from Riccarton road to allow higher density close to this important public transport route.	Support
Tracey Berry/ #430.1		Oppose	[Delete] the Airport Noise Qualifying Matter	
Tracey Berry/430.1	Christchurch International Airport Limited/ #FS2052.60	Oppose	<p>[Delete] the Airport Noise Qualifying Matter</p> <p>The submitter opposes the noise contour provisions imposed by the Christchurch Airport, which unnecessarily restrict development and use of land in otherwise high-quality build areas of Burnside and Avonhead.</p> <p>The submitter lives on Westall Lane, has 3 acres (on town water and sewage systems) and are surrounded by residential housing but are unable to develop, build units for renting out and otherwise utilize their land. At a little under 3kms from the airport and in an otherwise highly populated suburb, the submitter feels it very unjust for the airport to have such significant control over the use of land in the area, which is entirely inconsistent with other locations in New Zealand. This stance is entirely contrary to the government objectives for housing intensification.</p>	Oppose

Tracey Berry/430.1	Kāinga Ora/ #FS2082.309	Oppose	<p>[Delete] the Airport Noise Qualifying Matter</p> <p>The submitter opposes the noise contour provisions imposed by the Christchurch Airport, which unnecessarily restrict development and use of land in otherwise high-quality build areas of Burnside and Avonhead.</p> <p>The submitter lives on Westall Lane, has 3 acres (on town water and sewage systems) and are surrounded by residential housing but are unable to develop, build units for renting out and otherwise utilize their land. At a little under 3kms from the airport and in an otherwise highly populated suburb, the submitter feels it very unjust for the airport to have such significant control over the use of land in the area, which is entirely inconsistent with other locations in New Zealand. This stance is entirely contrary to the government objectives for housing intensification.</p>	Support
Summerset Group Holdings Limited/ #443.13		Seek Amendment	Amend the air noise contour identified in relation to the Summerset on Avonhead village (120 Hawthornden Road, Avonhead, Christchurch), Avonhead, and legally described as Lot 1 DP516385 and Lots 1 and 2 DP 486786 (records of title 804889 and 802079) on all related planning maps in accordance with that shown on existing zoning maps forming part of the Christchurch District Plan	
Summerset Group Holdings Limited/443.13	Christchurch International Airport Limited/ #FS2052.86	Seek Amendment	Amend the air noise contour identified in relation to the Summerset on Avonhead village (120 Hawthornden Road, Avonhead, Christchurch), Avonhead, and legally described as Lot 1 DP516385 and Lots 1 and 2 DP 486786 (records of title 804889 and 802079) on all related planning maps in accordance with that shown on existing zoning maps forming part of the Christchurch District Plan. The position of the 50 dBA Ldn air noise contour is inconsistently shown on the various planning maps included as part of Proposed Plan Change 14. It is requested that this is consistently applied within the site in accordance with the boundaries identified on the current planning maps forming part of the Christchurch District Plan	Oppose
Summerset Group Holdings Limited/443.13	Aston Consultants / #FS2100.2	Seek Amendment	Amend the air noise contour identified in relation to the Summerset on Avonhead village (120 Hawthornden Road, Avonhead, Christchurch), Avonhead, and legally described as Lot 1 DP516385 and Lots 1 and 2 DP 486786 (records of title 804889 and 802079) on all related planning maps in accordance with that shown on existing zoning maps forming part of the Christchurch District Plan. The position of the 50 dBA Ldn air noise contour is inconsistently shown on the various planning maps included as part of Proposed Plan Change 14. It is requested that this is consistently applied within the site in accordance with the boundaries identified on the current planning maps forming part of the Christchurch District Plan	Oppose
Summerset Group Holdings Limited/443.13	Aston Consultants / #FS2101.2	Seek Amendment	Amend the air noise contour identified in relation to the Summerset on Avonhead village (120 Hawthornden Road, Avonhead, Christchurch), Avonhead, and legally described as Lot 1 DP516385 and Lots 1 and 2 DP 486786 (records of title 804889 and 802079) on all related planning maps in accordance with that shown on existing zoning maps forming part of the Christchurch District Plan. The position of the 50 dBA Ldn air noise contour is inconsistently shown on the various planning maps included as part of Proposed Plan Change 14. It is requested that this is consistently applied within the site in accordance with the boundaries identified on the current planning maps forming part of the Christchurch District Plan	Oppose
Summerset Group Holdings Limited/443.13	Aston Consultants/ #FS2102.2	Seek Amendment	Amend the air noise contour identified in relation to the Summerset on Avonhead village (120 Hawthornden Road, Avonhead, Christchurch), Avonhead, and legally described as Lot 1 DP516385 and Lots 1 and 2 DP 486786 (records of title 804889 and 802079) on all related planning maps in accordance with that shown on existing zoning maps forming part of the Christchurch District Plan. The position of the 50 dBA Ldn air noise contour is inconsistently shown on the various planning maps included as part of Proposed Plan Change 14. It is requested that this is consistently applied within the site in accordance with the boundaries identified on the current planning maps forming part of the Christchurch District Plan	Oppose
Karelia Levin/ #479.1		Support	Approve PC14 in respect of the Airport Noise Influence Area.	
Jack Gibbons/ #676.11		Oppose	[Remove QM Airport Noise Influence Area]	
Jack Gibbons/676.11	Christchurch International Airport Limited/ #FS2052.62	Oppose	[Remove QM Airport Noise Influence Area] The airport noise contour thrusts deep into the city covering a considerable amount of urban land. Council is proposing to prevent all zone changes in this area, exempting it from the MDRS / NPS-UD. The area is already urbanized, with plenty of existing residents, and is otherwise indistinguishable from elsewhere in the suburbs. It also covers some areas that should be HRZ. Other councils in New Zealand handle airport noise in areas like this by mandating improved noise insulation in the construction of new buildings, leaving the zoning as it otherwise would be. There is no just explanation why the council has chosen to suppress all construction over this option	Oppose
Environment Canterbury / Canterbury Regional Council/ #689.79		Seek Amendment	[That the Airport Noise] Contours as included in the current CRPS [are used] as a Qualifying Matter [until] the finalised remodelled Airport Noise Contours resulting from the peer review of the independent expert panel [have been introduced to the CRPS via a review process].	
Environment Canterbury / Canterbury Regional Council/689.79	Anne Dingwall/ #FS2037.110 1	Seek Amendment	<p>[That the Airport Noise] Contours as included in the current CRPS [are used] as a Qualifying Matter [until] the finalised remodelled Airport Noise Contours resulting from the peer review of the independent expert panel [have been introduced to the CRPS via a review process].</p> <p>The operative Airport Noise Contours are contained in the CRPS. The CRPS is due for review, with a notification date set for December 2024. Prior to initiating this review, CRC has requested, in accordance with Policy 6.3.11(3) of the CRPS that Christchurch International Airport Limited undertake a remodelling of the Airport Noise Contours. A peer review of</p>	Support

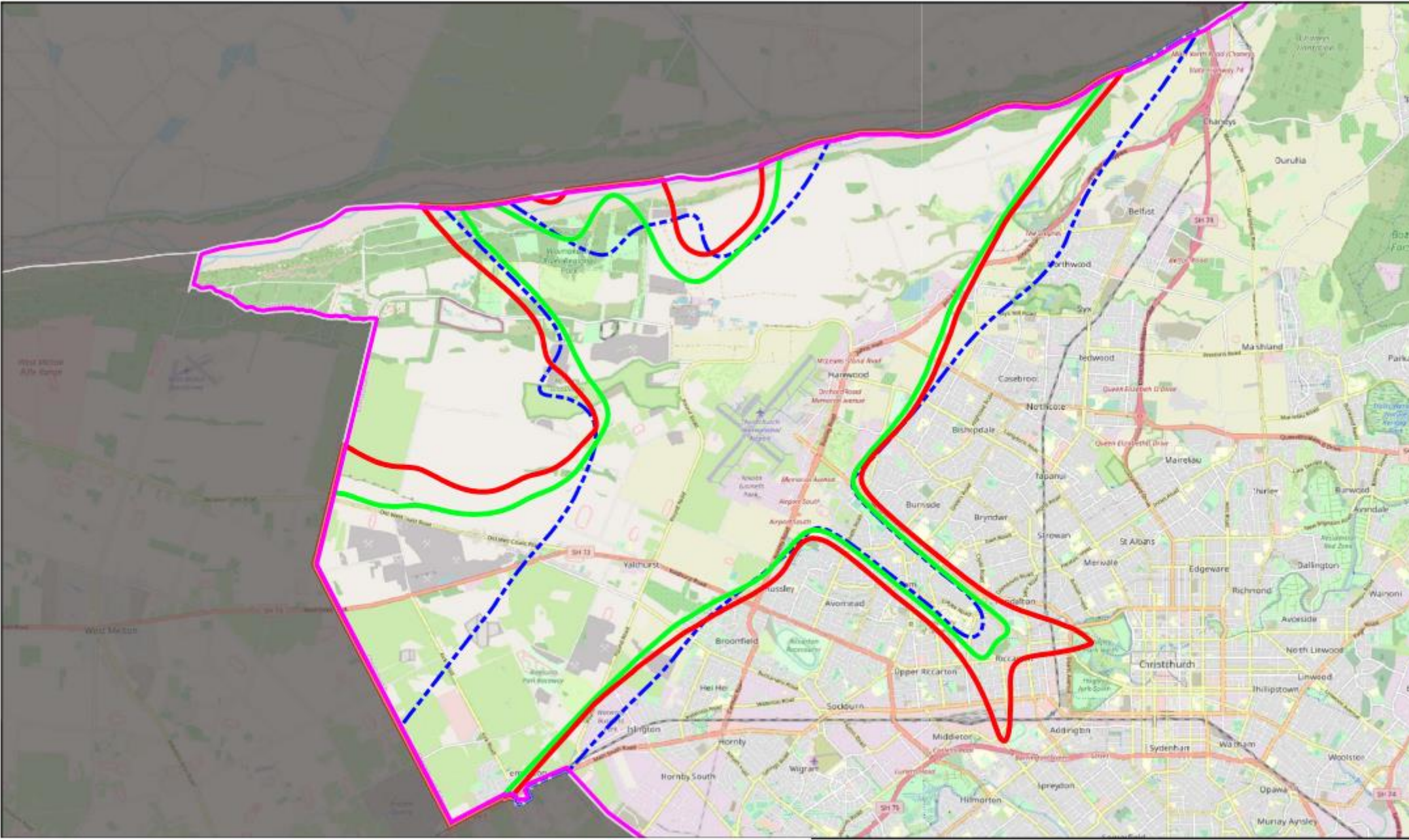
			<p>the inputs, assumptions and outcomes of the remodelling is being undertaken by an independent expert panel. CRC will make the summary report of the remodelling publicly available as soon as practicable after receiving it.</p> <p>CRC supports the inclusion of the most up to date Airport Noise Contours as a Qualifying Matter subject to the findings of the peer review of the independent expert panel. Until that process has been completed, CRC supports the use of the contours as included in the current CRPS as a Qualifying Matter.</p>	
Environment Canterbury / Canterbury Regional Council/689.79	Miles Premises Ltd/ #FS2050.35	Seek Amendment	<p>[That the Airport Noise] Contours as included in the current CRPS [are used] as a Qualifying Matter [until] the finalised remodelled Airport Noise Contours resulting from the peer review of the independent expert panel [have been introduced to the CRPS via a review process].</p> <p>The operative Airport Noise Contours are contained in the CRPS. The CRPS is due for review, with a notification date set for December 2024. Prior to initiating this review, CRC has requested, in accordance with Policy 6.3.11(3) of the CRPS that Christchurch International Airport Limited undertake a remodelling of the Airport Noise Contours. A peer review of the inputs, assumptions and outcomes of the remodelling is being undertaken by an independent expert panel. CRC will make the summary report of the remodelling publicly available as soon as practicable after receiving it.</p> <p>CRC supports the inclusion of the most up to date Airport Noise Contours as a Qualifying Matter subject to the findings of the peer review of the independent expert panel. Until that process has been completed, CRC supports the use of the contours as included in the current CRPS as a Qualifying Matter.</p>	Seek Amendment
Environment Canterbury / Canterbury Regional Council/689.79	Christchurch International Airport Limited/ #FS2052.32	Seek Amendment	<p>[That the Airport Noise] Contours as included in the current CRPS [are used] as a Qualifying Matter [until] the finalised remodelled Airport Noise Contours resulting from the peer review of the independent expert panel [have been introduced to the CRPS via a review process].</p> <p>The operative Airport Noise Contours are contained in the CRPS. The CRPS is due for review, with a notification date set for December 2024. Prior to initiating this review, CRC has requested, in accordance with Policy 6.3.11(3) of the CRPS that Christchurch International Airport Limited undertake a remodelling of the Airport Noise Contours. A peer review of the inputs, assumptions and outcomes of the remodelling is being undertaken by an independent expert panel. CRC will make the summary report of the remodelling publicly available as soon as practicable after receiving it.</p> <p>CRC supports the inclusion of the most up to date Airport Noise Contours as a Qualifying Matter subject to the findings of the peer review of the independent expert panel. Until that process has been completed, CRC supports the use of the contours as included in the current CRPS as a Qualifying Matter.</p>	Support
Environment Canterbury / Canterbury Regional Council/689.79	Kauri Lodge Rest Home 2008 Limited/ #FS2059.33	Seek Amendment	<p>[That the Airport Noise] Contours as included in the current CRPS [are used] as a Qualifying Matter [until] the finalised remodelled Airport Noise Contours resulting from the peer review of the independent expert panel [have been introduced to the CRPS via a review process].</p> <p>The operative Airport Noise Contours are contained in the CRPS. The CRPS is due for review, with a notification date set for December 2024. Prior to initiating this review, CRC has requested, in accordance with Policy 6.3.11(3) of the CRPS that Christchurch International Airport Limited undertake a remodelling of the Airport Noise Contours. A peer review of the inputs, assumptions and outcomes of the remodelling is being undertaken by an independent expert panel. CRC will make the summary report of the remodelling publicly available as soon as practicable after receiving it.</p> <p>CRC supports the inclusion of the most up to date Airport Noise Contours as a Qualifying Matter subject to the findings of the peer review of the independent expert panel. Until that process has been completed, CRC supports the use of the contours as included in the current CRPS as a Qualifying Matter.</p>	Support
Environment Canterbury / Canterbury Regional Council/689.79	Davie Lovell-Smith Limited/ #FS2067.1	Seek Amendment	<p>[That the Airport Noise] Contours as included in the current CRPS [are used] as a Qualifying Matter [until] the finalised remodelled Airport Noise Contours resulting from the peer review of the independent expert panel [have been introduced to the CRPS via a review process].</p> <p>The operative Airport Noise Contours are contained in the CRPS. The CRPS is due for review, with a notification date set for December 2024. Prior to initiating this review, CRC has requested, in accordance with Policy 6.3.11(3) of the CRPS that Christchurch International Airport Limited undertake a remodelling of the Airport Noise Contours. A peer review of the inputs, assumptions and outcomes of the remodelling is being undertaken by an independent expert panel. CRC will make the summary report of the remodelling publicly available as soon as practicable after receiving it.</p>	Support

			CRC supports the inclusion of the most up to date Airport Noise Contours as a Qualifying Matter subject to the findings of the peer review of the independent expert panel. Until that process has been completed, CRC supports the use of the contours as included in the current CRPS as a Qualifying Matter.	
Environment Canterbury / Canterbury Regional Council/689.79	Kāinga Ora/ #FS2082.430	Seek Amendment	<p>[That the Airport Noise] Contours as included in the current CRPS [are used] as a Qualifying Matter [until] the finalised remodelled Airport Noise Contours resulting from the peer review of the independent expert panel [have been introduced to the CRPS via a review process].</p> <p>The operative Airport Noise Contours are contained in the CRPS. The CRPS is due for review, with a notification date set for December 2024. Prior to initiating this review, CRC has requested, in accordance with Policy 6.3.11(3) of the CRPS that Christchurch International Airport Limited undertake a remodelling of the Airport Noise Contours. A peer review of the inputs, assumptions and outcomes of the remodelling is being undertaken by an independent expert panel. CRC will make the summary report of the remodelling publicly available as soon as practicable after receiving it.</p> <p>CRC supports the inclusion of the most up to date Airport Noise Contours as a Qualifying Matter subject to the findings of the peer review of the independent expert panel. Until that process has been completed, CRC supports the use of the contours as included in the current CRPS as a Qualifying Matter.</p>	Oppose
Environment Canterbury / Canterbury Regional Council/689.79	Holly Lea Village Limited/ #FS2091.1	Seek Amendment	<p>[That the Airport Noise] Contours as included in the current CRPS [are used] as a Qualifying Matter [until] the finalised remodelled Airport Noise Contours resulting from the peer review of the independent expert panel [have been introduced to the CRPS via a review process].</p> <p>The operative Airport Noise Contours are contained in the CRPS. The CRPS is due for review, with a notification date set for December 2024. Prior to initiating this review, CRC has requested, in accordance with Policy 6.3.11(3) of the CRPS that Christchurch International Airport Limited undertake a remodelling of the Airport Noise Contours. A peer review of the inputs, assumptions and outcomes of the remodelling is being undertaken by an independent expert panel. CRC will make the summary report of the remodelling publicly available as soon as practicable after receiving it.</p> <p>CRC supports the inclusion of the most up to date Airport Noise Contours as a Qualifying Matter subject to the findings of the peer review of the independent expert panel. Until that process has been completed, CRC supports the use of the contours as included in the current CRPS as a Qualifying Matter.</p>	Support
Environment Canterbury / Canterbury Regional Council/689.79	Summerset Group Holdings Limited/ #FS2097.100	Seek Amendment	<p>[That the Airport Noise] Contours as included in the current CRPS [are used] as a Qualifying Matter [until] the finalised remodelled Airport Noise Contours resulting from the peer review of the independent expert panel [have been introduced to the CRPS via a review process].</p> <p>The operative Airport Noise Contours are contained in the CRPS. The CRPS is due for review, with a notification date set for December 2024. Prior to initiating this review, CRC has requested, in accordance with Policy 6.3.11(3) of the CRPS that Christchurch International Airport Limited undertake a remodelling of the Airport Noise Contours. A peer review of the inputs, assumptions and outcomes of the remodelling is being undertaken by an independent expert panel. CRC will make the summary report of the remodelling publicly available as soon as practicable after receiving it.</p> <p>CRC supports the inclusion of the most up to date Airport Noise Contours as a Qualifying Matter subject to the findings of the peer review of the independent expert panel. Until that process has been completed, CRC supports the use of the contours as included in the current CRPS as a Qualifying Matter.</p>	Support
Environment Canterbury / Canterbury Regional Council/689.79	Kainga Ora - Homes and Communities / #FS2099.4	Seek Amendment	<p>[That the Airport Noise] Contours as included in the current CRPS [are used] as a Qualifying Matter [until] the finalised remodelled Airport Noise Contours resulting from the peer review of the independent expert panel [have been introduced to the CRPS via a review process].</p> <p>The operative Airport Noise Contours are contained in the CRPS. The CRPS is due for review, with a notification date set for December 2024. Prior to initiating this review, CRC has requested, in accordance with Policy 6.3.11(3) of the CRPS that Christchurch International Airport Limited undertake a remodelling of the Airport Noise Contours. A peer review of the inputs, assumptions and outcomes of the remodelling is being undertaken by an independent expert panel. CRC will make the summary report of the remodelling publicly available as soon as practicable after receiving it.</p> <p>CRC supports the inclusion of the most up to date Airport Noise Contours as a Qualifying Matter subject to the findings of the peer review of the independent expert panel. Until that process has been completed, CRC supports the use of the contours as included in the current CRPS as a Qualifying Matter.</p>	Oppose

Environment Canterbury / Canterbury Regional Council/689.79	Aston Consultants / #FS2100.1	Seek Amendment	<p>[That the Airport Noise] Contours as included in the current CRPS [are used] as a Qualifying Matter [until] the finalised remodelled Airport Noise Contours resulting from the peer review of the independent expert panel [have been introduced to the CRPS via a review process].</p> <p>The operative Airport Noise Contours are contained in the CRPS. The CRPS is due for review, with a notification date set for December 2024. Prior to initiating this review, CRC has requested, in accordance with Policy 6.3.11(3) of the CRPS that Christchurch International Airport Limited undertake a remodelling of the Airport Noise Contours. A peer review of the inputs, assumptions and outcomes of the remodelling is being undertaken by an independent expert panel. CRC will make the summary report of the remodelling publicly available as soon as practicable after receiving it.</p> <p>CRC supports the inclusion of the most up to date Airport Noise Contours as a Qualifying Matter subject to the findings of the peer review of the independent expert panel. Until that process has been completed, CRC supports the use of the contours as included in the current CRPS as a Qualifying Matter.</p>	Oppose
Environment Canterbury / Canterbury Regional Council/689.79	Aston Consultants / #FS2101.1	Seek Amendment	<p>[That the Airport Noise] Contours as included in the current CRPS [are used] as a Qualifying Matter [until] the finalised remodelled Airport Noise Contours resulting from the peer review of the independent expert panel [have been introduced to the CRPS via a review process].</p> <p>The operative Airport Noise Contours are contained in the CRPS. The CRPS is due for review, with a notification date set for December 2024. Prior to initiating this review, CRC has requested, in accordance with Policy 6.3.11(3) of the CRPS that Christchurch International Airport Limited undertake a remodelling of the Airport Noise Contours. A peer review of the inputs, assumptions and outcomes of the remodelling is being undertaken by an independent expert panel. CRC will make the summary report of the remodelling publicly available as soon as practicable after receiving it.</p> <p>CRC supports the inclusion of the most up to date Airport Noise Contours as a Qualifying Matter subject to the findings of the peer review of the independent expert panel. Until that process has been completed, CRC supports the use of the contours as included in the current CRPS as a Qualifying Matter.</p>	Oppose
Environment Canterbury / Canterbury Regional Council/689.79	Aston Consultants / #FS2102.1	Seek Amendment	<p>[That the Airport Noise] Contours as included in the current CRPS [are used] as a Qualifying Matter [until] the finalised remodelled Airport Noise Contours resulting from the peer review of the independent expert panel [have been introduced to the CRPS via a review process].</p> <p>The operative Airport Noise Contours are contained in the CRPS. The CRPS is due for review, with a notification date set for December 2024. Prior to initiating this review, CRC has requested, in accordance with Policy 6.3.11(3) of the CRPS that Christchurch International Airport Limited undertake a remodelling of the Airport Noise Contours. A peer review of the inputs, assumptions and outcomes of the remodelling is being undertaken by an independent expert panel. CRC will make the summary report of the remodelling publicly available as soon as practicable after receiving it.</p> <p>CRC supports the inclusion of the most up to date Airport Noise Contours as a Qualifying Matter subject to the findings of the peer review of the independent expert panel. Until that process has been completed, CRC supports the use of the contours as included in the current CRPS as a Qualifying Matter.</p>	Oppose
Environment Canterbury / Canterbury Regional Council/689.79	Waka Kotahi NZ Transport Agency / #FS2104.1	Seek Amendment	<p>[That the Airport Noise] Contours as included in the current CRPS [are used] as a Qualifying Matter [until] the finalised remodelled Airport Noise Contours resulting from the peer review of the independent expert panel [have been introduced to the CRPS via a review process].</p> <p>The operative Airport Noise Contours are contained in the CRPS. The CRPS is due for review, with a notification date set for December 2024. Prior to initiating this review, CRC has requested, in accordance with Policy 6.3.11(3) of the CRPS that Christchurch International Airport Limited undertake a remodelling of the Airport Noise Contours. A peer review of the inputs, assumptions and outcomes of the remodelling is being undertaken by an independent expert panel. CRC will make the summary report of the remodelling publicly available as soon as practicable after receiving it.</p> <p>CRC supports the inclusion of the most up to date Airport Noise Contours as a Qualifying Matter subject to the findings of the peer review of the independent expert panel. Until that process has been completed, CRC supports the use of the contours as included in the current CRPS as a Qualifying Matter.</p>	Support
Environment Canterbury / Canterbury Regional Council/689.79	Christchurch International Airport	Seek Amendment		Oppose

Regional Council/689.79	Limited/ #FS2105.1		<p>[That the Airport Noise] Contours as included in the current CRPS [are used] as a Qualifying Matter [until] the finalised remodelled Airport Noise Contours resulting from the peer review of the independent expert panel [have been introduced to the CRPS via a review process].</p> <p>The operative Airport Noise Contours are contained in the CRPS. The CRPS is due for review, with a notification date set for December 2024. Prior to initiating this review, CRC has requested, in accordance with Policy 6.3.11(3) of the CRPS that Christchurch International Airport Limited undertake a remodelling of the Airport Noise Contours. A peer review of the inputs, assumptions and outcomes of the remodelling is being undertaken by an independent expert panel. CRC will make the summary report of the remodelling publicly available as soon as practicable after receiving it.</p> <p>CRC supports the inclusion of the most up to date Airport Noise Contours as a Qualifying Matter subject to the findings of the peer review of the independent expert panel. Until that process has been completed, CRC supports the use of the contours as included in the current CRPS as a Qualifying Matter.</p>	
Environment Canterbury / Canterbury Regional Council/689.79	Te Tuapapa Kura Kainga - Ministry of Housing and Urban Development (HUD)/ #FS2106.1	Seek Amendment	<p>[That the Airport Noise] Contours as included in the current CRPS [are used] as a Qualifying Matter [until] the finalised remodelled Airport Noise Contours resulting from the peer review of the independent expert panel [have been introduced to the CRPS via a review process].</p> <p>The operative Airport Noise Contours are contained in the CRPS. The CRPS is due for review, with a notification date set for December 2024. Prior to initiating this review, CRC has requested, in accordance with Policy 6.3.11(3) of the CRPS that Christchurch International Airport Limited undertake a remodelling of the Airport Noise Contours. A peer review of the inputs, assumptions and outcomes of the remodelling is being undertaken by an independent expert panel. CRC will make the summary report of the remodelling publicly available as soon as practicable after receiving it.</p> <p>CRC supports the inclusion of the most up to date Airport Noise Contours as a Qualifying Matter subject to the findings of the peer review of the independent expert panel. Until that process has been completed, CRC supports the use of the contours as included in the current CRPS as a Qualifying Matter.</p>	Support
Independent Producers Limited/ #729.2		Seek Amendment	The submitter requests that Council amend the zoning of 330, 250 and 232 Styx Mill Road (Lot 4 DP 311370, Lot 5 DP 311370, Lot 6 DP 311370) from Rural Urban Fringe to Future Urban Zone, without the Air Noise Contour overlay.	
Independent Producers Limited/729.2	Christchurch International Airport Limited/ #FS2052.118	Seek Amendment	The submitter requests that Council amend the zoning of 330, 250 and 232 Styx Mill Road (Lot 4 DP 311370, Lot 5 DP 311370, Lot 6 DP 311370) from Rural Urban Fringe to Future Urban Zone, without the Air Noise Contour overlay. The submitter seeks the rezoning of 330, 250 and 232 Styx Mill Road (Lot 4 DP 311370, Lot 5 DP 311370, Lot 6 DP 311370), shown on the existing District Planning Maps as being Rural Urban Fringe and located within the 50dB Ldn Air Noise Contour to be zoned Future Urban Zone. This rezoning is sought on the basis that the Airport Noise Contours have been remodelled and have been used as a qualifying matter as part of PC14 and that the contours will no longer be located on these parcels of land.	Oppose
Christian Jordan/ #737.3		Oppose	Remove QM-Airport Noise as a restriction on application of MDRS zone.	
Christian Jordan/737.3	Anne Dingwall/ #FS2037.1473	Oppose	Remove QM-Airport Noise as a restriction on application of MDRS zone. There is no justification and it is potentially unlawful to reduce density due to the Airport Noise zone given that noise can be mitigated through construction and design. The close proximity to Education facilities, transport links etc and good ground conditions mean the principle MDRS should be adopted with limits to recession planes and heights as outlined further below	Oppose
Christian Jordan/737.3	Christchurch International Airport Limited/ #FS2052.54	Oppose	Remove QM-Airport Noise as a restriction on application of MDRS zone. There is no justification and it is potentially unlawful to reduce density due to the Airport Noise zone given that noise can be mitigated through construction and design. The close proximity to Education facilities, transport links etc and good ground conditions mean the principle MDRS should be adopted with limits to recession planes and heights as outlined further below	Oppose
Andrew Kyle/ #833.2		Oppose	That the 50dBA air noise contour be excluded from becoming a Qualifying Matter.	
Andrew Kyle/833.2	Christchurch International Airport Limited/ #FS2052.89	Oppose	<p>That the 50dBA air noise contour be excluded from becoming a Qualifying Matter. 3. Plan change 14 is stated as being designed to bring Christchurch's District Plan in line with government direction that has been given via the National Policy Statement-Urban Development (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act (The Act) to enable more development in the city's urban footprint.</p> <p>4. However, it quickly becomes clear via the raft of new and modified. Qualifying Matters that what is at play in this plan change, is a move to significantly push back against the new national standards.</p> <p>5. While the lawyers, consultants, planners and Others on billable hours will enjoy this farce the question remains: Where will the needed 40,000 new homes be enabled?</p> <p>6. It has been indicated that a very high threshold of evidence is needed in order to establish an issue as a Qualifying Matter. The impact of these matters is to defeat the very intent of the Governmental intensification direction. Therefore, it is not surprising that the evidential threshold should be extremely high. The legal battles over what is and is not deemed to be</p>	Oppose

			<p>a Qualifying matter will, I submit ensure that the needed Intensification will be stalled, significantly.</p> <p>7. The qualifying Matter that I am submitting on is the CIAL Noise residential activity avoidance contour, specifically the 50 dBA Ldn air noise Contour. This noise level equates to a slightly elevated speech. This contour impacts and negates new residential home building on hundreds of acres surrounding the Christchurch International Airport. These contours were required to be re-evaluated every ten years last due 2017 and are currently subject to protracted re-evaluation following Regional Councils requiring CIAL to do so in 2022.</p> <p>9. If the 50dBA air noise contour is permitted to be entrenched as a Qualifying Matter, then the opportunity for residential housing to be enabled on the safest remaining undeveloped land in Christchurch will be lost. Again, where are these 40,000 new homes going?</p>	
Historic Places Canterbury/ #835.5		Support	The submitter supports this qualifying matter.	
Historic Places Canterbury/835.5	Anne Dingwall/ #FS2037.592	Support	<p>The submitter supports this qualifying matter.</p> <p>The submitter strongly supports all the proposed Qualifying Matters, but in particular those matters listed under Matters of National Importance (RMAs.6), including historic heritage; Public Open Space Areas; Residential Heritage Areas and Residential Character Areas; Sunlight Access; Riccarton Bush Interface; and the Otakaro Avon River Corridor.</p> <p>Although their concerns as a group relate primarily to heritage, we consider that many of the other qualifying matters such as the Tsunami Management Areas and Vacuum Sewer Wastewater Constraint and Low Public Transport Accessibility Areas are sensible qualifying matters which will help to protect quite large areas of the city from the random high density developments that will have adverse consequences in the longer term, and will also help to maintain their existing character.</p>	Support
Historic Places Canterbury/835.5	Anne Dingwall/ #FS2037.690	Support	<p>The submitter supports this qualifying matter.</p> <p>The submitter strongly supports all the proposed Qualifying Matters, but in particular those matters listed under Matters of National Importance (RMAs.6), including historic heritage; Public Open Space Areas; Residential Heritage Areas and Residential Character Areas; Sunlight Access; Riccarton Bush Interface; and the Otakaro Avon River Corridor.</p> <p>Although their concerns as a group relate primarily to heritage, we consider that many of the other qualifying matters such as the Tsunami Management Areas and Vacuum Sewer Wastewater Constraint and Low Public Transport Accessibility Areas are sensible qualifying matters which will help to protect quite large areas of the city from the random high density developments that will have adverse consequences in the longer term, and will also help to maintain their existing character.</p>	Support
Robert Leonard Broughton/ #851.7		Seek Amendment	[Seek] the properties on the southern side of Rata Street, should, for reason and consistency, all be included in the Airport Noise Influence Zone.	
Robert Leonard Broughton/851.7	Christchurch International Airport Limited/ #FS2052.98	Seek Amendment	[Seek] the properties on the southern side of Rata Street, should, for reason and consistency, all be included in the Airport Noise Influence Zone. Modelling is not an exact process and I fail to understand that, whilst the properties on the north side of Rata Street are in the zone, those on the south side some 20 metres away are not. Often when in my lounge at 25 Rata Street (on the south side of Rata Street) I experience substantial vibration and noise from planes flying low overhead that I have rushed outside to see if there was an issue. I can hear the noise from the testing of engines.	Support
Christchurch International Airport Limited (CIAL) / #852.1		Seek Amendment	Amend the spatial extent of the QM on the planning maps to show the outer extent of the updated remodelled 50dBA Ldn Air Noise Annual Average and Outer Envelope contours dated May 2023, and the operative contour, as illustrated on the Plan attached as Appendix A(i).	
Christchurch International Airport Limited (CIAL) /852.1	Sarah Harrow/ #FS2017.1	Seek Amendment	<p>Amend the spatial extent of the QM on the planning maps to show the outer extent of the updated remodelled 50dBA Ldn Air Noise Annual Average and Outer Envelope contours dated May 2023, and the operative contour, as illustrated on the Plan attached as Appendix A(i).</p> <p>The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022.</p> <p>Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</p> <p>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.</p>	Support



- ▭ 2023 remodelled 50dBA Ldn Air Noise Contour (outer envelope)
- ▭ 2023 remodelled 50dBA Ldn Air Noise Contour (annual average)
- - - Operative plan 50dBA Ldn contour (as shown on Map A of the CRPS)
- ▭ Christchurch City

Sources:
 Marshall Day
<https://gis.ecan.govt.nz/arcgis/rest/services/Public/LURP/MapServer/4>
 Stats NZ
 Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY)
<https://www.openstreetmap.org> and contributors.
 Produced on: 12/05/2023

Christchurch International Airport Limited (CIAL) /852.1

Summerset Group Holdings Limited/ #FS2022.2

Seek Amendment

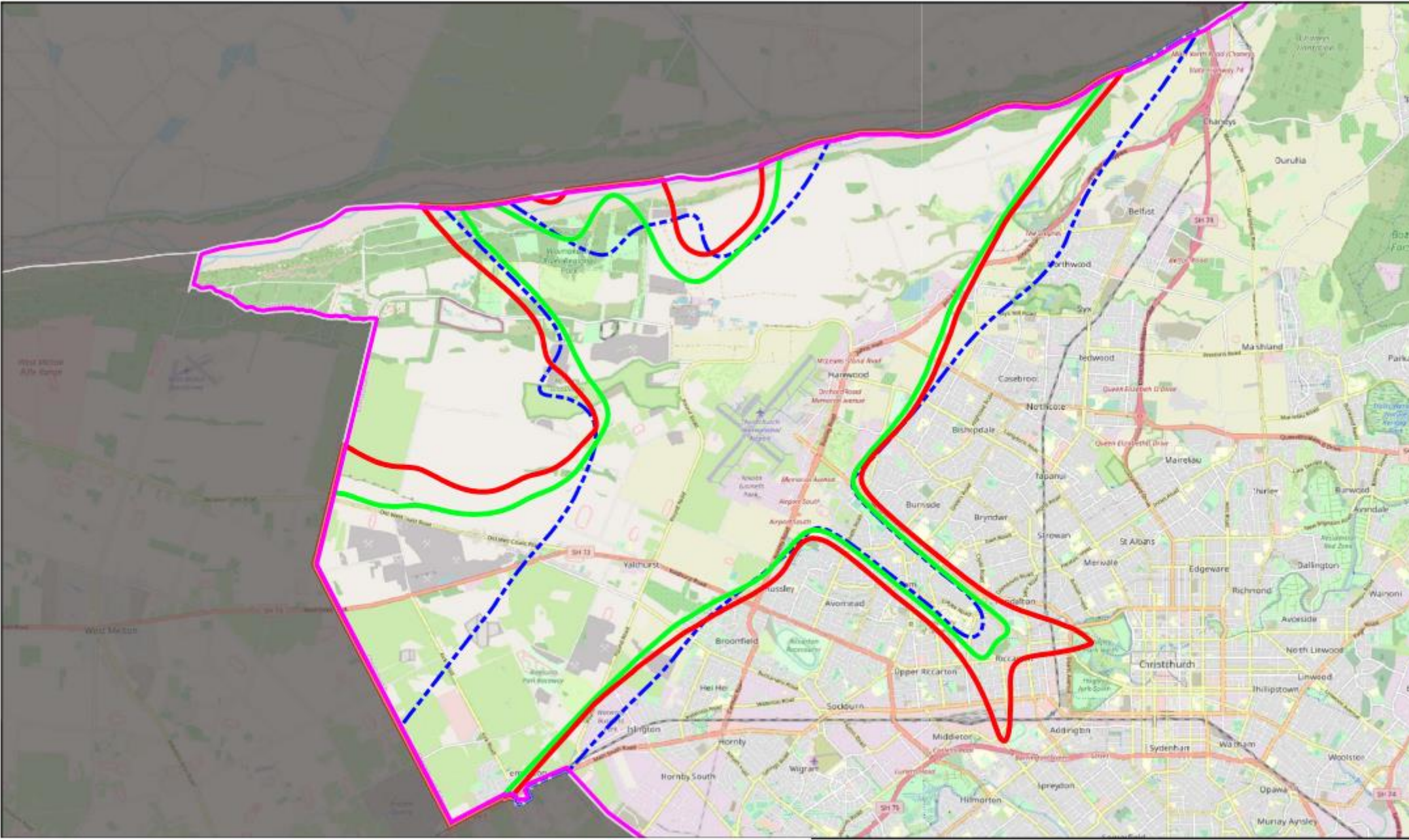
Amend the spatial extent of the QM on the planning maps to show the outer extent of the updated remodelled 50dBA Ldn Air Noise Annual Average and Outer Envelope contours dated May 2023, and the operative contour, as illustrated on the Plan attached as Appendix A(i).

The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022.

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Oppose



- ▭ 2023 remodelled 50dBA Ldn Air Noise Contour (outer envelope)
- ▭ 2023 remodelled 50dBA Ldn Air Noise Contour (annual average)
- - - Operative plan 50dBA Ldn contour (as shown on Map A of the CRPS)
- ▭ Christchurch City

Sources:
 Marshall Day
<https://gis.ecan.govt.nz/arcgis/rest/services/Public/LURP/MapServer/4>
 Stats NZ
 Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY)
<https://www.openstreetmap.org> and contributors.
 Produced on: 12/05/2023

Christchurch International Airport Limited (CIAL) /852.1

Stantec/ #FS2032.48

Seek Amendment

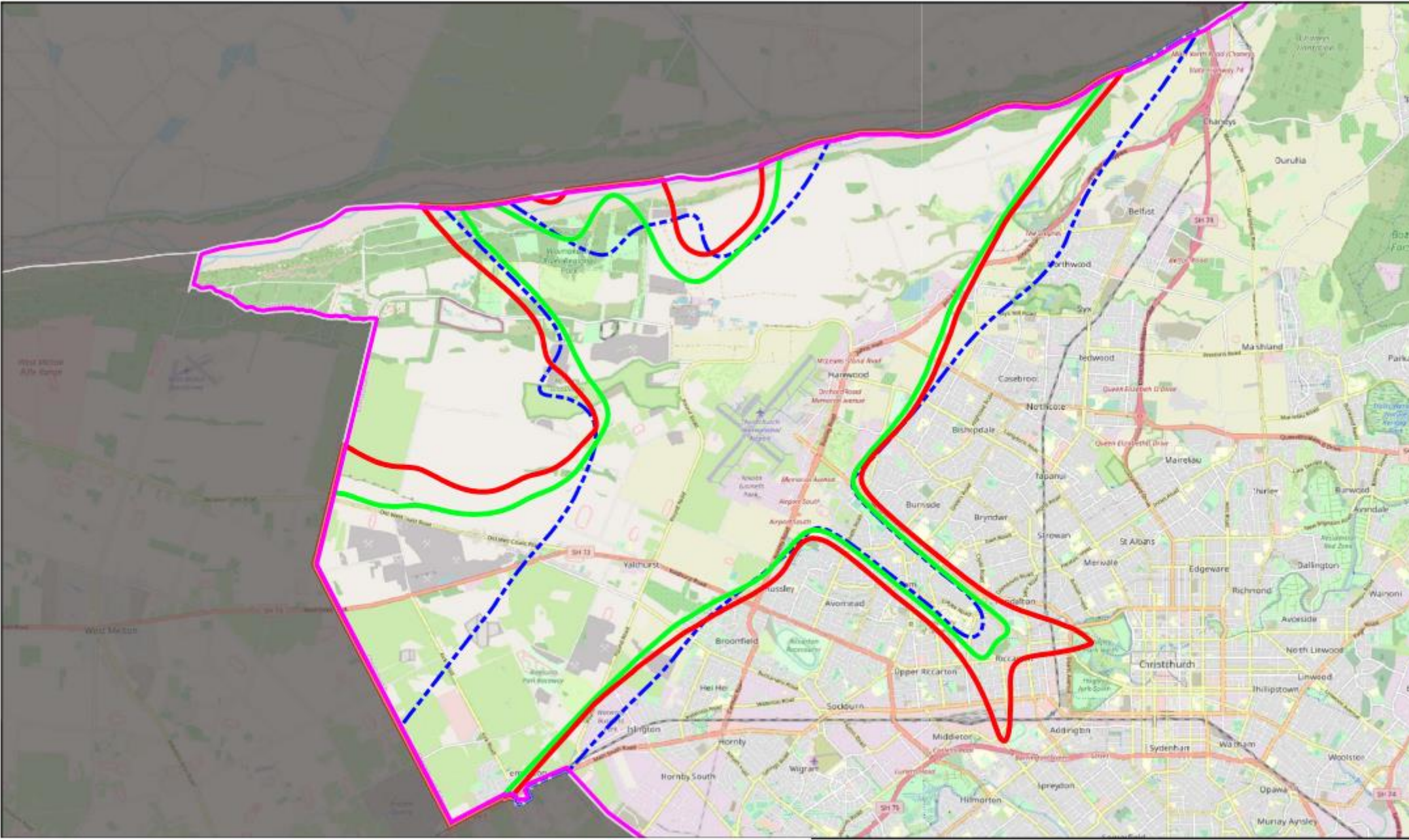
Amend the spatial extent of the QM on the planning maps to show the outer extent of the updated remodelled 50dBA Ldn Air Noise Annual Average and Outer Envelope contours dated May 2023, and the operative contour, as illustrated on the Plan attached as Appendix A(i).

The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022.

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Oppose



- ▭ 2023 remodelled 50dBA Ldn Air Noise Contour (outer envelope)
- ▭ 2023 remodelled 50dBA Ldn Air Noise Contour (annual average)
- - - Operative plan 50dBA Ldn contour (as shown on Map A of the CRPS)
- ▭ Christchurch City

Sources:
 Marshall Day
<https://gis.ecan.govt.nz/arcgis/rest/services/Public/LURP/MapServer/4>
 Stats NZ
 Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY)
<https://www.openstreetmap.org> and contributors.
 Produced on: 12/05/2023

Christchurch International Airport Limited (CIAL) /852.1

Environment Canterbury / Canterbury Regional Council / #FS2034.1

Seek Amendment

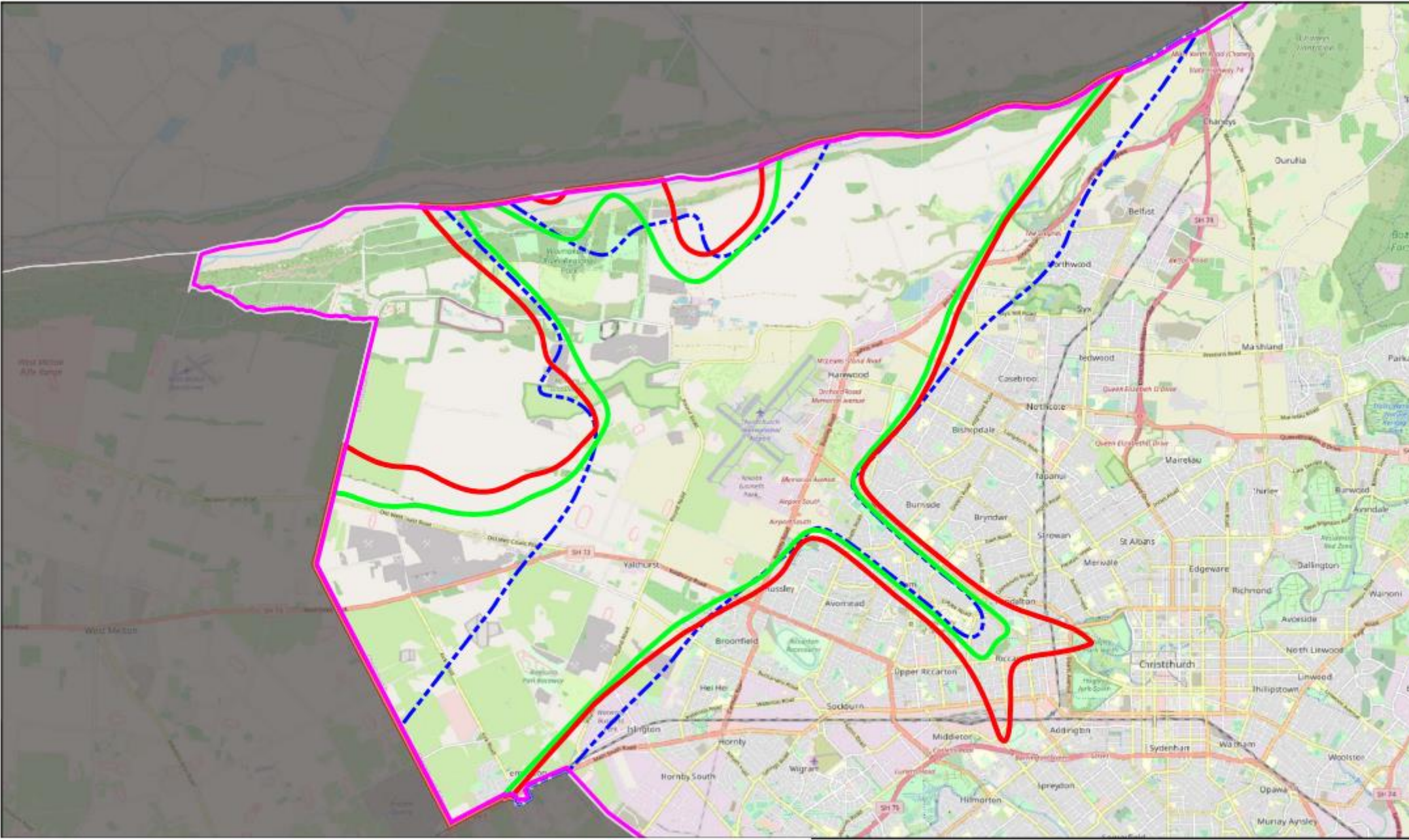
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The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022.

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Oppose



- ▭ 2023 remodelled 50dBA Ldn Air Noise Contour (outer envelope)
- ▭ 2023 remodelled 50dBA Ldn Air Noise Contour (annual average)
- - - Operative plan 50dBA Ldn contour (as shown on Map A of the CRPS)
- ▭ Christchurch City

Sources:
 Marshall Day
<https://gis.ecan.govt.nz/arcgis/rest/services/Public/LURP/MapServer/4>
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<https://www.openstreetmap.org> and contributors.
 Produced on: 12/05/2023

Christchurch International Airport Limited (CIAL) /852.1

Miles Premises Ltd/ #FS2050.1

Seek Amendment

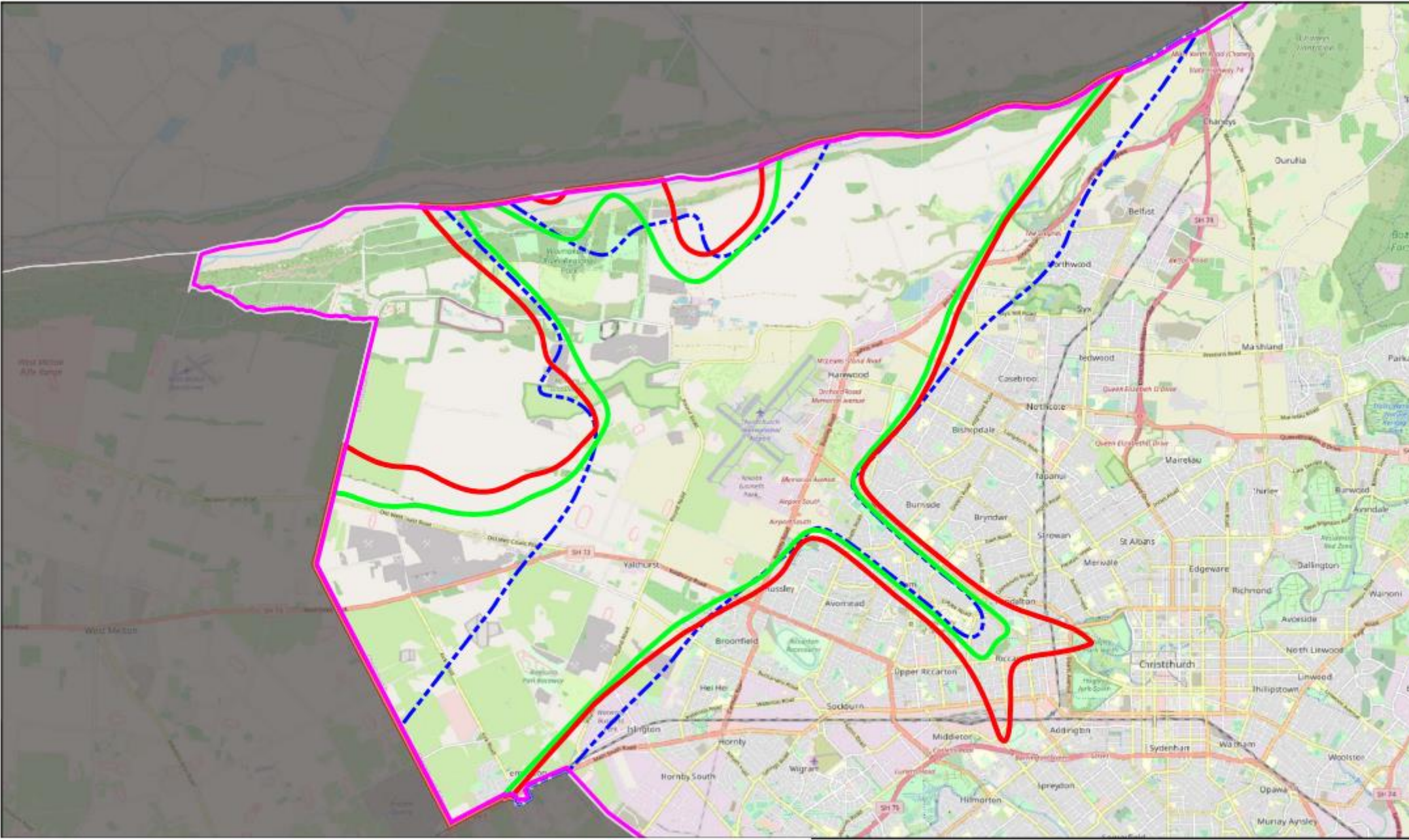
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Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.

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Oppose



- ▭ 2023 remodelled 50dBA Ldn Air Noise Contour (outer envelope)
- ▭ 2023 remodelled 50dBA Ldn Air Noise Contour (annual average)
- - - Operative plan 50dBA Ldn contour (as shown on Map A of the CRPS)
- ▭ Christchurch City

Sources:
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 Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY)
<https://www.openstreetmap.org> and contributors.
 Produced on: 12/05/2023

Christchurch International Airport Limited (CIAL) /852.1

Miles Premises Ltd/ #FS2050.2

Seek Amendment

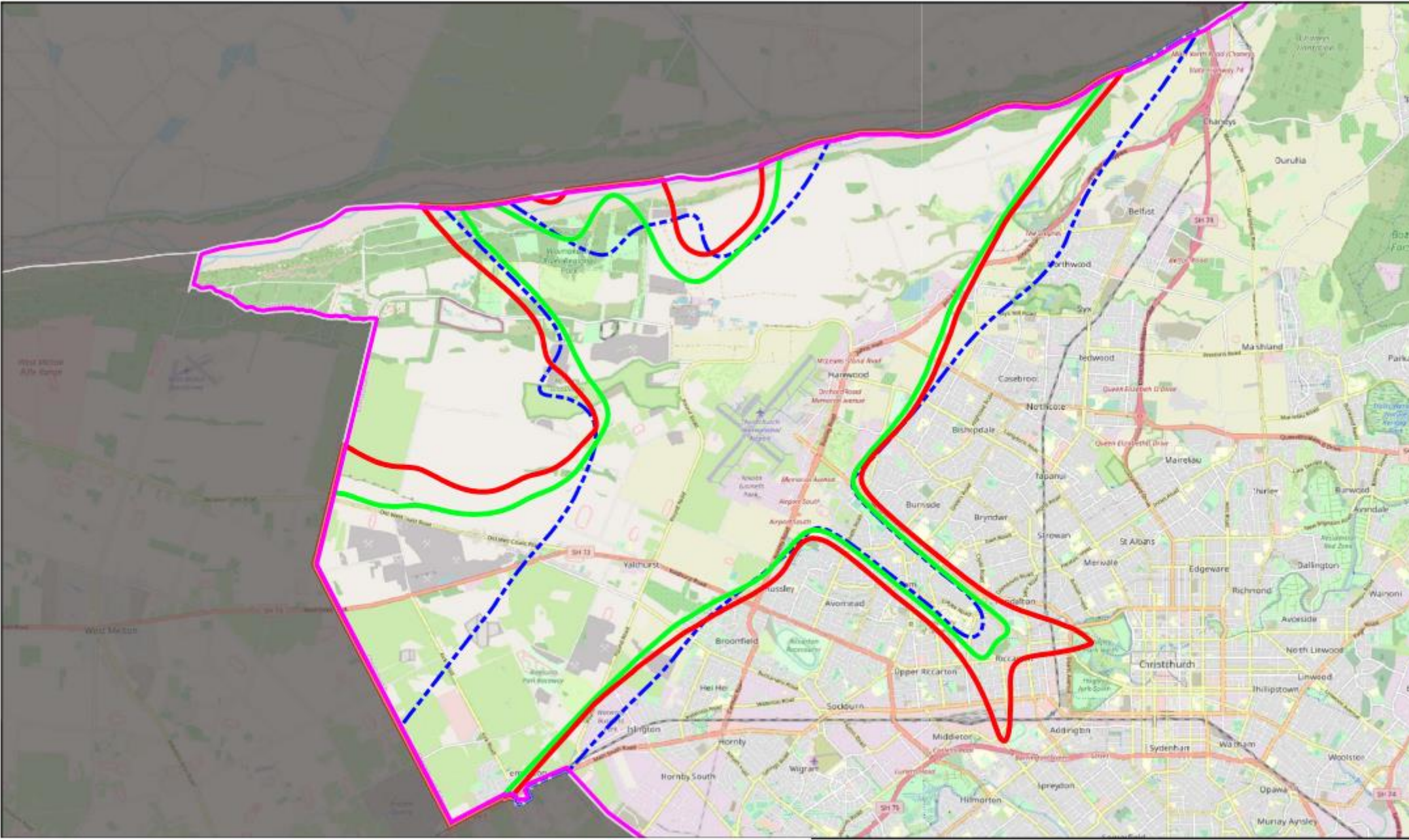
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The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022.

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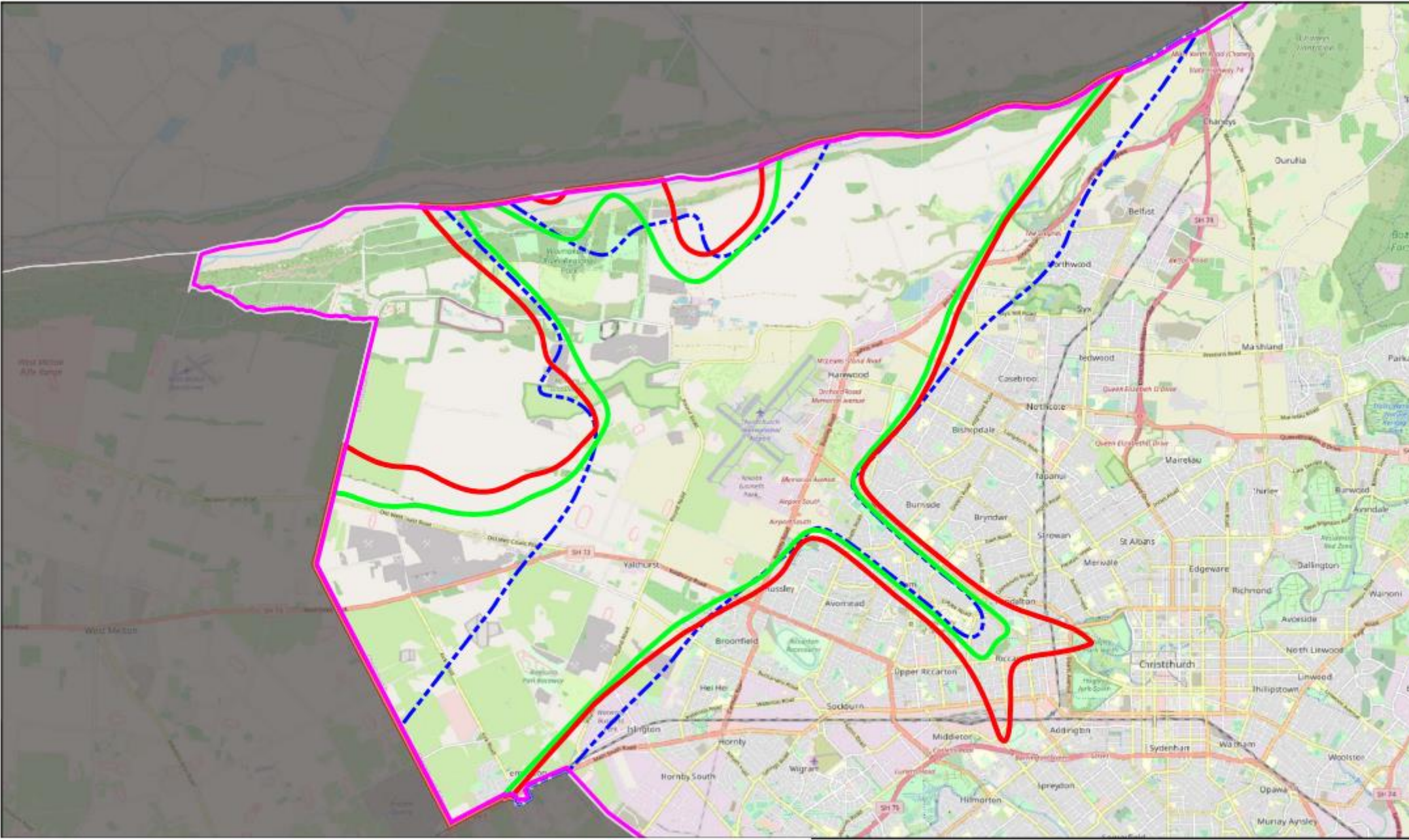
Oppose



- ▭ 2023 remodelled 50dBA Ldn Air Noise Contour (outer envelope)
- ▭ 2023 remodelled 50dBA Ldn Air Noise Contour (annual average)
- - - Operative plan 50dBA Ldn contour (as shown on Map A of the CRPS)
- ▭ Christchurch City

Sources:
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 Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY)
<https://www.openstreetmap.org> and contributors.
 Produced on: 12/05/2023

Christchurch International Airport Limited (CIAL) /852.1	New Zealand Airports Association/ #FS2071.14	Seek Amendment	<p>Amend the spatial extent of the QM on the planning maps to show the outer extent of the updated remodelled 50dBA Ldn Air Noise Annual Average and Outer Envelope contours dated May 2023, and the operative contour, as illustrated on the Plan attached as Appendix A(i).</p> <p>The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022.</p> <p>Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.</p> <p>Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.</p>	Support
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- ▭ 2023 remodelled 50dBA Ldn Air Noise Contour (outer envelope)
- ▭ 2023 remodelled 50dBA Ldn Air Noise Contour (annual average)
- - - Operative plan 50dBA Ldn contour (as shown on Map A of the CRPS)
- ▭ Christchurch City

Sources:
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<https://gis.ecan.govt.nz/arcgis/rest/services/Public/LURP/MapServer/4>
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 Produced on: 12/05/2023

Christchurch International Airport Limited (CIAL) /852.1

Kāinga Ora/ #FS2082.770

Seek Amendment

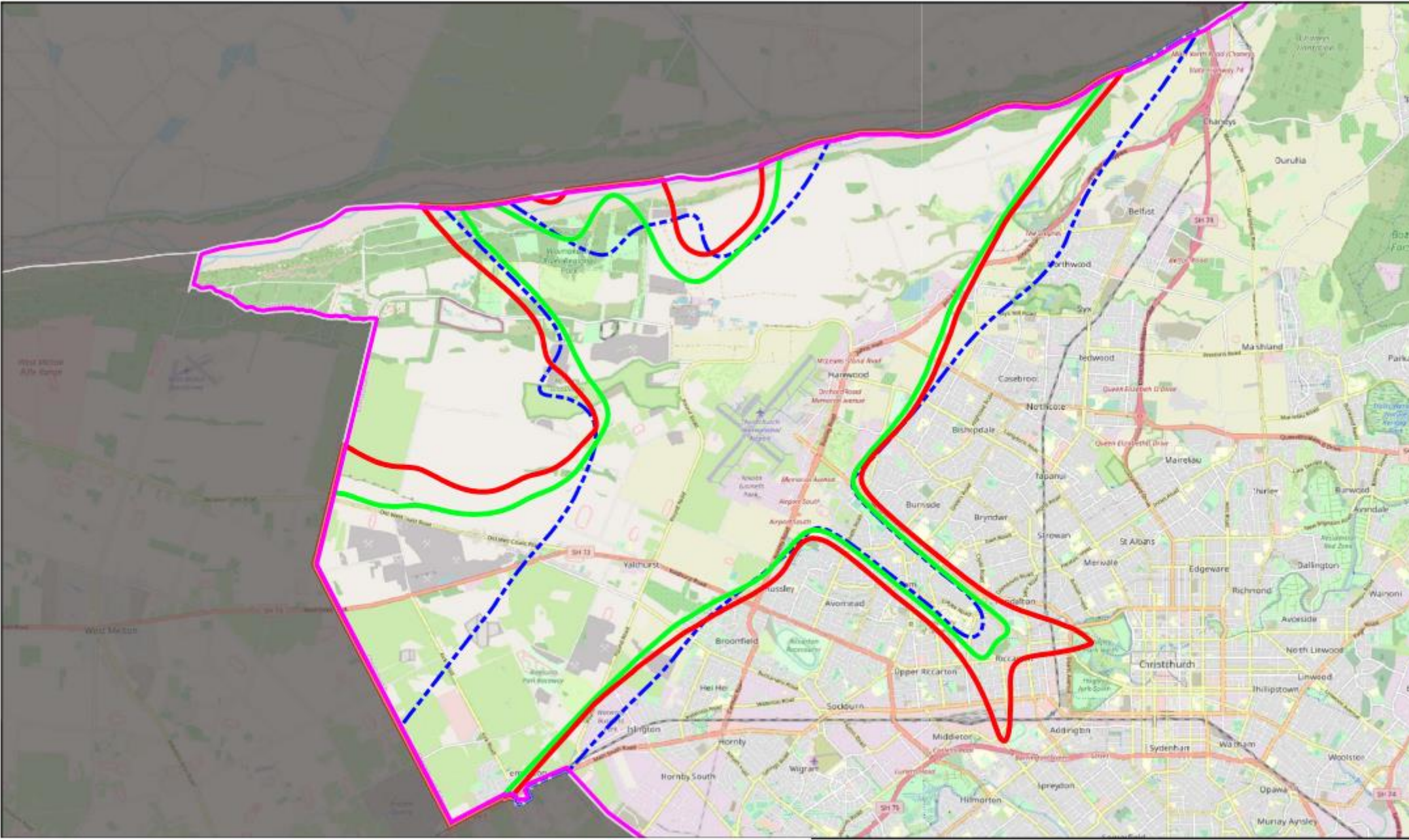
Amend the spatial extent of the QM on the planning maps to show the outer extent of the updated remodelled 50dBA Ldn Air Noise Annual Average and Outer Envelope contours dated May 2023, and the operative contour, as illustrated on the Plan attached as Appendix A(i).

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Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.

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Oppose



- ▭ 2023 remodelled 50dBA Ldn Air Noise Contour (outer envelope)
- ▭ 2023 remodelled 50dBA Ldn Air Noise Contour (annual average)
- - - Operative plan 50dBA Ldn contour (as shown on Map A of the CRPS)
- ▭ Christchurch City

Sources:
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<https://gis.ecan.govt.nz/arcgis/rest/services/Public/LURP/MapServer/4>
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 Produced on: 12/05/2023

Christchurch International Airport Limited (CIAL) /852.1

Troy Lange/
 #FS2087.9

Seek
 Amendment

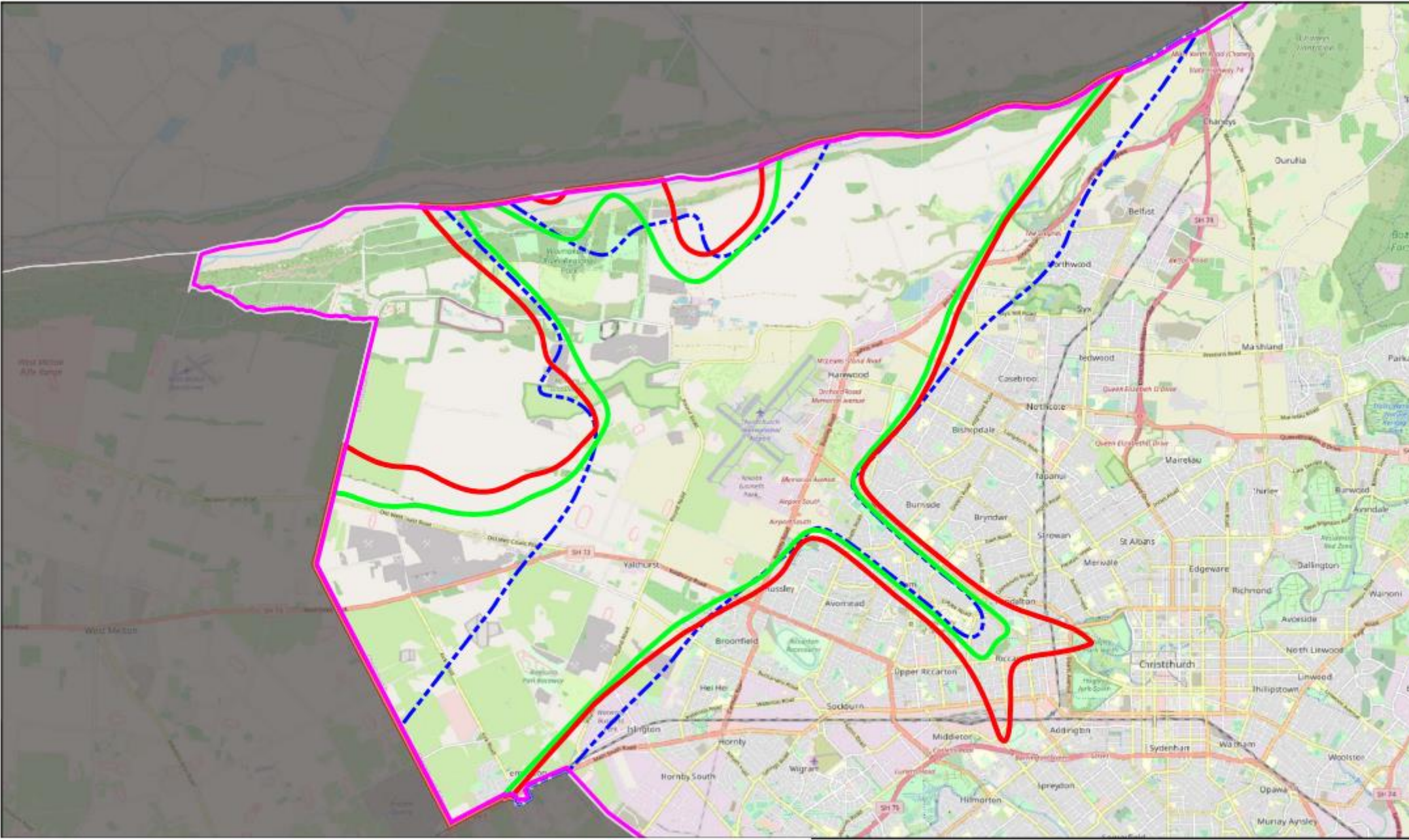
Amend the spatial extent of the QM on the planning maps to show the outer extent of the updated remodelled 50dBA Ldn Air Noise Annual Average and Outer Envelope contours dated May 2023, and the operative contour, as illustrated on the Plan attached as Appendix A(i).

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Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.

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Oppose



- ▭ 2023 remodelled 50dBA Ldn Air Noise Contour (outer envelope)
- ▭ 2023 remodelled 50dBA Ldn Air Noise Contour (annual average)
- - - Operative plan 50dBA Ldn contour (as shown on Map A of the CRPS)
- ▭ Christchurch City

Sources:
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<https://gis.ecan.govt.nz/arcgis/rest/services/Public/LURP/MapServer/4>
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 Produced on: 12/05/2023

Christchurch International Airport Limited (CIAL) /852.1

Fiona Aston/
 #FS2088.10

Seek Amendment

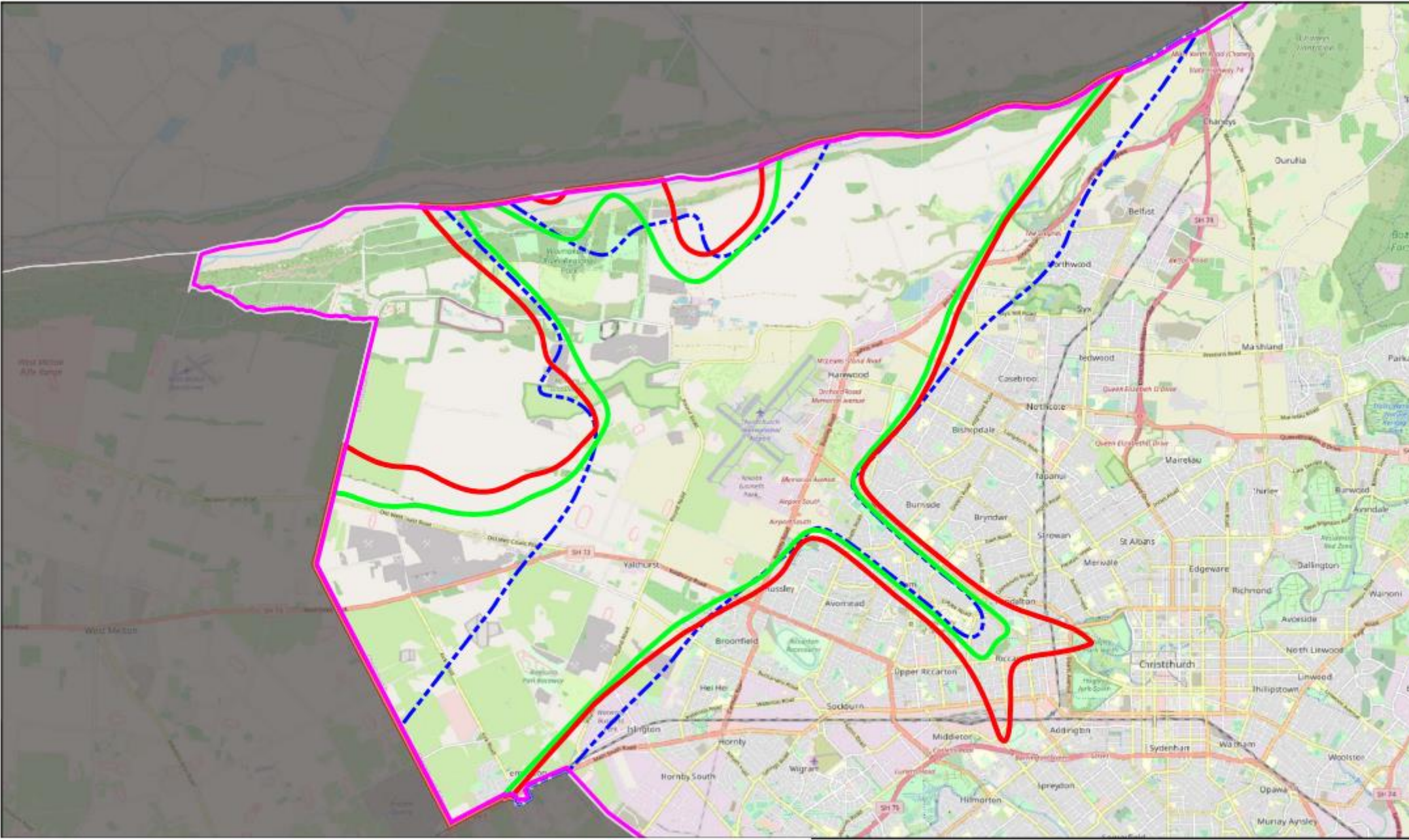
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Oppose



- ▭ 2023 remodelled 50dBA Ldn Air Noise Contour (outer envelope)
- ▭ 2023 remodelled 50dBA Ldn Air Noise Contour (annual average)
- - - Operative plan 50dBA Ldn contour (as shown on Map A of the CRPS)
- ▭ Christchurch City

Sources:
 Marshall Day
<https://gis.ecan.govt.nz/arcgis/rest/services/Public/LURP/MapServer/4>
 Stats NZ
 Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY)
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 Produced on: 12/05/2023

Christchurch International Airport Limited (CIAL) /852.1

Fiona Aston/
 #FS2089.2

Seek Amendment

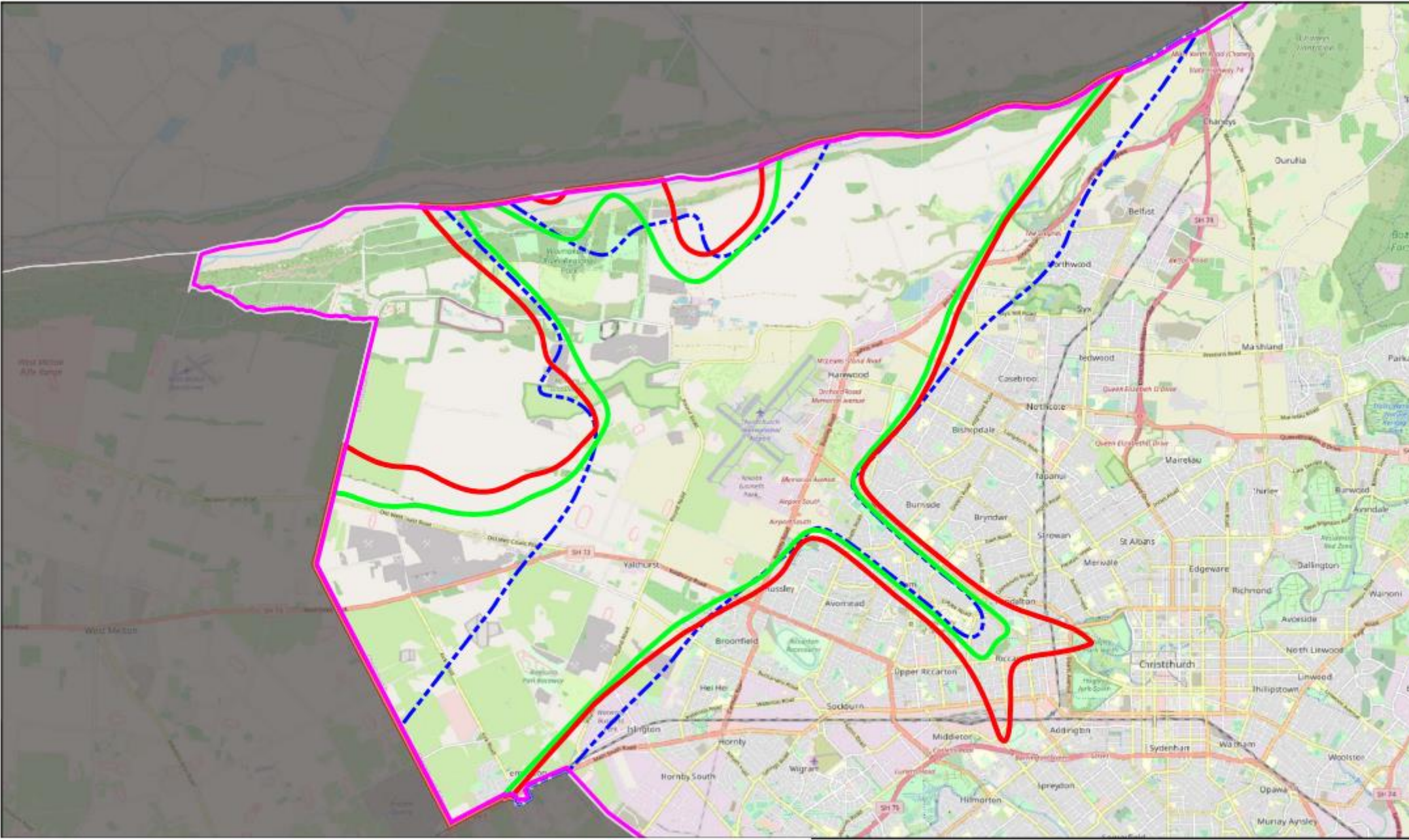
Amend the spatial extent of the QM on the planning maps to show the outer extent of the updated remodelled 50dBA Ldn Air Noise Annual Average and Outer Envelope contours dated May 2023, and the operative contour, as illustrated on the Plan attached as Appendix A(i).

The PC14 planning maps show the spatial extent of the 50dBA Ldn Air Noise Annual Average contour as it existed in February 2022.

Since that time, the final remodelling has been completed and the May 2023 Annual Average and the Outer Envelope contours are different to those from February 2022.

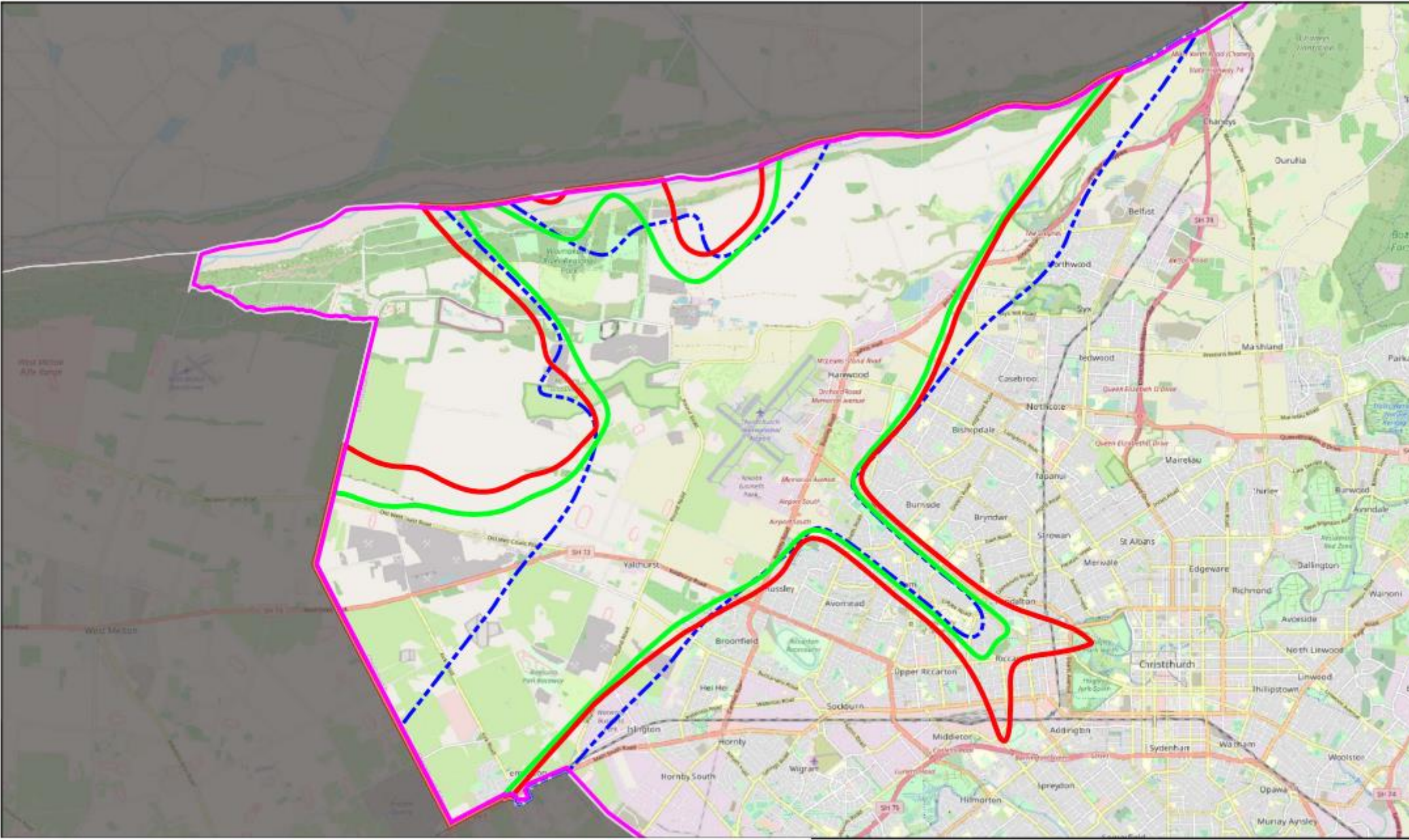
Given this, the spatial extent of the QM as shown on the planning maps requires amendment to cover all areas where sensitive activities may be subject to noise levels of 50dBA Ldn or greater. This, together with the retention of the existing relevant Plan rules, will ensure appropriate amenity outcomes for sensitive activities beneath the contour and to ensure the effective and efficient operation of Christchurch Airport.

Oppose



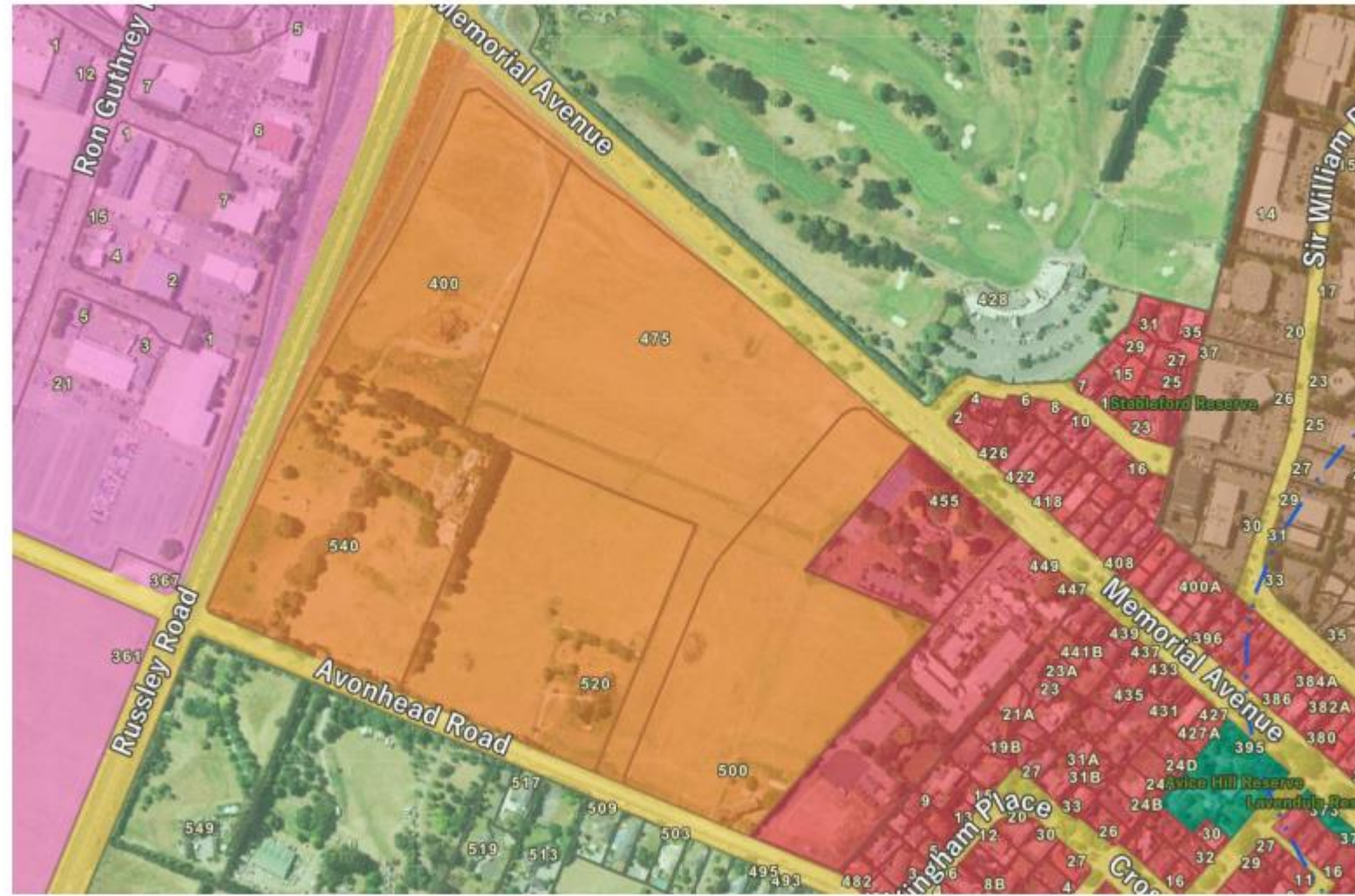
- ▭ 2023 remodelled 50dBA Ldn Air Noise Contour (outer envelope)
- ▭ 2023 remodelled 50dBA Ldn Air Noise Contour (annual average)
- - - Operative plan 50dBA Ldn contour (as shown on Map A of the CRPS)
- ▭ Christchurch City

Sources:
 Marshall Day
<https://gis.ecan.govt.nz/arcgis/rest/services/Public/LURP/MapServer/4>
 Stats NZ
 Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY)
<https://www.openstreetmap.org> and contributors.
 Produced on: 12/05/2023

			 <ul style="list-style-type: none"> ▭ 2023 remodelled 50dBA Ldn Air Noise Contour (outer envelope) ▭ 2023 remodelled 50dBA Ldn Air Noise Contour (annual average) - - - Operative plan 50dBA Ldn contour (as shown on Map A of the CRPS) ▭ Christchurch City <p>Sources: Marshall Day https://gis.ecan.govt.nz/arcgis/rest/services/Public/LURP/MapServer/4 Stats NZ Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY) https://www.openstreetmap.org and contributors. Produced on: 12/05/2023</p>	
Ministry of Housing and Urban Development/ #859.5		Oppose	That the Airport Noise Contours Qualifying Matter be deleted	
Ministry of Housing and Urban Development/859.5	Anne Dingwall/ #FS2037.122 2	Oppose	That the Airport Noise Contours Qualifying Matter be deleted HUD submits that the panel should consider whether this qualifying matter makes the MDRS lessening only to the extent necessary to accommodate the matter. The panel should consider whether alternative treatments may be appropriate instead of density restrictions.	Oppose

Ministry of Housing and Urban Development/859.5	Miles Premises Ltd/ #FS2050.37	Oppose	That the Airport Noise Contours Qualifying Matter be deleted HUD submits that the panel should consider whether this qualifying matter makes the MDRS lessening only to the extent necessary to accommodate the matter. The panel should consider whether alternative treatments may be appropriate instead of density restrictions.	Support
Ministry of Housing and Urban Development/859.5	Christchurch International Airport Limited/ #FS2052.92	Oppose	That the Airport Noise Contours Qualifying Matter be deleted HUD submits that the panel should consider whether this qualifying matter makes the MDRS lessening only to the extent necessary to accommodate the matter. The panel should consider whether alternative treatments may be appropriate instead of density restrictions.	Oppose
Ministry of Housing and Urban Development/859.5	Kauri Lodge Rest Home 2008 Limited/ #FS2059.27	Oppose	That the Airport Noise Contours Qualifying Matter be deleted HUD submits that the panel should consider whether this qualifying matter makes the MDRS lessening only to the extent necessary to accommodate the matter. The panel should consider whether alternative treatments may be appropriate instead of density restrictions.	Support
Ministry of Housing and Urban Development/859.5	New Zealand Airports Association/ #FS2071.39	Oppose	That the Airport Noise Contours Qualifying Matter be deleted HUD submits that the panel should consider whether this qualifying matter makes the MDRS lessening only to the extent necessary to accommodate the matter. The panel should consider whether alternative treatments may be appropriate instead of density restrictions.	Oppose
Sally & Declan Bransfield/ #860.3		Seek Amendment	Supports Residential Suburban Zone around Deans Bush Interface Area, all other areas around Deans Bush should be High Density.	
Sally & Declan Bransfield/860.3	Christchurch International Airport Limited/ #FS2052.113	Seek Amendment	Supports Residential Suburban Zone around Deans Bush Interface Area, all other areas around Deans Bush should be High Density. Maintain residential zone on Deans Bush Interface all else to High Density ,Proximity to schools shops public transport routes hospitals etc Hagley Park not affected by high rise developments All other areas around Deans Bush to be high Density You are creating an island in an area that should be a thriving area I suspect that CCC is being swayed by a small group of NIMBY citizens who do not have Riccartons best intentions at heart and are instead hindering growth by preserving their little enclave	Oppose
David Lawry/ #873.1		Oppose	Remove 50dba Ldn Air Noise Contour as a QM	
David Lawry/873.1	Christchurch International Airport Limited/ #FS2052.56	Oppose	Remove 50dba Ldn Air Noise Contour as a QM - Negative impact on development of residential land beneath contour - Contours are exaggerated and inaccurate and allow a competitive advantage to CIAL - the Contours are due for review. - The air noise contour regime is not fit for use.	Oppose
Miles Premises Ltd/ #883.1		Oppose	Oppose the application of the QM airport noise contour on the 50 dBA Ldn rather than the 57 dBA Ldn.	
Miles Premises Ltd/883.1	Christchurch International Airport Limited/ #FS2052.87	Oppose	Oppose the application of the QM airport noise contour on the 50 dBA Ldn rather than the 57 dBA Ldn. Amend the Airport Noise Qualifying Matter to only apply to areas within the 57 dBA Ldn airportnoise contour, such a contour to be based on a maximum 30 year assessment period having regard to matters such as future growth projections, predicted flight paths and expected flightpaths.	Oppose

Rezone land between the 50 and 57 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including the land identified on the aerial photograph below ie 400, 475 Memorial Avenue and 500, 520 and 540 Avonhead Road.



Applying this QM based on the 50 rather than the 57 dBALdn airport noise contour is unnecessarily conservative and out of step with the relevant NZ noisestandards (NZS 6802) and international best practice. It results in development restrictions which are not justified on reverse sensitivity grounds.

Miles Premises Ltd/883.1

Christchurch International Airport Limited/
#FS2052.106

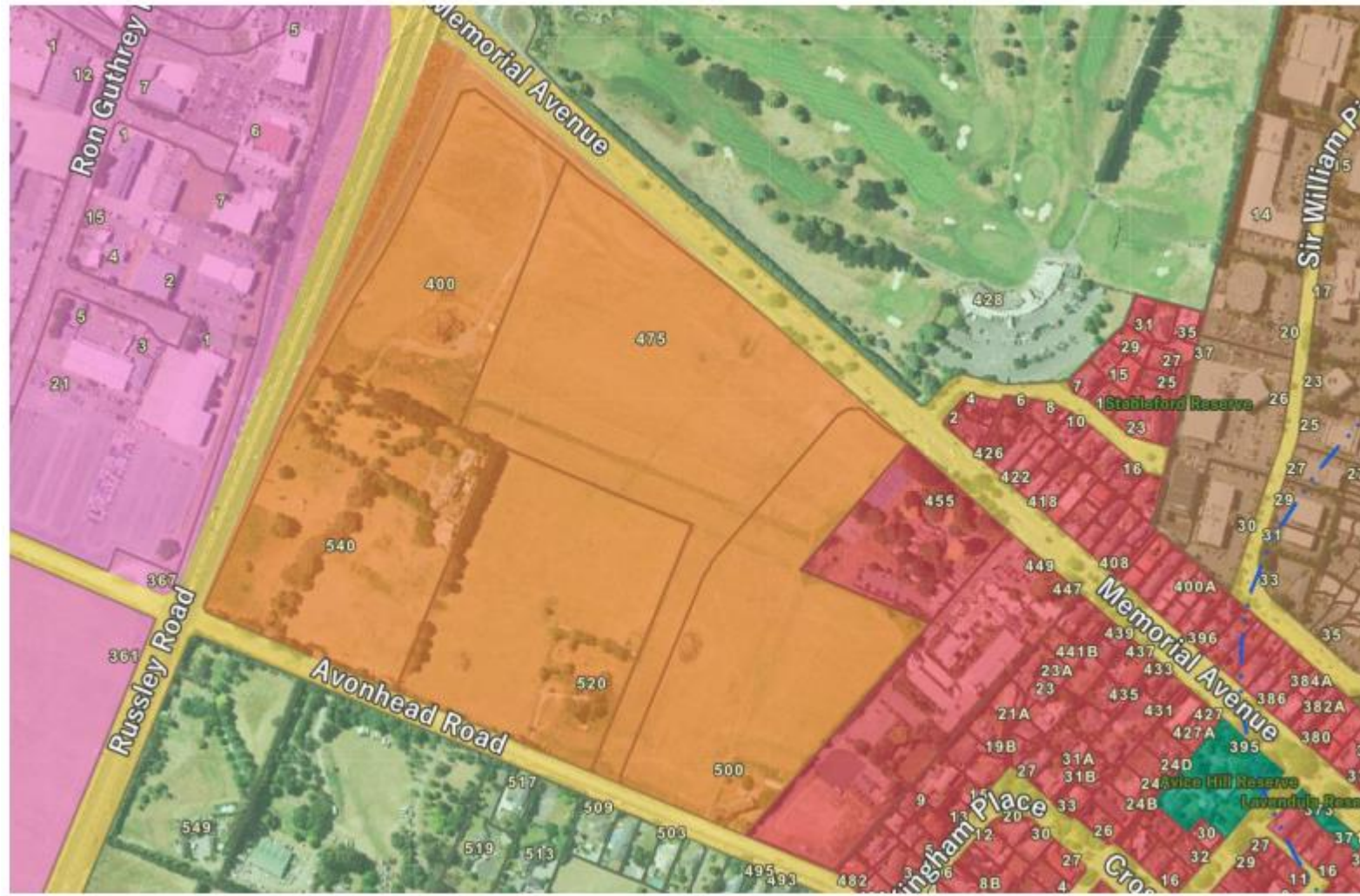
Oppose

Oppose the application of the QM airport noise contour on the 50 dBA Ldn rather than the 57 dBA Ldn.

Amend the Airport Noise Qualifying Matter to only apply to areas within the 57 dBA Ldn airport noise contour, such a contour to be based on a maximum 30 year assessment period having regard to matters such as future growth projections, predicted flight paths and expected flight paths.

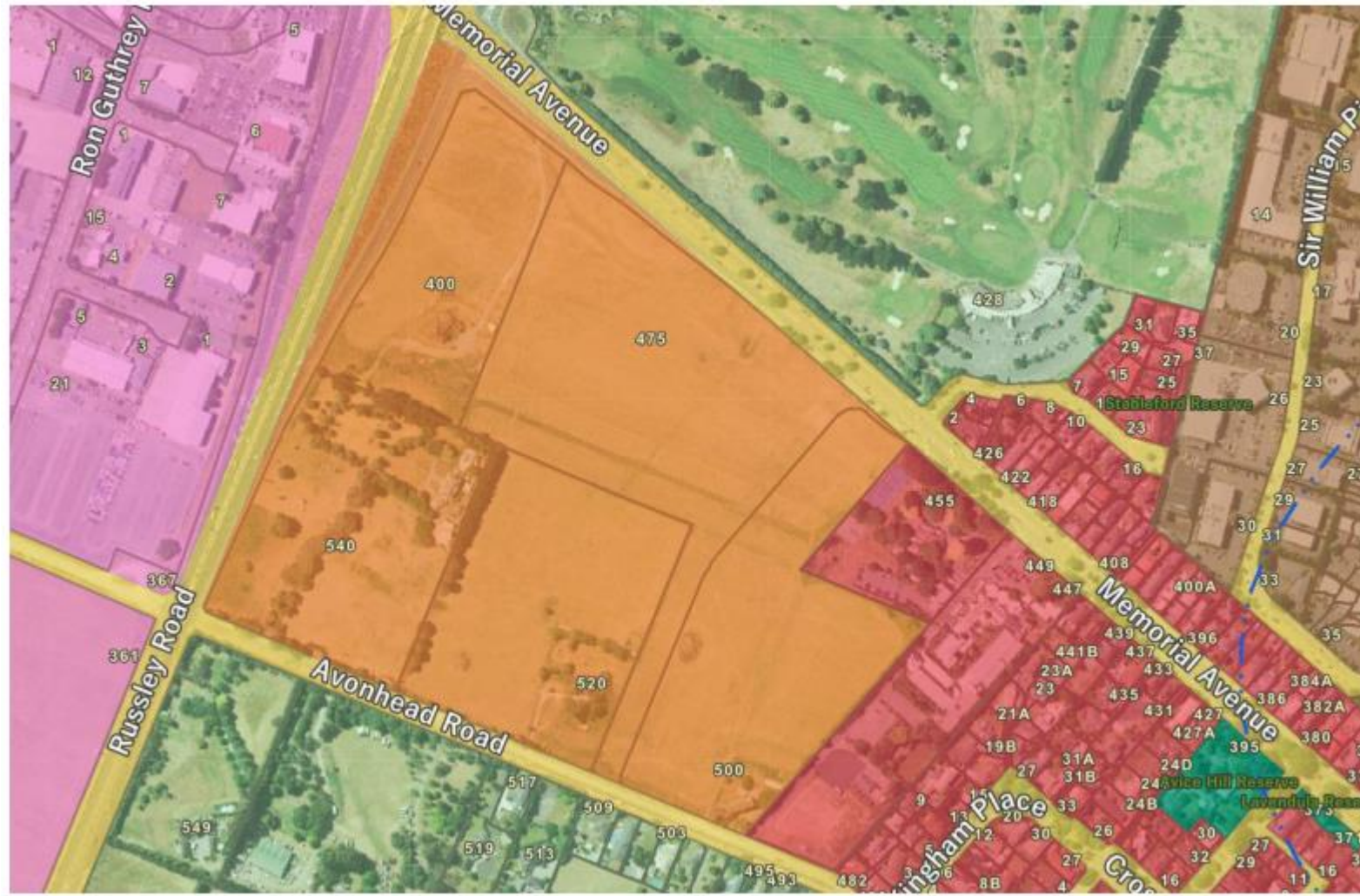
Rezone land between the 50 and 57 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including the land identified on the aerial photograph below ie 400, 475 Memorial Avenue and 500, 520 and 540 Avonhead Road.

Oppose



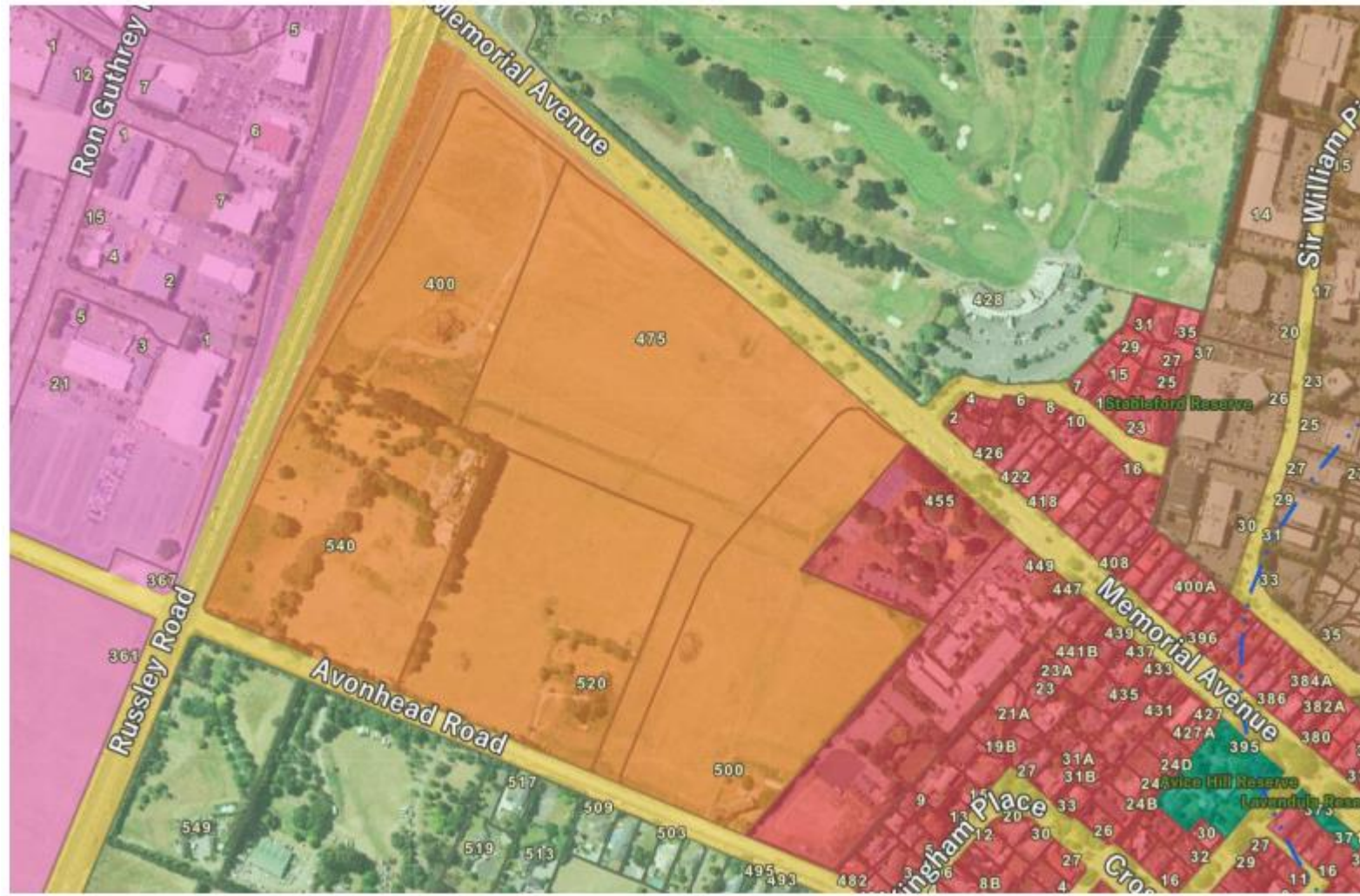
Applying this QM based on the 50 rather than the 57 dBALdn airport noise contour is unnecessarily conservative and out of step with the relevant NZ noisestandards (NZS 6802) and international best practice. It results in development restrictions which are not justified on reverse sensitivity grounds.

Miles Premises Ltd/883.1	Kāinga Ora/ #FS2082.817	Oppose	<p>Oppose the application of the QM airport noise contour on the 50 dBA Ldn rather than the 57 dBA Ldn.</p> <p>Amend the Airport Noise Qualifying Matter to only apply to areas within the 57 dBA Ldn airport noise contour, such a contour to be based on a maximum 30 year assessment period having regard to matters such as future growth projections, predicted flight paths and expected flight paths.</p> <p>Rezone land between the 50 and 57 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including the land identified on the aerial photograph below ie 400, 475 Memorial Avenue and 500, 520 and 540 Avonhead Road.</p>	Support
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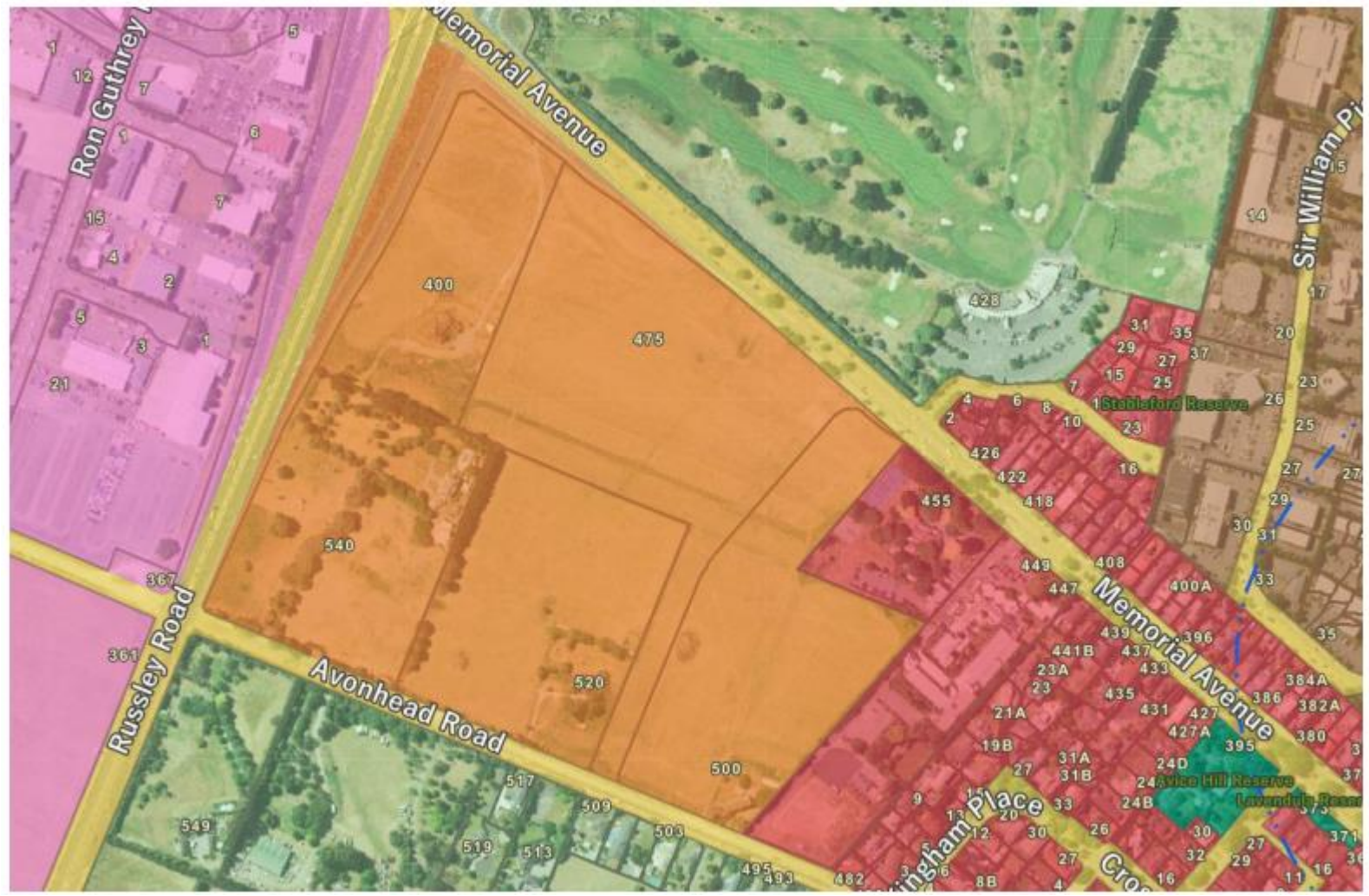
Applying this QM based on the 50 rather than the 57 dBALdn airport noise contour is unnecessarily conservative and out of step with the relevant NZ noisestandards (NZS 6802) and international best practice. It results in development restrictions which are not justified on reverse sensitivity grounds.

Miles Premises Ltd/883.1	Troy Lange/ #FS2087.1	Oppose	<p>Oppose the application of the QM airport noise contour on the 50 dBA Ldn rather than the 57 dBA Ldn.</p> <p>Amend the Airport Noise Qualifying Matter to only apply to areas within the 57 dBA Ldn airport noise contour, such a contour to be based on a maximum 30 year assessment period having regard to matters such as future growth projections, predicted flight paths and expected flight paths.</p> <p>Rezone land between the 50 and 57 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including the land identified on the aerial photograph below ie 400, 475 Memorial Avenue and 500, 520 and 540 Avonhead Road.</p>	Support
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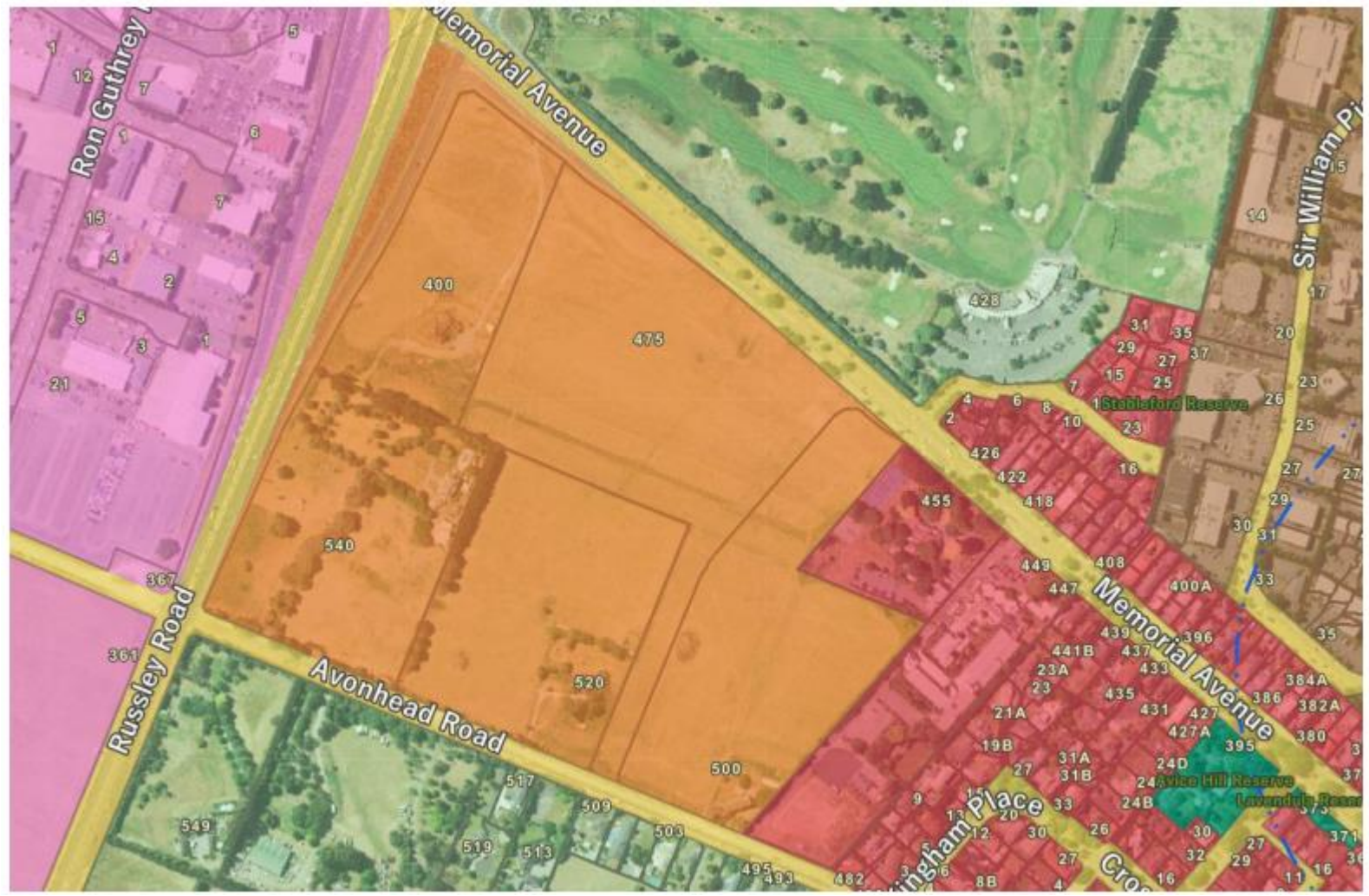
Applying this QM based on the 50 rather than the 57 dBA Ldn airport noise contour is unnecessarily conservative and out of step with the relevant NZ noisestandards (NZS 6802) and international best practice. It results in development restrictions which are not justified on reverse sensitivity grounds.

<p>Miles Premises Ltd/883.1</p>	<p>Troy Lange/ #FS2087.3</p>	<p>Oppose</p> <p>Oppose the application of the QM airport noise contour on the 50 dBA Ldn rather than the 57 dBA Ldn.</p> <p>Amend the Airport Noise Qualifying Matter to only apply to areas within the 57 dBA Ldn airport noise contour, such a contour to be based on a maximum 30 year assessment period having regard to matters such as future growth projections, predicted flight paths and expected flight paths.</p> <p>Rezone land between the 50 and 57 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including the land identified on the aerial photograph below ie 400, 475 Memorial Avenue and 500, 520 and 540 Avonhead Road.</p>	<p>Support</p>
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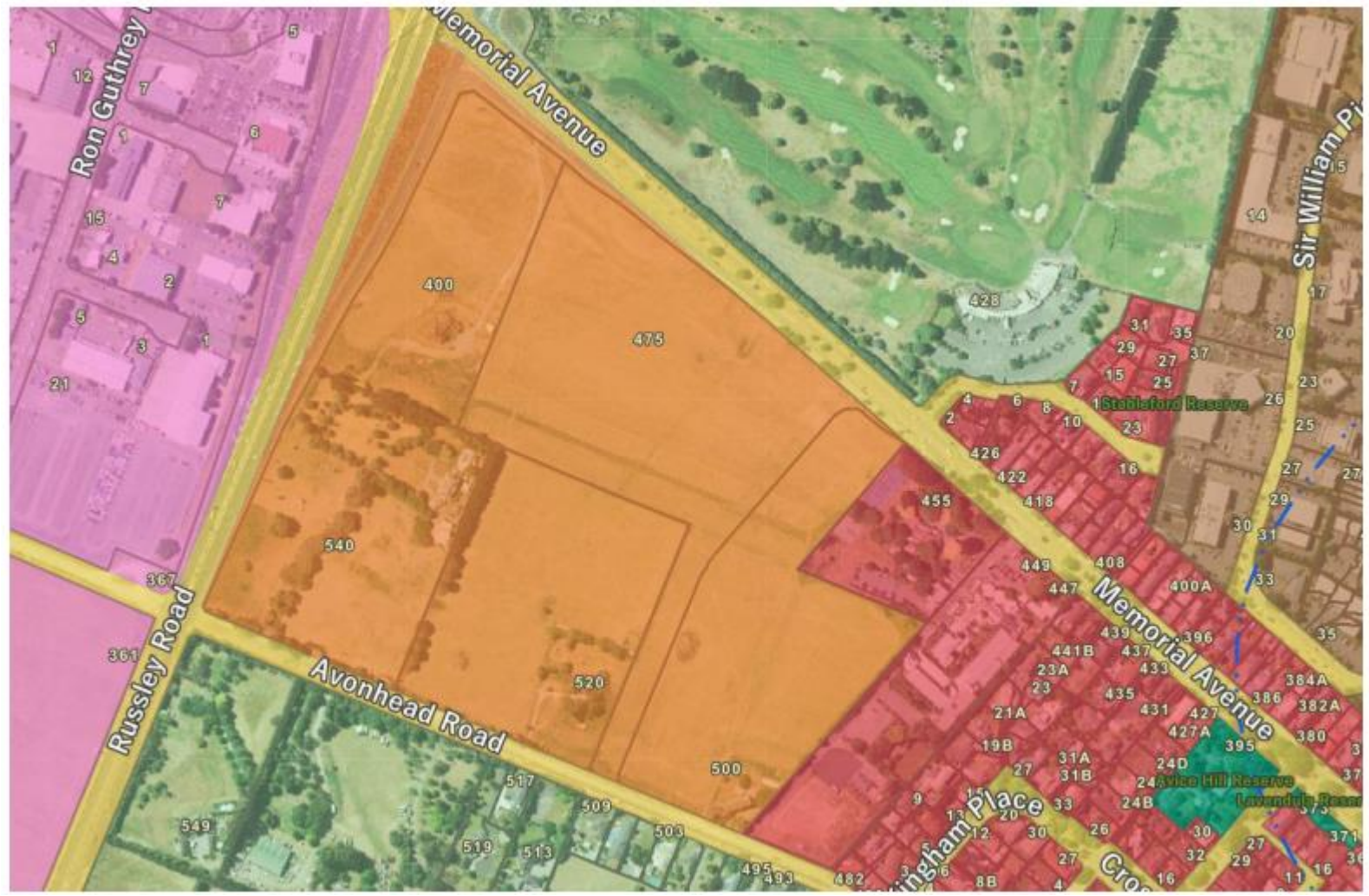
Applying this QM based on the 50 rather than the 57 dBALdn airport noise contour is unnecessarily conservative and out of step with the relevant NZ noisestandards (NZS 6802) and international best practice. It results in development restrictions which are not justified on reverse sensitivity grounds.

Miles Premises Ltd/883.1	Fiona Aston/ #FS2088.1	Oppose	<p>Oppose the application of the QM airport noise contour on the 50 dBA Ldn rather than the 57 dBA Ldn.</p> <p>Amend the Airport Noise Qualifying Matter to only apply to areas within the 57 dBA Ldn airport noise contour, such a contour to be based on a maximum 30 year assessment period having regard to matters such as future growth projections, predicted flight paths and expected flight paths.</p> <p>Rezone land between the 50 and 57 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including the land identified on the aerial photograph below ie 400, 475 Memorial Avenue and 500, 520 and 540 Avonhead Road.</p>	Support
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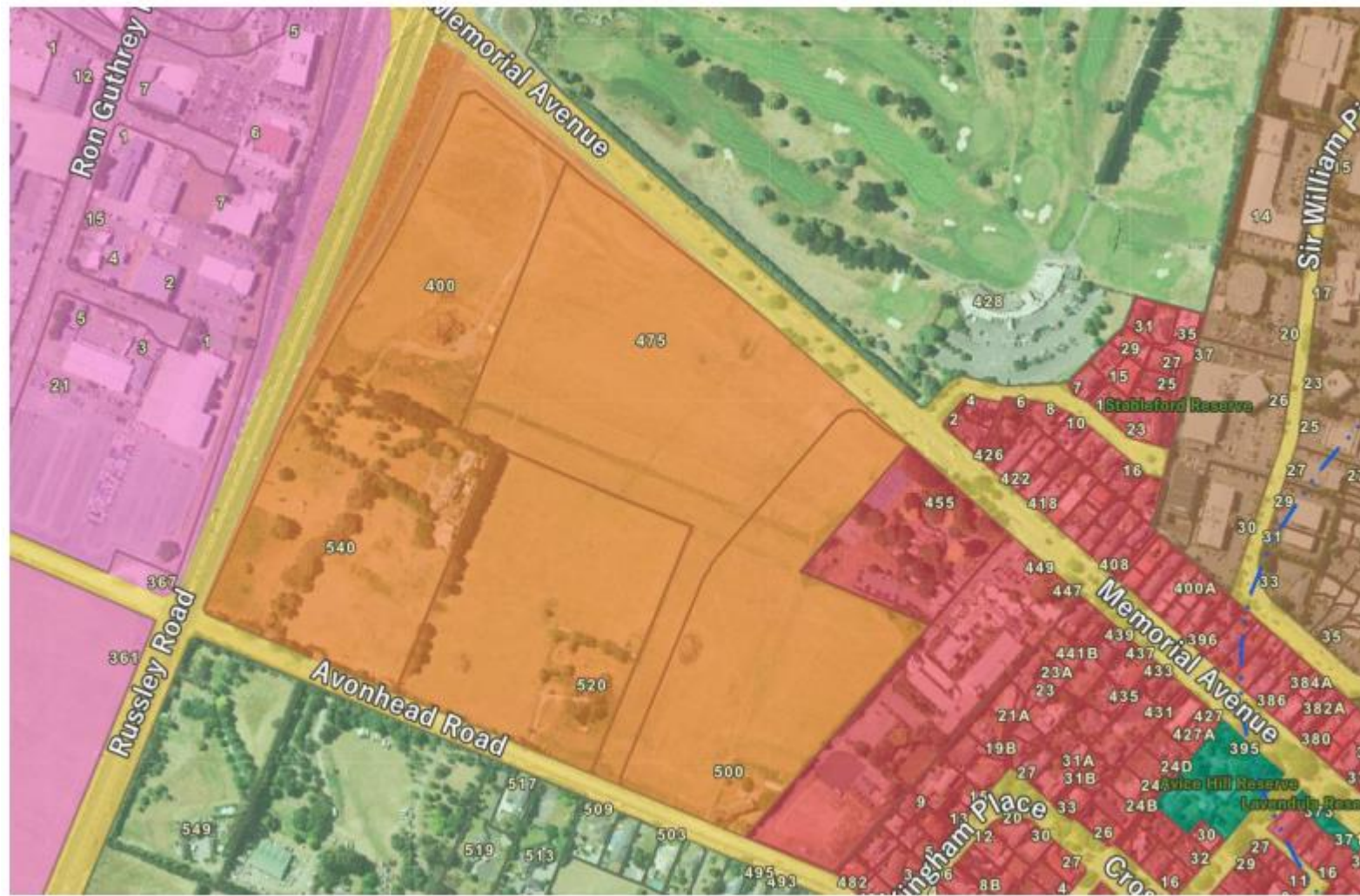
Applying this QM based on the 50 rather than the 57 dBA Ldn airport noise contour is unnecessarily conservative and out of step with the relevant NZ noisestandards (NZS 6802) and international best practice. It results in development restrictions which are not justified on reverse sensitivity grounds.

Miles Premises Ltd/883.1	Fiona Aston/ #FS2088.3	Oppose	<p>Oppose the application of the QM airport noise contour on the 50 dBA Ldn rather than the 57 dBA Ldn.</p> <p>Amend the Airport Noise Qualifying Matter to only apply to areas within the 57 dBA Ldn airport noise contour, such a contour to be based on a maximum 30 year assessment period having regard to matters such as future growth projections, predicted flight paths and expected flight paths.</p> <p>Rezone land between the 50 and 57 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including the land identified on the aerial photograph below ie 400, 475 Memorial Avenue and 500, 520 and 540 Avonhead Road.</p>	Support
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Applying this QM based on the 50 rather than the 57 dBALdn airport noise contour is unnecessarily conservative and out of step with the relevant NZ noisestandards (NZS 6802) and international best practice. It results in development restrictions which are not justified on reverse sensitivity grounds.

Miles Premises Ltd/883.1	Fiona Aston/ #FS2089.3	Oppose	<p>Oppose the application of the QM airport noise contour on the 50 dBA Ldn rather than the 57 dBA Ldn.</p> <p>Amend the Airport Noise Qualifying Matter to only apply to areas within the 57 dBA Ldn airport noise contour, such a contour to be based on a maximum 30 year assessment period having regard to matters such as future growth projections, predicted flight paths and expected flight paths.</p> <p>Rezone land between the 50 and 57 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including the land identified on the aerial photograph below ie 400, 475 Memorial Avenue and 500, 520 and 540 Avonhead Road.</p>	Support
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Applying this QM based on the 50 rather than the 57 dBALdn airport noise contour is unnecessarily conservative and out of step with the relevant NZ noisestandards (NZS 6802) and international best practice. It results in development restrictions which are not justified on reverse sensitivity grounds.

Troy Lange/ #884.1		Seek Amendmen t	Amend the Airport Noise Qualifying Matter to only apply to areas within the 55 dBA Ldn CIAirport noise contour.	
Troy Lange/884.1	Christchurch International Airport Limited/ #FS2052.90	Seek Amendmen t	Amend the Airport Noise Qualifying Matter to only apply to areas within the 55 dBA Ldn CIAirport noise contour. Applying this QM based on the 50 rather than the 55 dBALdn airport noise contour is unnecessarily conservative and out of step with the relevant NZ noisestandards (NZS 6802) and international best practice which applies the 55 dBA Ldn noise contour.It results in development restrictions which are not justified on reverse sensitivity grounds.	Oppose
Troy Lange/884.1	Christchurch International Airport Limited/ #FS2052.109	Seek Amendmen t	Amend the Airport Noise Qualifying Matter to only apply to areas within the 55 dBA Ldn CIAirport noise contour. Applying this QM based on the 50 rather than the 55 dBALdn airport noise contour is unnecessarily conservative and out of step with the relevant NZ noisestandards (NZS 6802) and international best practice which applies the 55 dBA Ldn noise contour.It results in development restrictions which are not justified on reverse sensitivity grounds.	Oppose
Troy Lange/884.1	Fiona Aston/ #FS2088.4	Seek Amendmen t	Amend the Airport Noise Qualifying Matter to only apply to areas within the 55 dBA Ldn CIAirport noise contour. Applying this QM based on the 50 rather than the 55 dBALdn airport noise contour is unnecessarily conservative and out of step with the relevant NZ noisestandards (NZS 6802) and international best practice which applies the 55 dBA Ldn noise contour.It results in development restrictions which are not justified on reverse sensitivity grounds.	Support
Helen Broughton/ #886.4		Seek Amendmen t	Amend the Airport noise contour QM to include the north and south sides of Rata Street, Riccarton.	
Helen Broughton/886.4	Christchurch International Airport	Seek Amendmen t	Amend the Airport noise contour QM to include the north and south sides of Rata Street, Riccarton. Airport Noise Controls; I support but question if they should go further. I am awaiting the updated report.The contour places the northern side of Rata Street within the noise contours, the southern side outside the noisecontours.	Support

	Limited/ #FS2052.99			
Helen Broughton/886.4	Christchurch International Airport Limited/ #FS2052.274	Seek Amendment	Amend the Airport noise contour QM to include the north and south sides of Rata Street, Riccarton. Airport Noise Controls; I support but question if they should go further. I am awaiting the updated report. The contour places the northern side of Rata Street within the noise contours, the southern side outside the noise contours.	Support
Helen Broughton/886.4	Kāinga Ora/ #FS2082.822	Seek Amendment	Amend the Airport noise contour QM to include the north and south sides of Rata Street, Riccarton. Airport Noise Controls; I support but question if they should go further. I am awaiting the updated report. The contour places the northern side of Rata Street within the noise contours, the southern side outside the noise contours.	Oppose
Jane Harrow/ #887.2		Seek Amendment	Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road as identified on the aerial photograph below. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urban Zone or Medium Density Residential.	
Jane Harrow/887.2	Sarah Harrow/ #FS2017.28	Seek Amendment	Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road as identified on the aerial photograph below. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urban Zone or Medium Density Residential. Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment. <i>[Please refer attachment for full reasons given]</i>	Support
Jane Harrow/887.2	Christchurch International Airport Limited/ #FS2052.102	Seek Amendment	Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road as identified on the aerial photograph below. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urban Zone or Medium Density Residential. Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment. <i>[Please refer attachment for full reasons given]</i>	Oppose
Jane Harrow/887.2	Troy Lange/ #FS2087.5	Seek Amendment	Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road as identified on the aerial photograph below. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urban Zone or Medium Density Residential. Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment. <i>[Please refer attachment for full reasons given]</i>	Support
Jane Harrow/887.2	Fiona Aston/ #FS2088.6	Seek Amendment	Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road as identified on the aerial photograph below. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urban Zone or Medium Density Residential. Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment. <i>[Please refer attachment for full reasons given]</i>	Support
Jane Harrow/887.2	Fiona Aston/ #FS2089.5	Seek Amendment	Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434	Support


			Sawyers Arms Road and 123 and 141 Gardiners Road as identified on the aerial photograph below. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urban Zone or Medium Density Residential. Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment. <i>[Please refer attachment for full reasons given]</i>	
Jane Harrow/ #887.7		Seek Amendmen t	Amend the Airport Noise Qualifying Matter to only apply to areas within the 55 dBA Ldn airport noise contour , such a contour to be based on a maximum 30 year assessment period having regard to matters such as future growth projections, predicted flight paths and expected fleet mix. The contour should be based on an assessment of the annual average noise, as opposed to the current contour which is based on the 3 busiest months of commercial aircraft movements.	
Jane Harrow/887.7	Sarah Harrow/ #FS2017.33	Seek Amendmen t	Amend the Airport Noise Qualifying Matter to only apply to areas within the 55 dBA Ldn airport noise contour , such a contour to be based on a maximum 30 year assessment period having regard to matters such as future growth projections, predicted flight paths and expected fleet mix. The contour should be based on an assessment of the annual average noise, as opposed to the current contour which is based on the 3 busiest months of commercial aircraft movements. Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment.	Support
Jane Harrow/887.7	Christchurch International Airport Limited/ #FS2052.105	Seek Amendmen t	Amend the Airport Noise Qualifying Matter to only apply to areas within the 55 dBA Ldn airport noise contour , such a contour to be based on a maximum 30 year assessment period having regard to matters such as future growth projections, predicted flight paths and expected fleet mix. The contour should be based on an assessment of the annual average noise, as opposed to the current contour which is based on the 3 busiest months of commercial aircraft movements. Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment.	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.14		Seek Amendmen t	[T]contours be extended further.	
Waipuna Halswell-Hornby-Riccarton Community Board/902.14	Miles Premises Ltd/ #FS2050.38	Seek Amendmen t	[T]contours be extended further. The Board understands a final noise contours proposal will be produced shortly. The Board supports noise contours being a qualifying matter. The Board suggests that contours be extended further as some residents seek clarification as to why one side of the street was included and not the other. The Board will seek more clarification of the modelling.	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/902.14	Christchurch International Airport Limited/ #FS2052.100	Seek Amendmen t	[T]contours be extended further. The Board understands a final noise contours proposal will be produced shortly. The Board supports noise contours being a qualifying matter. The Board suggests that contours be extended further as some residents seek clarification as to why one side of the street was included and not the other. The Board will seek more clarification of the modelling.	Support
Waipuna Halswell-Hornby-Riccarton Community Board/902.14	Kāinga Ora/ #FS2082.127 6	Seek Amendmen t	[T]contours be extended further. The Board understands a final noise contours proposal will be produced shortly. The Board supports noise contours being a qualifying matter. The Board suggests that contours be extended further as some residents seek clarification as to why one side of the street was included and not the other. The Board will seek more clarification of the modelling.	Oppose

Planning Maps > QM - Any Coastal Hazard

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Heather Woods/ #107.28		Seek Amendment	Amend the zoning of 157 to 193 Wainoni Road (and further afield), to “Medium Density Residential Zone” because the Qualifying Matter of “Tsunami Management Area” only applies to a small part of the properties, and is less of a risk than places like Marine Parade that are “Medium Density Residential Zone” with the Qualifying Matter of “Tsunami Management Area” applying to the whole property.	
Heather Woods/ #107.32		Seek Amendment	Amend zoning for the Residential Suburban portion of Keyes Road, to “Medium Density Residential Zone” because the Qualifying Matter of “Tsunami Management Area” is not sufficient risk by itself as it is less of a risk than places like Marine Parade and 286 to 388 Keyes Road that are “Medium Density Residential Zone” with the Qualifying Matter of “Tsunami Management Area” and also “Coastal Hazard Medium Risk Management Area” applying to the whole property.	

Te Mana Ora/Community and Public Health/ #145.3		Support	Te Mana Ora supports the proposed Qualifying Matters related to high-risk natural hazards, including coastal inundation, coastal erosion and tsunami hazard.	
Te Mana Ora/Community and Public Health/145.3	Anne Dingwall/ #FS2037.204	Support	<p>Te Mana Ora supports the proposed Qualifying Matters related to high-risk natural hazards, including coastal inundation, coastal erosion and tsunami hazard.</p> <p>Te Mana Ora supports increasing the density of housing and creating more compact urban environments, to meet the needs of the growing population in Ōtautahi Christchurch. As highlighted within the Housing and Business Choice and Heritage Consultation Document, 40,000 more houses will be needed to meet demand in the next 30 years. The growing need for housing, alongside the risks and impacts of climate change need to be carefully considered.</p> <p>The National Adaptation Plan 2022 noted that there is increasing risk to housing from extreme weather events, drought, increased fire weather and sea-level rise (Ministry for the Environment. 2022. Aotearoa New Zealand's first national adaptation plan. Wellington. Ministry for the Environment). Climate change is already severely impacting communities in Aotearoa New Zealand as highlighted by recent events, including the damage caused by flooding in Auckland and by Cyclone Gabrielle in Hawke's Bay and Gisborne.</p> <p>Damaged housing and displacement caused by extreme weather events and climate change will impact the existing housing supply, resulting in increased demand and impacting affordability. In Aotearoa New Zealand, about 675,000 people live in flood prone areas and 72,000 people live in areas at risk of storm surges (Ministry for the Environment. 2022. Aotearoa New Zealand's first national adaptation plan. Wellington. Ministry for the Environment). These numbers will only increase as extreme weather events increase and sea-levels rise, putting additional pressure on housing.</p> <p>Building housing in areas that are at risk of flooding and sea level rise will only compound issues of housing availability and affordability. Therefore, limiting density in high-risk areas and increasing housing density in areas of Ōtautahi Christchurch that are less exposed to climate risks will increase our resilience to climate change and support our housing needs as we experience more extreme weather and greater impacts from climate change around Aotearoa New Zealand.</p>	Support
Te Mana Ora/Community and Public Health/145.3	Toka Tū Ake EQC ./ #FS2075.28	Support	<p>Te Mana Ora supports the proposed Qualifying Matters related to high-risk natural hazards, including coastal inundation, coastal erosion and tsunami hazard.</p> <p>Te Mana Ora supports increasing the density of housing and creating more compact urban environments, to meet the needs of the growing population in Ōtautahi Christchurch. As highlighted within the Housing and Business Choice and Heritage Consultation Document, 40,000 more houses will be needed to meet demand in the next 30 years. The growing need for housing, alongside the risks and impacts of climate change need to be carefully considered.</p> <p>The National Adaptation Plan 2022 noted that there is increasing risk to housing from extreme weather events, drought, increased fire weather and sea-level rise (Ministry for the Environment. 2022. Aotearoa New Zealand's first national adaptation plan. Wellington. Ministry for the Environment). Climate change is already severely impacting communities in Aotearoa New Zealand as highlighted by recent events, including the damage caused by flooding in Auckland and by Cyclone Gabrielle in Hawke's Bay and Gisborne.</p> <p>Damaged housing and displacement caused by extreme weather events and climate change will impact the existing housing supply, resulting in increased demand and impacting affordability. In Aotearoa New Zealand, about 675,000 people live in flood prone areas and 72,000 people live in areas at risk of storm surges (Ministry for the Environment. 2022. Aotearoa New Zealand's first national adaptation plan. Wellington. Ministry for the Environment). These numbers will only increase as extreme weather events increase and sea-levels rise, putting additional pressure on housing.</p> <p>Building housing in areas that are at risk of flooding and sea level rise will only compound issues of housing availability and affordability. Therefore, limiting density in high-risk areas and increasing housing density in areas of Ōtautahi Christchurch that are less exposed to climate risks will increase our resilience to climate change and support our housing needs as we experience more extreme weather and greater impacts from climate change around Aotearoa New Zealand.</p>	Support
Winstone Wallboards Limited (WWB)/ #175.5		Seek Amendment	Further assessment required on the Tsunami Management Overlay mapping.	
Steve Smith/ #197.3		Oppose	[Remove Tsunami Management Area]	
Winstone Wallboards Limited (WWB) / #369.1		Seek Amendment	[That] Further assessment of the extent [of the Qualifying Matter Tsunami Management Area] is undertaken	
South Shore Resident's Association (SSRA) / #380.3		Seek Amendment	[That a more likely scenario than] representative concentration pathway 8.5 (RCP 8.5 and its 83rd percentile derivative RCP 8.5H+) [is used] to predict coastal hazard lines.	

South Shore Resident's Association (SSRA) /380.3	Toka Tū Ake EQC ./ #FS2075.11	Seek Amendment	[That a more likely scenario than] representative concentration pathway 8.5 (RCP 8.5 and its 83rd percentile derivative RCP 8.5H+) [is used] to predict coastal hazard lines. SSRA are concerned about the information and data being used for the mapping of the areas that will be informed by PC14 coastal hazards QM. SSRA have observed much chater in both scientific and parliamentary realms regarding the use of the unlikely scenario of RCP8.5. SSRA understands that the coastal mapping uses the representative concentration pathway 8.5 (RCP 8.5 and its 83rd percentile derivative RCP 8.5H+) to predict coastal hazard lines. We have reservations on this because this pathway is now described as 'not a likely' or a 'plausible scenario' by the latest IPCC report (AR6). Given that the NZCPS (2010) Policy 24 states "giving priority to the identification of areas at high risk of being affected" and "taking into account national guidance and the best available information on the likely effects of climate change on the region or district. SSRA wonder if the CCC use of 8.5 and the resulting mapping of the coastal areas with this 'unlikely' or 'plausible' scenario-IPCC report (AR6) pathway is problematic, overly cautious and does not reflect the "likely effects" given indicated in the NZCPS. The result is it may stifle community growth in areas that are unlikely to be affected for a long period of time.	Oppose
South Shore Resident's Association (SSRA) / #380.4		Seek Amendment	[That the Coastal Hazards Qualifying Matters] only apply to residential zoned land, [not rural or other zones that are not subject to Plan Change 14].	
South Shore Resident's Association (SSRA) /380.4	Toka Tū Ake EQC ./ #FS2075.12	Seek Amendment	[That the Coastal Hazards Qualifying Matters] only apply to residential zoned land, [not rural or other zones that are not subject to Plan Change 14]. conscious that the coastal hazards objectives and policies apply to all zones, whereas qualifying matters should only apply to existing residential zoned land & perhaps some other "urban" zones where residential development is contemplated. The risk it seems is that people in rural zones may be affected by the coastal hazards provisions but may be entirely unaware of this possibility.	Oppose
South Shore Resident's Association (SSRA) / #380.10		Oppose	[Delete Qualifying Matter Tsunami Management Area]	
South Shore Resident's Association (SSRA) /380.10	Toka Tū Ake EQC ./ #FS2075.15	Oppose	[Delete Qualifying Matter Tsunami Management Area] It is our view that the CCC is overreaching in its risk management of coastal areas in relation to tsunami planning restrictions. Tsunami risk is a rare and unlikely event and, if it occurs, large South American events have been shown to have ample warning timeframes. We question if other hazards such as fire risk or surface flooding (increased risk due to climate change), both of which have occurred, will be subjected to similar restrictions. We believe it is sufficient to provide residents with warning systems. Ensure that residents have appropriate routes to either vertically or horizontally evacuate, and let residents self-manage the risk. We don't believe it is appropriate to manage this through the District Plan.	Oppose
Fay Brorens/ #644.1		Support	[Retain] precautions around Natural Hazards including, flooding, liquefaction and sea level rise.	
KI Commercial Limited/ #694.2		Seek Amendment	Amend the planning maps to rezone the entirety of the site at 51 Heberden Avenue (as shown in Figure 1 above) residential (either Residential Hills or Medium Density Residential) and the removal of all qualifying matters.	
Christian Jordan/ #737.7		Seek Amendment	Remove Tsunami Management Area.	
Christian Jordan/737.7	Anne Dingwall/ #FS2037.1477	Seek Amendment	Remove Tsunami Management Area. I acknowledge that there is a small risk of damaging Tsunami, however plans to mitigate the risks should be made and areas where homes can either be elevated or there is an easy escape path should not be put in no development zones. Given the existing communities in the area and the need for the area to not fall into decay, a more in-depth analysis and long term plan needs made, especially when many of the proposed medium density areas have their own issues with local flooding which are not addressed by any qualifying matters (such as around Papanui and Fendalton streams).	Oppose
Carmel Woods/ #792.10		Oppose	Oppose the Tsunami Management Area QM from 157 to 193 Wainoni Road, and the surrounding area.	
Carmel Woods/ #792.16		Oppose	Oppose the Tsunami Management Area QM for Keyes Road.	
Carter Group Limited/ #814.244		Oppose	Amend the planning maps in respect of either side of Beachville Road, Redcliffs to remove the Coastal Hazard Medium and High Risk Management Area, and High Floodplain Hazard Management Area, and Tsunami Management Area overlays.	
Carter Group Limited/814.244	Kāinga Ora/ #FS2082.1074	Oppose	Amend the planning maps in respect of either side of Beachville Road, Redcliffs to remove the Coastal Hazard Medium and High Risk Management Area, and High Floodplain Hazard Management Area, and Tsunami Management Area overlays. For the reasons expressed in the submission above, the submitter opposes the zoning and overlays applying to the land either side of Beachville Road in Redcliffs (as indicated in the figure included with this submission point). Specifically, the submitter: Opposes the Coastal Hazard Medium and High Risk Management Area, High Floodplain Hazard Management Area and Tsunami Management Area Overlays and Qualifying Matters, generally, and specifically for the land identified. The submitter considers that these overlays and QMs are overly and	Seek Amendment

			<p>unreasonably conservative and they inappropriately preclude or constrain development capacity and intensification that can incorporate measures to avoid or manage natural hazards (minimum floor levels, building resilience measures, etc).</p> 	
Historic Places Canterbury/ #835.4		Support	The submitter supports this qualifying matter.	
Historic Places Canterbury/835.4	Anne Dingwall/ #FS2037.591	Support	<p>The submitter supports this qualifying matter.</p> <p>The submitter strongly supports all the proposed Qualifying Matters, but in particular those matters listed under Matters of National Importance (RMAs.6), including historic heritage; Public Open Space Areas; Residential Heritage Areas and Residential Character Areas; Sunlight Access; Riccarton Bush Interface; and the Otakaro Avon River Corridor.</p> <p>Although their concerns as a group relate primarily to heritage, we consider that many of the other qualifying matters such as the Tsunami Management Areas and Vacuum Sewer Wastewater Constraint and Low Public Transport Accessibility Areas are sensible qualifying matters which will help to protect quite large areas of the city from the random high density developments that will have adverse consequences in the longer term, and will also help to maintain their existing character.</p>	Support
Historic Places Canterbury/835.4	Anne Dingwall/ #FS2037.689	Support	<p>The submitter supports this qualifying matter.</p> <p>The submitter strongly supports all the proposed Qualifying Matters, but in particular those matters listed under Matters of National Importance (RMAs.6), including historic heritage; Public Open Space Areas; Residential Heritage Areas and Residential Character Areas; Sunlight Access; Riccarton Bush Interface; and the Otakaro Avon River Corridor.</p> <p>Although their concerns as a group relate primarily to heritage, we consider that many of the other qualifying matters such as the Tsunami Management Areas and Vacuum Sewer Wastewater Constraint and Low Public Transport Accessibility Areas are sensible qualifying matters which will help to protect quite large areas of the city from the random high density developments that will have adverse consequences in the longer term, and will also help to maintain their existing character.</p>	Support
Lyttelton Port Company Limited/ #853.17		Oppose	Remove Tsunami Management Area qualifying matter from LPC's City Depot site in Hillsborough.	
Ebin Scaria Jose/ #1034.1		Oppose	Oppose the application of QM Tsunami Management area on 20 Holland Street, Avonside.	

Planning Maps > QM - Any Heritage Layer



Submission Number	Further Submission No	Position	Decision Requested	FS Position
Martin Jones/ #15.5		Seek Amendment	Introduce a Residential Heritage Area over Cashmere View Street.	

Les Drury/ #20.2		Seek Amendment	Introduce a heritage value residential zone that applies to Fairview Street.	
Peter Beck/ #22.2		Seek Amendment	Extend the Chester Street East Residential Heritage Areas to cover the entire street.	
Debbie Smith/ #57.4		Seek Amendment	Submitter seeks that the entirety of Chester Street East be included as Residential Heritage Area	
Melissa Macfarlane/ #135.2		Oppose	Delete any applicable residential heritage area qualifying matters for the St Albans Church Properties Subdivision area.	
Melissa Macfarlane/135.2	Susan Wall/ #FS2015.8	Oppose	Delete any applicable residential heritage area qualifying matters for the St Albans Church Properties Subdivision area. I do not support the area being a residential heritage area however, and therefore do not support any associated qualifying matters applying on this basis.	Support
Melissa Macfarlane/135.2	Anne Talaska/ #FS2035.1	Oppose	Delete any applicable residential heritage area qualifying matters for the St Albans Church Properties Subdivision area. I do not support the area being a residential heritage area however, and therefore do not support any associated qualifying matters applying on this basis.	Support
Melissa Macfarlane/135.2	Nick Bristed/ #FS2038.1	Oppose	Delete any applicable residential heritage area qualifying matters for the St Albans Church Properties Subdivision area. I do not support the area being a residential heritage area however, and therefore do not support any associated qualifying matters applying on this basis.	Support
Te Mana Ora/Community and Public Health/ #145.18		Support	Te Mana Ora supports the protection of Residential Heritage Areas and recognises the need to balance housing development with protecting areas of cultural heritage and identity.	
Te Mana Ora/Community and Public Health/145.18	Anne Dingwall/ #FS2037.209	Support	Te Mana Ora supports the protection of Residential Heritage Areas and recognises the need to balance housing development with protecting areas of cultural heritage and identity. Te Mana Ora supports the protection of Residential Heritage Areas and recognises the need to balance housing development with protecting areas of cultural heritage and identity. Engagement with cultural heritage promotes community wellbeing, and these shared spaces support community belonging and identity (Taçon, P. S., & Baker, S. (2019). New and emerging challenges to heritage and well-being: A critical review. <i>Heritage</i> , 2(2), 1300-1315).	Support
Ceres New Zealand, LLC/ #150.29		Oppose	Remove the Central City Heritage Qualifying Matter and Precinct applied to 25 Peterborough Street and 87-93 Victoria Street and update the planning maps accordingly.	
Ceres New Zealand, LLC/150.29	Christian Jordan/ #FS2093.7	Oppose	Remove the Central City Heritage Qualifying Matter and Precinct applied to 25 Peterborough Street and 87-93 Victoria Street and update the planning maps accordingly. An appropriate maximum height of any building on 25 Peterborough Street and 87-93 Victoria Street would be 90m to enable an economical redevelopment of both properties and restoration of the heritage buildings therein.	Oppose
Logan Brunner/ #191.2		Oppose	[That proposed Residential Heritage Areas are removed]	
Logan Brunner/191.2	Anne Dingwall/ #FS2037.265	Oppose	[That proposed Residential Heritage Areas are removed] We oppose all changes to heritage areas. The PC13 changes represent a considerable expansion in number and area heritage precincts. These heavily restrict people from building more housing and are often located in parts of the city with the best street grids for livable intensification. The council claims that the number of properties is low, but this is concealing the large lots and large land area these areas consume, and proximity to amenities. The council should consider keeping the amount of heritage area fixed, adding more if they please, but removing other areas deemed to be of the lowest value. Heritage or character value should not be used as a reason to protect housing that is not up to standard. These designations are often removed from the reality of the value that these houses actually provide to their residents. The aesthetic value of these houses should not trump the need of residents to live in comfortable, safe, and healthy homes. What is the point of housing if not to provide those qualities?	Oppose
Logan Brunner/191.2	Heritage New Zealand Pouhere Taonga/ #FS2051.113	Oppose	[That proposed Residential Heritage Areas are removed] We oppose all changes to heritage areas. The PC13 changes represent a considerable expansion in number and area heritage precincts. These heavily restrict people from building more housing and are often located in parts of the city with the best street grids for livable intensification. The council claims that the number of properties is low, but this is concealing the large lots and large land area these areas consume, and proximity to amenities. The council should consider keeping the amount of heritage area fixed, adding more if they please, but removing other areas deemed to be of the lowest value.	Oppose

			Heritage or character value should not be used as a reason to protect housing that is not up to standard. These designations are often removed from the reality of the value that these houses actually provide to their residents. The aesthetic value of these houses should not trump the need of residents to live in comfortable, safe, and healthy homes. What is the point of housing if not to provide those qualities?	
Emma Wheeler/ #206.1		Seek Amendment	[New Residential Heritage Area] Make both St James Avenue and Windermere Road category 1 Streets, protecting both the plaques, trees and the people the already enjoy and use these streets. Removing both streets from the intensification plan.	
Emma Wheeler/206.1	Anne Dingwall/ #FS2037.298	Seek Amendment	[New Residential Heritage Area] Make both St James Avenue and Windermere Road category 1 Streets, protecting both the plaques, trees and the people the already enjoy and use these streets. Removing both streets from the intensification plan. We support the protection of the war memorial streets. New Zealand men and women sacrificed their lives to defend Aotearoa. Freedom and stability in this region are a luxury Kiwis have enjoyed for some time, but let's not kid ourselves, it has come at a cost which cannot be measured and certainly should not be forgotten. It would be all too easy to rezone our war memorial streets to suit the current fashion of urban intensification, this we understand, but in the rush to reinvent the wheel should we pause and genuinely reflect the price of freedom we have today? Respect for the fallen should not be taken lightly nor be politicised. These are war memorial streets which belong to proud Cantabrian's who remember. Lest we forget.	Support
Michael Dore/ #225.5		Seek Amendment	The History, Character and Heritage of our City of Christchurch should be protected at all costs	
Michael Dore/225.5	Anne Dingwall/ #FS2037.316	Seek Amendment	The History, Character and Heritage of our City of Christchurch should be protected at all costs If we allow the government to adopt their one size fits all greater intensification strategy we will have let down our future generations. It seems the easiest option to adopt and most importantly fails to consider and respect the lives and the health of the people and the investment they have made who already live in the areas most affected. The heavy-handed approach is like hitting a tack with a sledgehammer.	Support
Michael Dore/225.5	Heritage New Zealand Pouhere Taonga/ #FS2051.118	Seek Amendment	The History, Character and Heritage of our City of Christchurch should be protected at all costs If we allow the government to adopt their one size fits all greater intensification strategy we will have let down our future generations. It seems the easiest option to adopt and most importantly fails to consider and respect the lives and the health of the people and the investment they have made who already live in the areas most affected. The heavy-handed approach is like hitting a tack with a sledgehammer.	Support
Mary Crowe/ #281.2		Seek Amendment	Chester Street East should receive heritage protection zoning for the whole length of the street.	
Cody Cooper/ #289.4		Oppose	Remove Lyttelton as a heritage area and instead pick a specific street or smaller area to designate as heritage.	
Dominic Mahoney/ #329.3		Seek Amendment	[That] four streets (St James, Windermere, Dormer and Perry) [are recognised as a Residential Heritage Area]	
Jono de Wit/ #351.6		Seek Amendment	[D]o[es] not support the Residential Heritage Area QM south of Shand Crescent in Riccarton	
Jono de Wit/351.6	Kāinga Ora/ #FS2082.283	Seek Amendment	[D]o[es] not support the Residential Heritage Area QM south of Shand Crescent in Riccarton I think the Airport Noise Influence Area should be moved further back from Riccarton road to allow higher density close to this important public transport route. I do not support the Residential Heritage Area QM south of Shand Crescent in Riccarton for the same reasons. I do not think this area meets the threshold to be a protected area especially when it is located so close to Riccarton Road public transport corridor.	Support
Justin Avi/ #402.1		Seek Amendment	Remove Antonio Hall from the heritage list and upzone it to high density residential zone.	
Justin Avi/402.1	Anne Dingwall/ #FS2037.489	Seek Amendment	Remove Antonio Hall from the heritage list and upzone it to high density residential zone. Antonio Hall in Riccarton is definitely not a heritage zone, it is an eyesore. It is better for us to buy it, upzone it to high density residential zone, and build apartments on it to cater for university students and for commuters (plus its going to be really close to the proposed MRT station).	Oppose
Justin Avi/402.1	Christian Jordan/ #FS2084.6	Seek Amendment	Remove Antonio Hall from the heritage list and upzone it to high density residential zone. Antonio Hall in Riccarton is definitely not a heritage zone, it is an eyesore. It is better for us to buy it, upzone it to high density residential zone, and build apartments on it to cater for university students and for commuters (plus its going to be really close to the proposed MRT station).	Oppose
Hamish Ritchie/ #687.2		Seek Amendment	[D]oes not support the inclusion of the site in the Heritage Interface Overlay ("HIO")	
Christs College/ #699.1		Oppose	Delete Qualifying Matter - Residential Heritage Area from the following properties. • Armagh Street – Numbers 6, 14, 16, 20 and 22	

			<ul style="list-style-type: none"> • Gloucester Street – Numbers 4, 6, 8, 13, 14 and 19 • Rolleston Avenue – Numbers 54, 64 and 72 (excluding the Heritage Items and Setting267 at 64 Rolleston Ave). 	
Christs College/699.1	Anne Dingwall/ #FS2037.544	Oppose	<p>Delete Qualifying Matter - Residential Heritage Area from the following properties.</p> <ul style="list-style-type: none"> • Armagh Street – Numbers 6, 14, 16, 20 and 22 • Gloucester Street – Numbers 4, 6, 8, 13, 14 and 19 • Rolleston Avenue – Numbers 54, 64 and 72 (excluding the Heritage Items and Setting267 at 64 Rolleston Ave). <p>Christ’s College also owns land to the east of Rolleston Avenue, located on the block betweenArmagh Street to the north and Gloucester Street to the South, and on the south-western sideof Gloucester Street. This land is currently occupied by houses for dayboys and boarders andother buildings associated with the educational, administrative and boarding functions of theschool.</p> <p>It is across this block of Christ’s College landon the eastern side of Rolleston Avenue where future development to accommodateimproved facilities and future roll growth at the school is likely to be directed given thesignificant development constraints at the main campus caused through the combination ofheritage buildings/ settings and waterway setbacks.</p> <p>Christ’s College have obtained a Certificate ofCompliance (RMA/2022/3077) for the demolition of the existing buildings on the site toground level (excluding the heritage listed building at 2 and 64 Rolleston Ave). This certificateof compliance lapses on 6 October 2027.</p> <p>There is no referenceto the Inner West Residential Heritage Area under Sub-chapter 13.6 SP School or under Sub-chapter14.6 Rules – High Density Residential Zone, therefore the inclusion of the Heritage Area over this landis seen as being both redundant but also confusing.</p>	Seek Amendment
Christs College/699.1	Christian Jordan/ #FS2084.9	Oppose	<p>Delete Qualifying Matter - Residential Heritage Area from the following properties.</p> <ul style="list-style-type: none"> • Armagh Street – Numbers 6, 14, 16, 20 and 22 • Gloucester Street – Numbers 4, 6, 8, 13, 14 and 19 • Rolleston Avenue – Numbers 54, 64 and 72 (excluding the Heritage Items and Setting267 at 64 Rolleston Ave). <p>Christ’s College also owns land to the east of Rolleston Avenue, located on the block betweenArmagh Street to the north and Gloucester Street to the South, and on the south-western sideof Gloucester Street. This land is currently occupied by houses for dayboys and boarders andother buildings associated with the educational, administrative and boarding functions of theschool.</p> <p>It is across this block of Christ’s College landon the eastern side of Rolleston Avenue where future development to accommodateimproved facilities and future roll growth at the school is likely to be directed given thesignificant development constraints at the main campus caused through the combination ofheritage buildings/ settings and waterway setbacks.</p> <p>Christ’s College have obtained a Certificate ofCompliance (RMA/2022/3077) for the demolition of the existing buildings on the site toground level (excluding the heritage listed building at 2 and 64 Rolleston Ave). This certificateof compliance lapses on 6 October 2027.</p> <p>There is no referenceto the Inner West Residential Heritage Area under Sub-chapter 13.6 SP School or under Sub-chapter14.6 Rules – High Density Residential Zone, therefore the inclusion of the Heritage Area over this landis seen as being both redundant but also confusing.</p>	Oppose
Hilary Talbot/ #700.3		Support	<i>[Re: Englefield Heritage Area]</i> support the creation of the Heritage Area and the continuation of the character area with more stringent controls.	
Hilary Talbot/700.3	Anne Dingwall/ #FS2037.548	Support	<i>[Re: Englefield Heritage Area]</i> support the creation of the Heritage Area and the continuation of the character area with more stringent controls. Hanmer Street provides a coherent streetscape and there are very few of these streetscapes left. Once broken they are gone forever.	Support

Hilary Talbot/700.3	Anne Dingwall/ #FS2037.989	Support	<i>[Re: Englefield Heritage Area]</i> support the creation of the Heritage Area and the continuation of the character area with more stringent controls. Hanmer Street provides a coherent streetscape and there are very few of these streetscapes left. Once broken they are gone forever.	Support
Hilary Talbot/ #700.5		Support	support the retention of Heritage listed Englefield House	
Hilary Talbot/700.5	Anne Dingwall/ #FS2037.550	Support	support the retention of Heritage listed Englefield House Older houses have many fine qualities for living but in order to survive they need to be able to provide for modern life. This includes installing modern technology, making them more energy efficient and enabling more light to enter. There is a balance to be struck over retrofitting double glazing, sky lights, heat pump units, solar panels, external hot water cylinders, television aerials etc.	Support
Hilary Talbot/700.5	Anne Dingwall/ #FS2037.991	Support	support the retention of Heritage listed Englefield House Older houses have many fine qualities for living but in order to survive they need to be able to provide for modern life. This includes installing modern technology, making them more energy efficient and enabling more light to enter. There is a balance to be struck over retrofitting double glazing, sky lights, heat pump units, solar panels, external hot water cylinders, television aerials etc.	Support
Philippa Tucker/ #709.2		Seek Amendment	Seek amendment to heritage layer for War Memorial Heritage Protection for Windermere Road.	
Marie Byrne/ #734.1		Seek Amendment	[Seeks] area in Phillipstown Cashel Street to Ferry Road, Bordesley Street to Nursery Road be considered for a heritage area and subsequently a qualifying matter.	
Lower Cashmere Residents Association/ #741.3		Seek Amendment	Make Cashmere View St a heritage street.	
Lower Cashmere Residents Association/741.3	Kāinga Ora/ #FS2082.493	Seek Amendment	Make Cashmere View St a heritage street. Some streets reflect the time they were built, showcasing a particular style of the times. We would like to see the Cashmere View st declared a heritage area	Oppose
Margaret Stewart/ #755.4		Support	Retain Heritage areas. Add Woodville Street, St Albans	
Margaret Howley/ #765.2		Support	Supports the qualifying matter for heritage overlay for the Papanui WWII Memorial Plantings.	
Carter Group Limited/ #814.241		Seek Amendment	Amend the planning maps to remove the following features identified on the planning maps at 32 Armagh Street (as indicated below): a. The heritage setting and heritage item; b. 2x scheduled trees (including the qualifying matter tree); c. The residential heritage area overlay applying to the land and surrounding area.	
Carter Group Limited/814.241	Kāinga Ora/ #FS2082.1071	Seek Amendment	Amend the planning maps to remove the following features identified on the planning maps at 32 Armagh Street (as indicated below): a. The heritage setting and heritage item; b. 2x scheduled trees (including the qualifying matter tree); c. The residential heritage area overlay applying to the land and surrounding area. For the reasons expressed in the submission above, the submitter supports the zoning of the land at 32 Armagh Street, but opposes the overlays applying to the land (as indicated in the figure included with this submission point). Specifically, the submitter: a. Opposes the heritage setting and heritage item identified on the planning maps; b. Opposes the 2x scheduled trees (including the qualifying matter tree) identified on the planning maps; c. Opposes the residential heritage area overlay applying to the land and surrounding area.	Seek Amendment

				
Carter Group Limited/ #814.246		Oppose	Amend the planning maps applying to the land bounded by Oxford Terrace, Manchester Street, Armagh Street, and Colombo Street to delete the extent of the heritage setting for New Regent Street (being heritage setting 336 associated with heritage item 404 in Appendix 9.3.7.2 schedule), so that it ends at the southern most edge of Armagh Street, being where New Regent Street meets Armagh Street and delete the Central City Heritage Interface overlay.	
Carter Group Limited/814.246	Kāinga Ora/ #FS2082.1076	Oppose	<p>Amend the planning maps applying to the land bounded by Oxford Terrace, Manchester Street, Armagh Street, and Colombo Street to delete the extent of the heritage setting for New Regent Street (being heritage setting 336 associated with heritage item 404 in Appendix 9.3.7.2 schedule), so that it ends at the southern most edge of Armagh Street, being where New Regent Street meets Armagh Street and delete the Central City Heritage Interface overlay.</p> <p>For the reasons expressed in the submission above, the submitter supports the zoning of the land bounded by Oxford Terrace, Manchester Street, Armagh Street, and Colombo Street, but opposes a number of overlays applying to the land or adjacent land. Specifically, the submitter: a. Opposes the extent of the heritage setting for New Regent Street (being heritage setting 336 associated with heritage item 404 in Appendix 9.3.7.2 schedule) and considers the setting should end at the southern most edge of Armagh Street, being where New Regent Street meets Armagh Street. b. Opposes the Central City Heritage Interface overlay, where this applies to the site.</p> 	Seek Amendment
Malaghans Investments Limited/ #818.1		Seek Amendment	[That the Central City Heritage Interface Overlay is extended to cover the area shown in blue in Figure 2]	

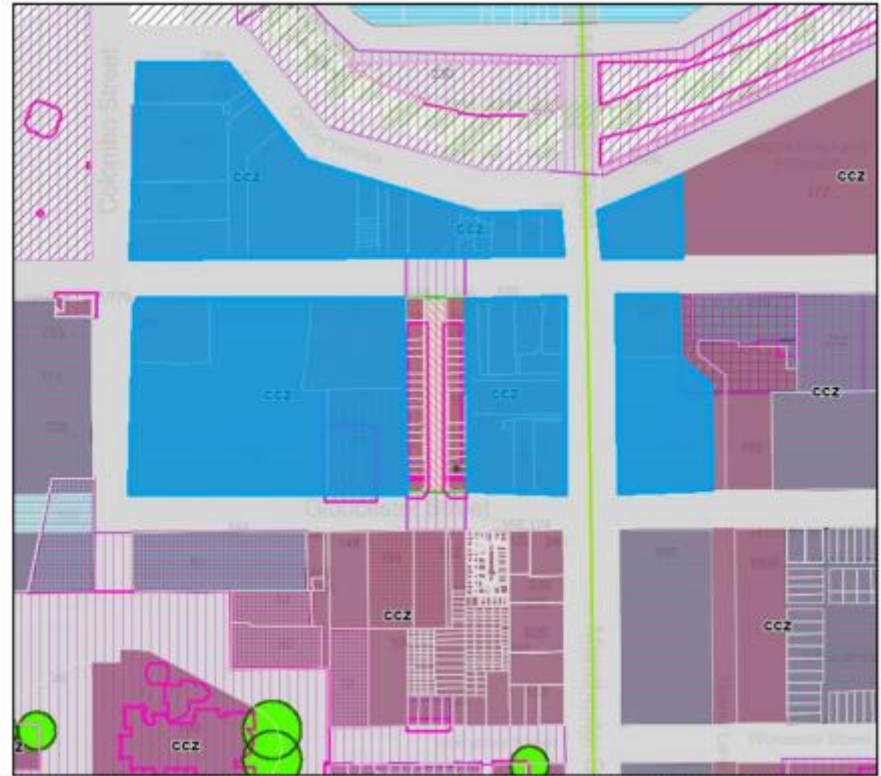


Figure 2: Area to be included in height limit restriction coloured in blue (Plan Change Map CCC).

Malaghans Investments Limited/818.1

Catholic Diocese of Christchurch/
#FS2044.156

Seek Amendment

[That the Central City Heritage Interface Overlay is extended to cover the area shown in blue in Figure 2]

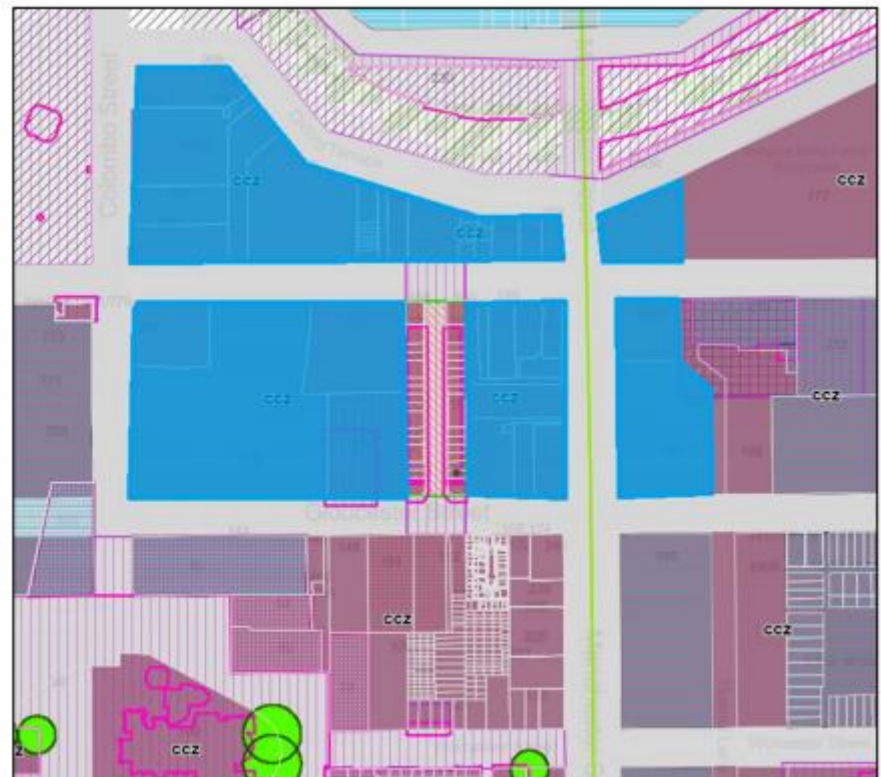



Figure 2: Area to be included in height limit restriction coloured in blue (Plan Change Map CCC).

Oppose

			<p>[There are] other existing buildings nearby that – if removed and rebuilt – would have at least the same level of significant adverse effects as those buildings forming part of the shading study. Access to sunlight is critical to [the success of businesses that rely on outdoor dining areas].</p> <p>Protection of access to sunlight for New Regent Street, along with commensurate changes to the District Plan to provide for this submission will: (a) contribute to the social and economic well-being of people and communities and meet the reasonably foreseeable needs of future generations; (b) protect the significant heritage values of New Regent Street and enhance visitor experience to the locale; (c) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means. (d) give effect to the National Policy Statement for Urban Development 2021 and Canterbury Regional Policy Statement. (e) promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the Resource Management Act 1991 and ultimately achieve its purpose.</p>	
Malaghans Investments Limited/818.1	Carter Group Limited/ #FS2045.168	Seek Amendment	<p>[That the Central City Heritage Interface Overlay is extended to cover the area shown in blue in Figure 2]</p>  <p>Figure 2: Area to be included in height limit restriction coloured in blue (Plan Change Map CCC).</p> <p>[There are] other existing buildings nearby that – if removed and rebuilt – would have at least the same level of significant adverse effects as those buildings forming part of the shading study. Access to sunlight is critical to [the success of businesses that rely on outdoor dining areas].</p> <p>Protection of access to sunlight for New Regent Street, along with commensurate changes to the District Plan to provide for this submission will: (a) contribute to the social and economic well-being of people and communities and meet the reasonably foreseeable needs of future generations; (b) protect the significant heritage values of New Regent Street and enhance visitor experience to the locale; (c) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means. (d) give effect to the National Policy Statement for Urban Development 2021 and Canterbury Regional Policy Statement. (e) promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the Resource Management Act 1991 and ultimately achieve its purpose.</p>	Oppose
The Catholic Diocese of Christchurch / #823.234		Oppose	<p>Amend the planning maps applying to the land bounded by Oxford Terrace, Manchester Street, Armagh Street, and Colombo Street, as follows [map of area shown in original submission]:</p> <ol style="list-style-type: none"> Delete the extent of the heritage setting for New Regent Street (being heritage setting 336 associated with heritage item 404 in Appendix 9.3.7.2 schedule), so that it ends at the southern most edge of Armagh Street, being where New Regent Street meets Armagh Street. 	

			b. Delete the Central City Heritage Interface overlay.	
The Catholic Diocese of Christchurch /823.234	Anne Dingwall/ #FS2037.1466	Oppose	<p>Amend the planning maps applying to the land bounded by Oxford Terrace, Manchester Street, Armagh Street, and Colombo Street, as follows [map of area shown in original submission]:</p> <p>a. Delete the extent of the heritage setting for New Regent Street (being heritage setting 336 associated with heritage item 404 in Appendix 9.3.7.2 schedule), so that it ends at the southern most edge of Armagh Street, being where New Regent Street meets Armagh Street.</p> <p>b. Delete the Central City Heritage Interface overlay.</p> <p>For the reasons expressed in the submission above, the submitter supports the zoning of the land bounded by Oxford Terrace, Manchester Street, Armagh Street, and Colombo Street, but opposes a number of overlays applying to the land or adjacent land. Specifically, the submitter:</p> <p>a. Opposes the extent of the heritage setting for New Regent Street (being heritage setting 336 associated with heritage item 404 in Appendix 9.3.7.2 schedule) and considers the setting should end at the southern most edge of Armagh Street, being where New Regent Street meets Armagh Street.</p> <p>b. Opposes the Central City Heritage Interface overlay, where this applies to the to the site.</p>	Oppose
The Catholic Diocese of Christchurch /823.234	Carter Group Limited/ #FS2045.407	Oppose	<p>Amend the planning maps applying to the land bounded by Oxford Terrace, Manchester Street, Armagh Street, and Colombo Street, as follows [map of area shown in original submission]:</p> <p>a. Delete the extent of the heritage setting for New Regent Street (being heritage setting 336 associated with heritage item 404 in Appendix 9.3.7.2 schedule), so that it ends at the southern most edge of Armagh Street, being where New Regent Street meets Armagh Street.</p> <p>b. Delete the Central City Heritage Interface overlay.</p> <p>For the reasons expressed in the submission above, the submitter supports the zoning of the land bounded by Oxford Terrace, Manchester Street, Armagh Street, and Colombo Street, but opposes a number of overlays applying to the land or adjacent land. Specifically, the submitter:</p> <p>a. Opposes the extent of the heritage setting for New Regent Street (being heritage setting 336 associated with heritage item 404 in Appendix 9.3.7.2 schedule) and considers the setting should end at the southern most edge of Armagh Street, being where New Regent Street meets Armagh Street.</p> <p>b. Opposes the Central City Heritage Interface overlay, where this applies to the to the site.</p>	Support
The Catholic Diocese of Christchurch / #823.235		Seek Amendment	Retain the SPS and CCMUZ zoning of the land at 136 Barbadoes Street [identified in original submission], but delete the heritage listing/outline from the planning maps.	
The Catholic Diocese of Christchurch /823.235	Anne Dingwall/ #FS2037.1467	Seek Amendment	Retain the SPS and CCMUZ zoning of the land at 136 Barbadoes Street [identified in original submission], but delete the heritage listing/outline from the planning maps. The zoning of the land at 136 Barbadoes Street is supported. However, given PC13 proposes to remove the heritage listing for the Cathedral, it is no longer appropriate for any of the planning maps to show a heritage item on the site. The Diocese therefore seek that the heritage listing shown at 136 Barbadoes Street is removed from the electronic planning map.	Oppose
The Catholic Diocese of Christchurch /823.235	Carter Group Limited/ #FS2045.408	Seek Amendment	Retain the SPS and CCMUZ zoning of the land at 136 Barbadoes Street [identified in original submission], but delete the heritage listing/outline from the planning maps. The zoning of the land at 136 Barbadoes Street is supported. However, given PC13 proposes to remove the heritage listing for the Cathedral, it is no longer appropriate for any of the planning maps to show a heritage item on the site. The Diocese therefore seek that the heritage listing shown at 136 Barbadoes Street is removed from the electronic planning map.	Support

Church Property Trustees / #825.7		Seek Amendment	Delete Heritage Item 465 and Heritage Setting 220 regarding 65 Riccarton Road from Appendix 9.3.7.2.	
Church Property Trustees /825.7	Anne Dingwall/ #FS2037.1231	Seek Amendment	<p>Delete Heritage Item 465 and Heritage Setting 220 regarding 65 Riccarton Road from Appendix 9.3.7.2.</p> <p>The Church was badly damaged during the Canterbury earthquakes and was listed as an Earthquake Prone Building having an NBS of less than 20% on 27 May 2019. The Church is currently in an extremely poor state of repair, and lacks the structural integrity required for its safe usage.</p> <p>the Riccarton parish merged with the Spreydon parish a number of years ago. The Diocese therefore has no use for the Church, the Site itself is redundant and surplus to the Diocese's uses.</p> <p>CPT have investigated in depth the feasibility of reinstating the Church, however, none of the options are economically viable for the Diocese. The Diocese has also investigated the sale of the Site to developers who might otherwise wish to reinstate the Church themselves. CPT's resounding feedback from these market enquiries was that purchasers were reluctant to take on the risk of an extremely low NBS building, and the uncertainty around future use and potential cost of repair.</p> <p>CPT consider that the Church would be appropriate to demolish.</p>	Oppose
Kāinga Ora – Homes and Communities / #834.333		Oppose	Opposes the proposed Residential Heritage Areas ('RHAs') and the Residential Heritage Area Interface overlay ('RHAIO') that are sought to be introduced under PC13 in their entirety.	
Kāinga Ora – Homes and Communities /834.333	Catholic Diocese of Christchurch/ #FS2044.131	Oppose	Opposes the proposed Residential Heritage Areas ('RHAs') and the Residential Heritage Area Interface overlay ('RHAIO') that are sought to be introduced under PC13 in their entirety. Kāinga Ora does not consider that the proposed RHAs and RHAIOs meet the requirements of Section 6 of RMA to the extent that they should be accorded 'historic heritage' status of 'national' significance	Support
Kāinga Ora – Homes and Communities /834.333	Carter Group Limited/ #FS2045.137	Oppose	Opposes the proposed Residential Heritage Areas ('RHAs') and the Residential Heritage Area Interface overlay ('RHAIO') that are sought to be introduced under PC13 in their entirety. Kāinga Ora does not consider that the proposed RHAs and RHAIOs meet the requirements of Section 6 of RMA to the extent that they should be accorded 'historic heritage' status of 'national' significance	Support
Kāinga Ora – Homes and Communities /834.333	Heritage New Zealand Pouhere Taonga/ #FS2051.114	Oppose	Opposes the proposed Residential Heritage Areas ('RHAs') and the Residential Heritage Area Interface overlay ('RHAIO') that are sought to be introduced under PC13 in their entirety. Kāinga Ora does not consider that the proposed RHAs and RHAIOs meet the requirements of Section 6 of RMA to the extent that they should be accorded 'historic heritage' status of 'national' significance	Oppose
Historic Places Canterbury/ #835.2		Support	The submitter supports this qualifying matter.	
Historic Places Canterbury/835.2	Anne Dingwall/ #FS2037.589	Support	<p>The submitter supports this qualifying matter.</p> <p>The submitter strongly supports all the proposed Qualifying Matters, but in particular those matters listed under Matters of National Importance (RMAs.6), including historic heritage; Public Open Space Areas; Residential Heritage Areas and Residential Character Areas; Sunlight Access; Riccarton Bush Interface; and the Otakaro Avon River Corridor.</p> <p>Although their concerns as a group relate primarily to heritage, we consider that many of the other qualifying matters such as the Tsunami Management Areas and Vacuum Sewer Wastewater Constraint and Low Public Transport Accessibility Areas are sensible qualifying matters which will help to protect quite large areas of the city from the random high density developments that will have adverse consequences in the longer term, and will also help to maintain their existing character.</p>	Support
Historic Places Canterbury/835.2	Anne Dingwall/ #FS2037.687	Support	<p>The submitter supports this qualifying matter.</p> <p>The submitter strongly supports all the proposed Qualifying Matters, but in particular those matters listed under Matters of National Importance (RMAs.6), including historic heritage; Public Open Space Areas; Residential Heritage Areas and Residential Character Areas; Sunlight Access; Riccarton Bush Interface; and the Otakaro Avon River Corridor.</p> <p>Although their concerns as a group relate primarily to heritage, we consider that many of the other qualifying matters such as the Tsunami Management Areas and Vacuum Sewer Wastewater Constraint and Low Public Transport Accessibility Areas are sensible qualifying matters which will help to protect quite large areas of the city from the random high density developments that will have adverse consequences in the longer term, and will also help to maintain their existing character.</p>	Support

Historic Places Canterbury/ #835.20		Support	The submitter welcomes the addition of 11 Residential Heritage areas and their inclusion as QualifyingMatters.	
Historic Places Canterbury/835.20	Anne Dingwall/ #FS2037.607	Support	The submitter welcomes the addition of 11 Residential Heritage areas and their inclusion as QualifyingMatters.	Support
Historic Places Canterbury/835.20	Anne Dingwall/ #FS2037.705	Support	The submitter welcomes the addition of 11 Residential Heritage areas and their inclusion as QualifyingMatters.	Support
Historic Places Canterbury/835.20	Heritage New Zealand Pouhere Taonga/ #FS2051.120	Support	The submitter welcomes the addition of 11 Residential Heritage areas and their inclusion as QualifyingMatters.	Support
Alan and Robyn Ogle/ #876.30		Seek Amendment	All areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review (recommended for inclusion in the RBIA), and those sites on the north side of Ngahere St and in the area between the Avon River and Kahu Rd, should be limited to 2-storeys and remain Residential Suburban density.	
Alan and Robyn Ogle/876.30	Robert Broughton/ #FS2083.33	Seek Amendment	All areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review (recommended for inclusion in the RBIA), and those sites on the north side of Ngahere St and in the area between the Avon River and Kahu Rd, should be limited to 2-storeys and remain Residential Suburban density. We submit the Kauri Cluster should not be disaggregated or dismantled, and all areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review (recommended for inclusion in the RBIA) should be limited to 2-storeys and remain Residential Suburban density. Likewise, those sites on the north side of Ngahere St and in the area between the Avon River and Kahu Rd should also be included in the RBIA, and retain their Residential Suburban zoning	Support
Peter Dyhrberg/ #885.3		Support	[Retain] the proposed Residential Heritage Areas.	
Peter Dyhrberg/885.3	Heritage New Zealand Pouhere Taonga/ #FS2051.119	Support	[Retain] the proposed Residential Heritage Areas. I support the proposed Residential Heritage Areas. In particular I supportthe proposed Chester Street / Dawson Street Residential Heritage Areaincluding the proposed Interface rules for the adjacent sites which share a boundary with that proposed Residential Heritage Area.	Support
Helen Broughton/ #886.2		Seek Amendment	Supports the Riccarton Bush Interface Area as a qualifying matter, but considers a greater area should be included.	
Helen Broughton/886.2	Christchurch International Airport Limited/ #FS2052.272	Seek Amendment	Supports the Riccarton Bush Interface Area as a qualifying matter, but considers a greater area should be included. I support Riccarton House and Bush being a qualifying matter, but consider a greater area needs to be included for the following reasons:. 1 The WSP report commissioned by the Council mapped out a larger area. The south side of Rata street between Rata and Rimu Street was included as was Kahu Road opposite the entrance to Riccarton House. It was a council planning decision to make this area medium density with a height limit of two storeys. This is a compromise, but I advocate strongly that this area remain suburban density. There is no clear reason to set aside the WSP mapping. 2 Recognition needs to be given to the Kauri Cluster which could be included within the qualifying matter of Riccarton House and Bush. In 2007/2008 the area was turned into a precinct by narrowing of carriageway ,grass berms widened, street thresholds introduced or upgraded ,native trees planted in accordance with the street names- Rata trees for Rata Street, Rimu trees for Rimu street etc 3 Medium density will mean that there will only be a 1.5 metre separation between the fenceline and a house - taking away the current front gardens and the likely removal of roadside reserve trees as the developer has the ability to determine where a driveway is placed. If roadside reserve trees need to come down ,Council cannot stop their removal but can insist on replacement trees- usually young saplings. 4 Riccarton House and Bush/ Putaringamotu is a unique NZ heritage site that we have probably taken for granted. Riccarton Bush is of national significance and Riccarton House and Cottage are defined as Highly Significant..Maori were in the area before the arrival of the Deans family.The appropriate surrounding environment for such a significant heritage site is suburban density.. WSP have provided drawings of medium density and high density zoning which demonstrate how the environs and this significant heritage site could be undermined. The significance of this site will only increase in future years and it is imperative Council does not impose higher buildings around this site. 5 There is a larger area around Riccarton House and Bush that the Riccarton Bush /Kilmarnock Residents' Association requests retain suburban density. I fully support this submission	Support
Helen Broughton/886.2	Kāinga Ora/ #FS2082.820	Seek Amendment	Supports the Riccarton Bush Interface Area as a qualifying matter, but considers a greater area should be included. I support Riccarton House and Bush being a qualifying matter, but consider a greater area needs to be included for the following reasons:.	Oppose

			<p>1 The WSP report commissioned by the Council mapped out a larger area. The south side of Rata street between Rata and Rimu Street was included as was Kahu Road opposite the entrance to Riccarton House. It was a council planning decision to make this area medium density with a height limit of two storeys. This is a compromise, but I advocate strongly that this area remain suburban density. There is no clear reason to set aside the WSP mapping.</p> <p>2 Recognition needs to be given to the Kauri Cluster which could be included within the qualifying matter of Riccarton House and Bush. In 2007/2008 the area was turned into a precinct by narrowing of carriageway, grass berms widened, street thresholds introduced or upgraded, native trees planted in accordance with the street names- Rata trees for Rata Street, Rimu trees for Rimu street etc</p> <p>3 Medium density will mean that there will only be a 1.5 metre separation between the fenceline and a house - taking away the current front gardens and the likely removal of roadside reserve trees as the developer has the ability to determine where a driveway is placed. If roadside reserve trees need to come down, Council cannot stop their removal but can insist on replacement trees- usually young saplings.</p> <p>4 Riccarton House and Bush/ Putaringamotu is a unique NZ heritage site that we have probably taken for granted. Riccarton Bush is of national significance and Riccarton House and Cottage are defined as Highly Significant..Maori were in the area before the arrival of the Deans family. The appropriate surrounding environment for such a significant heritage site is suburban density.. WSP have provided drawings of medium density and high density zoning which demonstrate how the environs and this significant heritage site could be undermined. The significance of this site will only increase in future years and it is imperative Council does not impose higher buildings around this site.</p> <p>5 There is a larger area around Riccarton House and Bush that the Riccarton Bush /Kilmarnock Residents' Association requests retain suburban density. I fully support this submission</p>	
Helen Broughton/886.2	The Riccarton Bush Trust/ #FS2085.41	Seek Amendment	<p>Supports the Riccarton Bush Interface Area as a qualifying matter, but considers a greater area should be included.</p> <p>I support Riccarton House and Bush being a qualifying matter, but consider a greater area needs to be included for the following reasons:.</p> <p>1 The WSP report commissioned by the Council mapped out a larger area. The south side of Rata street between Rata and Rimu Street was included as was Kahu Road opposite the entrance to Riccarton House. It was a council planning decision to make this area medium density with a height limit of two storeys. This is a compromise, but I advocate strongly that this area remain suburban density. There is no clear reason to set aside the WSP mapping.</p> <p>2 Recognition needs to be given to the Kauri Cluster which could be included within the qualifying matter of Riccarton House and Bush. In 2007/2008 the area was turned into a precinct by narrowing of carriageway, grass berms widened, street thresholds introduced or upgraded, native trees planted in accordance with the street names- Rata trees for Rata Street, Rimu trees for Rimu street etc</p> <p>3 Medium density will mean that there will only be a 1.5 metre separation between the fenceline and a house - taking away the current front gardens and the likely removal of roadside reserve trees as the developer has the ability to determine where a driveway is placed. If roadside reserve trees need to come down, Council cannot stop their removal but can insist on replacement trees- usually young saplings.</p> <p>4 Riccarton House and Bush/ Putaringamotu is a unique NZ heritage site that we have probably taken for granted. Riccarton Bush is of national significance and Riccarton House and Cottage are defined as Highly Significant..Maori were in the area before the arrival of the Deans family. The appropriate surrounding environment for such a significant heritage site is suburban density.. WSP have provided drawings of medium density and high density zoning which demonstrate how the environs and this significant heritage site could be undermined. The significance of this site will only increase in future years and it is imperative Council does not impose higher buildings around this site.</p> <p>5 There is a larger area around Riccarton House and Bush that the Riccarton Bush /Kilmarnock Residents' Association requests retain suburban density. I fully support this submission</p>	Support
Danne Mora Limited/ #903.46		Seek Amendment	Remove/amend heritage setting unless the listing is approved under PC13	
Kerstin Rupp/ #1001.2		Seek Amendment	Seeks that all of Chester Street East is included in the Residential Heritage Area.	
Keith and Helen Paterson and Verity/ #1002.3		Seek Amendment	Amend the planning maps to include the section of Kilmore St west of Dawson St to Barbadoes St to be included in the Chester St/ Dawson Lane Residential Heritage Area.	
Kate Askew/ #1005.2		Support	Supports the inclusion of Heritage Areas's including HA11 Shelley Forbes Street.	
Ian Shaw/ #1007.1		Seek Amendment	<p>The submitter seeks that the following areas be added to the Chester St heritage area:</p> <p>1. The area East of Dorset Street to Fitzgerald Avenue.</p>	

			2. The properties located on Kilmore Street that abound the heritage area of Chester Street East, eg., the Northboundaries of 129, 131 and 133 Chester Street	
Mark Winter/ #1008.1		Seek Amendment	Retain a heritage and character status for Beverley Street.	
Richard Abey-Nesbit/ #1009.1		Support	The submitter supports limitation of heritage areas.	
Robert Forsyth/ #1010.1		Seek Amendment	The submitter requests that Beverley Street retain its heritage zoning.	
John Hardie/ #1012.1		Oppose	The submitter opposes the inclusion of 47 Rue Balguerie under Qualifying Matters.	
Simon and Judith Adamson and Hudson/ #1013.2		Seek Amendment	The submitter requests that Chester St East is included in the Chester Street Residential Heritage Area.	
Susan Parle/ #1014.3		Seek Amendment	The submitter requests that Chester St East is included in the Chester St Residential Heritage Area.	
Mary Crowe/ #1015.2		Seek Amendment	The submitter requests that the entirety of Chester Street East is included in the Residential Heritage Area.	
Waipapa Papanui-Innes-Central Community Board/ #1016.1		Seek Amendment	The entire area or whole street from Chester Street East to Fitzgerald Ave be included in the Residential Heritage Area.	
Jayne Smith/ #1017.4		Support	The submitter supports Residential Heritage Areas but has some concerns regarding the ability to make alterations to the exterior of their property for sustainability and other reasons.	
Julie Florkowski/ #1019.2		Support	Supports the Residential Heritage Areas.	
Julie Florkowski/1019.2	Heritage New Zealand Pouhere Taonga/ #FS2051.121	Support	<p>Supports the Residential Heritage Areas.</p> <p>Residential Heritage Areas of Otautahi, Christchurch, deserve special protection as part of their unique contributing identity to this city.</p> <p>We note that the 16 Papanui War Memorial Avenues including Alpha Avenue have been accorded 'highly significant' status; elevating their recognised status as a memorial street, the title originally being granted in 1947. The streets, plaques and trees contribute to the unique identity of this part of Papanui. They help to preserve the cultural and spiritual heritage of not just the past but also of the current local community. As long term (31+ years) residents of Alpha Avenue, I contend that stringent efforts should be made to preserve the heritage of the memorial avenues. I have strictly observed this during any renovations that we have undertaken over the duration of my tenure, careful to conserve the original character of our home. Densification would undermine the heritage and aesthetic values of these distinctive areas.</p> <p>I strongly support any initiative that protects the recognised Residential Heritage Areas of Otautahi, Christchurch.</p>	Support
Chris Florkowski/ #1020.3		Support	Support the Qualifying Matter - Residential Heritage Areas	
Chris Florkowski/1020.3	Heritage New Zealand Pouhere Taonga/ #FS2051.122	Support	<p>Support the Qualifying Matter - Residential Heritage Areas</p> <p>Residential Heritage Areas of Otautahi, Christchurch, deserve special protection as part of their unique contributing identity to this city.</p> <p>We note that the 16 Papanui War Memorial Avenues including Alpha Avenue have been accorded 'highly significant' status; elevating their recognised status as a memorial street, the title originally being granted in 1947. The streets, plaques and trees contribute to the unique identity of this part of Papanui. They help to preserve the cultural and spiritual heritage of not just the past but also of the current local community. As long term (31+ years) residents of Alpha Avenue, I contend that stringent efforts should be made to preserve the heritage of the memorial avenues. I have strictly observed this during any renovations that we have undertaken over the duration of my tenure, careful to conserve the original character of our home. Densification would undermine the heritage and aesthetic values of these distinctive areas.</p> <p>I strongly support any initiative that protects the recognised Residential Heritage Areas of Otautahi, Christchurch.</p>	Support
Bosco Peters/ #1022.1		Seek Amendment	That Council recognises the whole of Chester Street East as having special heritage character.	
Marius and Roanna Purcaru/ #1024.3		Seek Amendment	That the special heritage and character of Chester Street East include the whole of Chester Street East [that the whole of Chester Street East is included as a Residential Heritage Area].	
Kristin Mokes/ #1025.1		Oppose	Please reconsider adding so many more heritage sites - especially [in the] suburbs	
Maxine Webb/ #1026.1		Support	The submitter supports the heritage areas as a qualifying matter and is of the view that they should have a wider extent to protect the character of Christchurch.	

Maxine Webb/1026.1	Heritage New Zealand Pouhere Taonga/ #FS2051.123	Support	<p>The submitter supports the heritage areas as a qualifying matter and is of the view that they should have a wider extent to protect the character of Christchurch.</p> <p>The submitter is concerned by the systematic loss of the character of central Christchurch to medium and high density housing development for the following reasons:</p> <ul style="list-style-type: none"> - Low amenity value - Low aesthetic value - No parking - Not accessible - No space for bins - Low quality of life for residents - Dumping of unwanted furniture. <p>The submitter believes it is important to preserve what the city has left and to try and save as much of the city's heritage as possible. Christchurch was already being redeveloped before the imposition of these high density rulings and as such they have very much missed the mark for the city.</p>	Support
Daniel John Rutherford/ #1027.2		Seek Amendment	The submitter requests that 20 and 20b MacMillan Avenue are excluded from the MacMillan Ave Residential Heritage Area.	
Paul Mollard/ #1030.1		Oppose	Remove any reference to residential heritage areas and make those areas subject to the same development rules as the rest of the city.	
Sam Spekreijse/ #1033.1		Oppose	Oppose all heritage overlays.	
Sam Spekreijse/1033.1	Heritage New Zealand Pouhere Taonga/ #FS2051.115	Oppose	Oppose all heritage overlays. These whole areas are not significant enough to be given effective indefinite exemption to intensification, especially with the buffer zone requirements as planned. Listing specific buildings is sufficient to retain the vast majority of the cultural value.	Oppose
Ben Hay-Smith/ #1035.1		Oppose	Oppose heritage overlay to 9 Ford Road, Opawa, 129 High Street, Christchurch, 159 Manchester Street, Christchurch, 35 Rata Street, Riccarton and the 25 baches at Taylor's Mistake.	
justin avi/ #1037.1		Oppose	Remove Antonio Hall (265 Riccarton Road) from the heritage list.	
Peter Earl/ #1038.1		Oppose	The submitter opposes all heritage areas in Plan Change 14 and requests Council stay in line with the government's policy direction for intensification.	
Peter Earl/1038.1	Heritage New Zealand Pouhere Taonga/ #FS2051.116	Oppose	<p>The submitter opposes all heritage areas in Plan Change 14 and requests Council stay in line with the government's policy direction for intensification.</p> <p>The submitter opposes all heritage areas in Plan Change 14. The submitter believes that if these buildings were truly valuable then the free market would retain them. By forcing their maintenance and existence on their owners the Council prevents the growth and development of the city where more valuable uses of the land might be implemented, such as additional housing.</p> <p>The submitter does not want to see more old buildings falling to bits and asbestos in the city while they struggle to pay rent due to a lack of housing supply.</p>	Oppose
Neil McNulty/ #1040.1		Oppose	Oppose the Residential Heritage Area as it applies to Forbes Street, Sydenham.	
Ruth Morrison/ #1041.2		Seek Amendment	Keep the area around Paparoa St, Dormer St, Rayburn Ave and Perry St as heritage area	
Cameron Parsonson/ #1043.1		Seek Amendment	Remove 471 ferry road from the schedule of designated heritage buildings.	
Cameron Parsonson/1043.1	Chris Smith/ #FS2025.1	Seek Amendment	<p>Remove 471 ferry road from the schedule of designated heritage buildings.</p> <p>I make application to remove 471 ferry road from the schedule of designated heritage buildings for the following reasons:</p> <p>Original method of construction means that it is not possible to economically disassemble and rebuild the structure.</p>	Support

			<p>Engineering a rebuild of this stacked rubble-stone building would be expensive and require near full disassembly of the structure in order to rebuild it, putting it beyond feasibility.</p> <p>There is little community interest in the asset being restored. Its construction material is its most novel endearing feature, but if restored would offer little economic or commercial interest to the owner or the community.</p> <p>Any rebuild would likely require significant local government heritage grants if it was to be pursued.</p> <p>The building is landlocked; access is via an easement over another property from the rear and new traffic islands and the pedestrian crossing configuration mean that it's Ferry road frontage is unusable.</p>	
Cameron Matthews/ #1048.29		Seek Amendment	Remove all Residential Heritage Areas from the plan.	
Cameron Matthews/1048.29	Heritage New Zealand Pouhere Taonga/ #FS2051.117	Seek Amendment	Remove all Residential Heritage Areas from the plan. I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan.	Oppose
Cameron Matthews/ #1048.31		Seek Amendment	Remove all Residential Heritage Areas from the plan, particularly [the] Lyttleton [Residential Heritage Area].	
Cameron Matthews/ #1048.32		Seek Amendment	Remove all Residential Heritage Areas from the plan, particularly [the] Piko/Shand [Residential Heritage Area].	
Cameron Matthews/ #1048.33		Seek Amendment	Remove all Residential Heritage Areas from the plan, particularly [the] Inner City West [Residential Heritage Area].	
Oxford Terrace Baptist Church/ #1052.3		Seek Amendment	Seek that the whole of Chester Street East be included in the Residential Heritage Area.	
Jono De Wit/ #1053.1		Oppose	Oppose the Piko Crescent Residential Heritage Area.	
The Canterbury Jockey Club/ #1059.1		Support	Retain the deletion of Heritage Setting 183 from the Heritage Items and Settings Aerial Maps and Natural and Cultural Heritage Planning Map 30C as notified.	
The Canterbury Jockey Club/ #1059.2		Seek Amendment	Amend Heritage Setting 684 as shown on the Heritage Items and Settings Aerial Maps and Natural and Cultural Heritage Planning Map 30C.	
Elizabeth Harris/ #1061.4		Support	The submitter seeks that the Inner City West Residential Heritage Area overlay is removed from 31 Cashel Street and other properties on Cashel Street.	
Marie Byrne/ #1063.2		Seek Amendment	Include existing Medium Density Residential area in Phillipstown Cashel Street to Ferry Road, Bordesley Street to Nursery Road to a Qualifying matter - heritage area.	
Richard and Suzanne Peebles/ #1072.1		Seek Amendment	Reduce the spatial extent of the heritagesetting 423 (for heritage item 209 at 27Glandovey Road) so as to exclude 7 and 9Thornycroft Street.	
Diana Shand/ #1075.1		Seek Amendment	Supports the Inner West Residential Heritage Area and seeks that Cranmer Square be included in the Inner City West Residential Heritage Area.	
Diana Shand/1075.1	Anne Dingwall/ #FS2037.668	Seek Amendment	Supports the Inner West Residential Heritage Area and seeks that Cranmer Square be included in the Inner City West Residential Heritage Area. This is not only for people that live in the area, but for all the city. The heritage and character of domestic architecture, the established trees, the public and private gardens, the sunlight, the heritage buildings and the older architecture in both institutions and domestic homes, gives us our colonial development history with a concentration of architectural, cultural and social history that not only attracts tourism, but brings and retains people in our community. This central "cultural quarter" gives a sense of pride and place well beyond the residents. I support Plan Change 13 measures that recognise of importance of residential heritage and character, and support the all Residential Heritage Areas that are proposed, indeed would further strength them. I would continue to ask that Cranmer Square be included in the Inner City West Residential Heritage area .	Support
Waihoru Spreydon-Cashmere-Heathcote Community Board / #1077.1		Support	Supports the addition of the MacMillan Avenue and Shelley/Forbes Street Residential Heritage Areas.	
Waihoru Spreydon-Cashmere-Heathcote Community Board /1077.1	Anne Dingwall/ #FS2037.664	Support	<p>Supports the addition of the MacMillan Avenue and Shelley/Forbes Street Residential Heritage Areas.</p> <p>The Board supports the creation of two Residential Heritage Areas in Waihoru Spreydon-Cashmere-Heathcote that merit inclusion as a Qualifying Matter, these being:</p> <p>MacMillan Ave (Cashmere)</p> <p>Shelley/Forbes St (Sydenham)</p>	Support

Julie Villard/ #1078.1		Oppose	Oppose the extent of the Lyttelton Residential Heritage Area.	
Lyttelton Port Company Limited/ #1083.1		Support	Supports the extent of the Lyttelton Residential Heritage Area as notified.	
Mike Percasky/ #1085.1		Oppose	Retain the existing spatial extent of the heritage item and setting for the Duncan's Buildings as shown on Aerial map reference 693, Heritage item number 1432, heritage setting number 604.	
Anton Casutt/ #1088.1		Seek Amendment	Seeks that Scott Street, Sydenham is added to a Residential Heritage Area or Character Area.	
Anne Dingwall/ #1089.1		Support	Support Qualifying Matter Heritage	
Anne Dingwall/1089.1	Anne Dingwall/ #FS2037.652	Support	Support Qualifying Matter Heritage CCT has already offered support for proposed CDP protection for 11 new RHAs as a Qualifying Matter. T	Support
Faye Collins/ #1090.1		Seek Amendment	Supports the Residential Heritage Areas but seeks that additional areas of Hornby, South Hornby, Sockburn, Hei Hei, Islington, and Broomfield be considered.	
Faye Collins/1090.1	Chapman Tripp/ #FS2063.191	Seek Amendment	Supports the Residential Heritage Areas but seeks that additional areas of Hornby, South Hornby, Sockburn, Hei Hei, Islington, and Broomfield be considered. The Board is supportive of the proposal to protect residential character and heritage areas identified in the Plan, but considers there are other examples of areas with similar character to the areas proposed that should be identified in the Plan including areas of Hornby, South Hornby, Sockburn, Hei Hei, Islington, and Broomfield. The Board is supportive of the proposal to protect residential character and heritage areas identified in the Plan, but considers there are other examples of areas with similar character to the areas proposed that should be identified in the Plan including areas of Hornby, South Hornby, Sockburn, Hei Hei, Islington, and Broomfield.	Oppose
Faye Collins/1090.1	Chapman Tripp/ #FS2064.184	Seek Amendment	Supports the Residential Heritage Areas but seeks that additional areas of Hornby, South Hornby, Sockburn, Hei Hei, Islington, and Broomfield be considered. The Board is supportive of the proposal to protect residential character and heritage areas identified in the Plan, but considers there are other examples of areas with similar character to the areas proposed that should be identified in the Plan including areas of Hornby, South Hornby, Sockburn, Hei Hei, Islington, and Broomfield. The Board is supportive of the proposal to protect residential character and heritage areas identified in the Plan, but considers there are other examples of areas with similar character to the areas proposed that should be identified in the Plan including areas of Hornby, South Hornby, Sockburn, Hei Hei, Islington, and Broomfield.	Oppose
Rosie Linterman/ #1091.1		Not Stated	Seek that Beverley Street be included as a Residential Heritage Area.	
Cambridge 137 Limited/ #1092.1		Oppose	Opposes listing of 137 Cambridge Terrace (Harley Chambers) as a heritage listing.	
Cambridge 137 Limited/1092.1	Anne Dingwall/ #FS2037.644	Oppose	Opposes listing of 137 Cambridge Terrace (Harley Chambers) as a heritage listing. The basis for opposition is that the respective Statement of Significance for Harley Chambers bears no reality to: a. the condition of the building, b. its seismic risk, and that c. any endeavours to provide any purpose or function would be both financially unsupportable and result in the removal of residual heritage fabric to the extent that the building would not warrant scheduling.5. Accordingly, the retention of 137 Cambridge Terrace within Appendix 9.3.7.2 is not the most appropriate way to achieve Objective 9.3.2.1.1 and Policy 9.3.2.2.1, and in particular Policy 9.3.2.2.1(c)(i) and (ii) as these relate to significance, integrity, engineering and financial reasonableness See full submission	Oppose
Cambridge 137 Limited/1092.1	Christian Jordan/ #FS2084.7	Oppose	Opposes listing of 137 Cambridge Terrace (Harley Chambers) as a heritage listing. The basis for opposition is that the respective Statement of Significance for Harley Chambers bears no reality to: a. the condition of the building, b. its seismic risk, and that c. any endeavours to provide any purpose or function would be both financially unsupportable and result in the removal of residual heritage fabric to the extent that the building would not warrant scheduling.5. Accordingly, the retention of 137 Cambridge Terrace within Appendix	Oppose

			9.3.7.2 is not the most appropriate way to achieve Objective 9.3.2.1.1 and Policy 9.3.2.2.1, and in particular Policy 9.3.2.2.1(c)(i) and (ii) as these relate to significance, integrity, engineering and financial reasonableness	
			See full submission	

Planning Maps > QM - Character Areas

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Martin Jones/ #15.6		Seek Amendment	Introduce a new Residential Character Area over Cashmere View Street.	
Patricia Dench/ #19.3		Seek Amendment	Fairview Street should be within a Residential Character Area.	
Les Drury/ #20.3		Seek Amendment	1/19 Fairview Street should be within a Residential Character Area.	
Christine Parkes/ #25.2		Seek Amendment	That the area of Cashmere View St, Fairview St and nearby Ashgrove Tce be [included in] a [residential] character area.	
Steve Parkes/ #27.2		Seek Amendment	That the area of Cashmere View St be identified as a suburban [residential] character area.	
Joanne Knudsen/ #33.3		Support	Support the identification of Bewdley Street and Evesham Crescent within the Residential Evesham/Bewdley Character Area.	
Joanne Knudsen/ #33.4		Support	Support the identification of Roker Street as in the Residential Roker Character Area.	
Joanne Knudsen/ #33.5		Support	Support the identification of Ryan Street as within the Residential Ryan Character Area.	
Keith Shaw/ #35.1		Support	Retain 23 Birdwood Avenue in a Residential Character Area.	
Sharina Van Landuyt/ #41.4		Support	Support[s] the proposal to include Ryan Street within a Residential Character Area.	
Thomas Calder/ #62.1		Seek Amendment	Include Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) as a Residential Character Overlay Area.	
Melissa and Scott Alman/ #86.1		Seek Amendment	Identify Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) as a Residential Character Area	
Melissa and Scott Alman/86.1	Anne Dingwall/ #FS2037.158	Seek Amendment	<p>Identify Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) as a Residential Character Area</p> <p>Area has been previously identified as a special amenity area (SAM8).</p> <p>It has retained a sense of character and coherence that, we consider, is somewhat unique. It has a relationship to the Avon River and to the parklands beyond, which are part of, and provide a link to the rest of, Hagley Park. It has remained an enclave of relatively spacious residential dwellings that has also enabled the retention of many trees both within the streetscape and within private properties.</p> <p>There are also heritage items within the Area.. These structures and the surrounding neighborhood tell the story of the city's past. It is essential that we protect and preserve its heritage for future generations</p>	Support
Andrew Laurie/ #92.1		Seek Amendment	The area near and including Ashgrove Tce, Fairview St and Cashmere View St should be a Heritage Value Residential Character zone, and a resource consent should be required before any development can proceed.	
Andrew Laurie/92.1	Anne Dingwall/ #FS2037.165	Seek Amendment	The area near and including Ashgrove Tce, Fairview St and Cashmere View St should be a Heritage Value Residential Character zone, and a resource consent should be required before any development can proceed. The area near and including Ashgrove Tce, Fairview St and Cashmere View St should be designated a Heritage Value Residential Character zone, because the character and style of houses in this area are of value and enhance the aesthetic of the neighbourhood, which would be compromised by the type of buildings permissible under the MRZ rules.	Support
Ross Pheloung/ #101.2		Oppose	Cashmere View Street and surrounding streets should be within a Character Area.	
Tracey Strack/ #119.3		Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Plan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas	
Cameron Matthews/ #121.6		Oppose	Request removal of the Cashmere [Character Areas]: (Hackthorn Road), Beckenham Loop, Roker and Penrith [streets].	

Cameron Matthews/121.6

Christchurch
International Airport
Limited/ #FS2052.196

Oppose

Request removal of the Cashmere [Character Areas]: (Hackthorn Road), Beckenham Loop, Roker and Penrith [streets].

For Cashmere CA (Hackthorn Road):

By not allowing increased density here, where public transport service provision is good (see FIGURE 17 in section: LOW PUBLIC TRANSPORT ACCESSIBILITY AREA for more detail [below]):



Figure 17 Low Public Transport Accessibility areas (purple hatching) highlighted in red, vs. identical PT provision in blue area. Special/Residential Character Area Qualifying Matter (SCA QM) also proposed within blue zone, preventing densification here too.

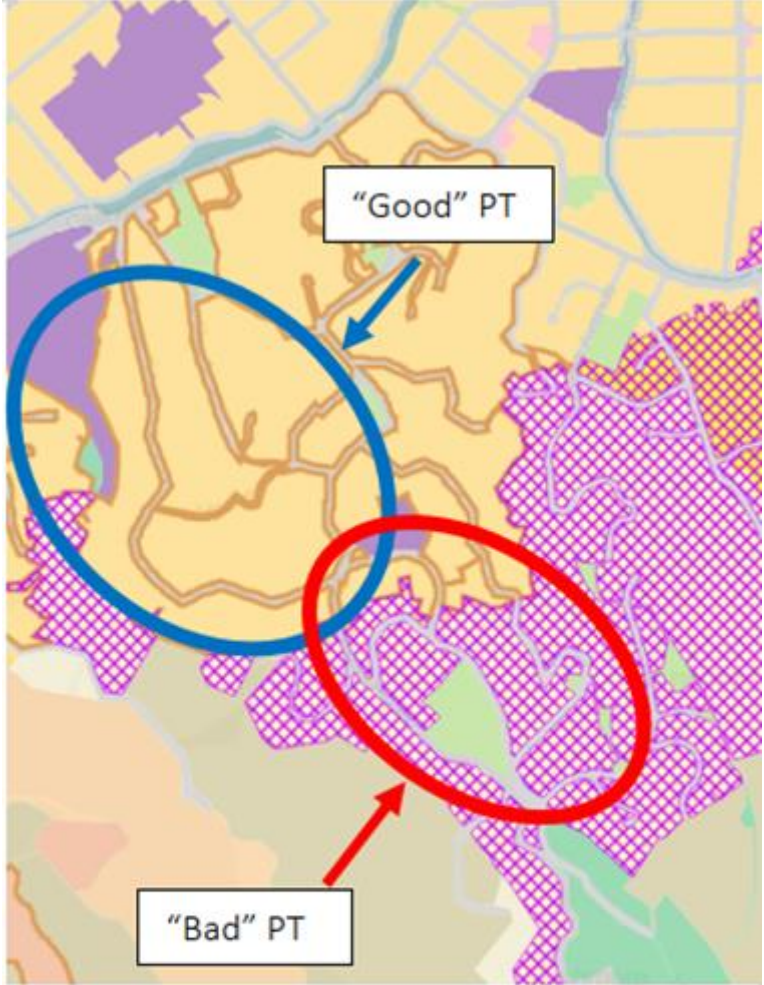
we would be encouraging growth at potentially low densities elsewhere, with worse local business and employment, and worse public and active transport access, and other negative externalities. That impact runs counter to NPS-UD, specifically: Objective 8(a); Policy 1(3); Policy 1(c).

As evident, none of the characteristics identified are adversely affected by residential density, excluding "Large, two-storey dwellings on typical sites". Nothing about being allowed to build to 11m height implies you must remove a front garden, or the basalt retaining wall at the street, or not build with timber cladding, or dormers, or any other specific features that were identified as defining the character of the area. Indeed, many identified characteristics, even if they were considered somehow consistent across the spatial extent of the proposed QM, are not managed any differently via application of the proposed QM. To imply, therefore, that a small change in permitted built form (3 units, 3 storeys) is, of itself, some adverse effect – thus requiring restriction via a QM – solely because it is different to the previously permitted built form (1 unit, 2 storeys) is, in my view, not consistent with NPS-UD.

Regarding Beckenham Loop:

There is nothing special about the housing in this area that's not also found in nearby Somerfield, or any of the rest of the city built circa 1930. These suburbs all have a mix of older and newer houses in a normal inner-suburban setting. The "character" is not "special". It's certainly not special enough to warrant the forced retention of low-density housing in an area proximal to the city centre, both the Orbiter and the #1 bus (both high-frequency core routes), and decent cycleway provision along Tennyson through to the city via Strickland/Antigua Street cycleway.

Oppose

			<p>Regarding Roker/Penrith: The SCA covering Roker and Penrith Streets is at least fairly limited in terms of spatial extent but identifies nothing “special” about the “character” of area that would be negatively affected by increased housing density. These streets are both aesthetically nice, but the aspect that makes them this way is not the ageing and incohesive mix of older and newer low-density houses hidden behind trees and parked cars. What gives these areas particularly valuable character is, only, the regular lining of mature street trees. Increased housing density does not reduce this local amenity, it shares it. The SCA proposed meanwhile, does nothing to protect these trees, it only enforces retention of low-density housing behind them.</p> <p>Roker is also part of the Quarryman’s trail, one of the most-used cycleways in the city, which also serves riders travelling to or from nearby Penrith. Sitting between Sydenham South and Barrington local/town centres and being proximal to the city centre via cycling or other modes, it’s an area perfectly suited for increased density.</p>	
Cameron Matthews/121.6	Kāinga Ora/ #FS2082.52	Oppose	<p>Request removal of the Cashmere [Character Areas]: (Hackthorn Road), Beckenham Loop, Roker and Penrith [streets].</p> <p>For Cashmere CA (Hackthorn Road): By not allowing increased density here, where public transport service provision is good (see FIGURE 17 in section: LOW PUBLIC TRANSPORT ACCESSIBILITY AREA for more detail [below]):</p>  <p><i>Figure 17 Low Public Transport Accessibility areas (purple hatching) highlighted in red, vs. identical PT provision in blue area. Special/Residential Character Area Qualifying Matter (SCA QM) also proposed within blue zone, preventing densification here too.</i></p> <p>we would be encouraging growth at potentially low densities elsewhere, with worse local business and employment, and worse public and active transport access, and other negative externalities. That impact runs counter to NPS-UD, specifically: Objective 8(a); Policy 1(3); Policy 1(c). As evident, none of the characteristics identified are adversely affected by residential density, excluding “Large, two-storey dwellings on typical sites”. Nothing</p>	Support

			<p>about being allowed to build to 11m height implies you must remove a front garden, or the basalt retaining wall at the street, or not build with timber cladding, or dormers, or any other specific features that were identified as defining the character of the area. Indeed, many identified characteristics, even if they were considered somehow consistent across the spatial extent of the proposed QM, are not managed any differently via application of the proposed QM. To imply, therefore, that a small change in permitted built form (3 units, 3 storeys) is, of itself, some adverse effect – thus requiring restriction via a QM – solely because it is different to the previously permitted built form (1 unit, 2 storeys) is, in my view, not consistent with NPS-UD.</p> <p>Regarding Beckenham Loop: There is nothing special about the housing in this area that's not also found in nearby Somerfield, or any of the rest of the city built circa 1930. These suburbs all have a mix of older and newer houses in a normal inner-suburban setting. The "character" is not "special". It's certainly not special enough to warrant the forced retention of low-density housing in an area proximal to the city centre, both the Orbiter and the #1 bus (both high-frequency core routes), and decent cycleway provision along Tennyson through to the city via Strickland/Antigua Street cycleway.</p> <p>Regarding Roker/Penrith: The SCA covering Roker and Penrith Streets is at least fairly limited in terms of spatial extent but identifies nothing "special" about the "character" of area that would be negatively affected by increased housing density. These streets are both aesthetically nice, but the aspect that makes them this way is not the ageing and incohesive mix of older and newer low-density houses hidden behind trees and parked cars. What gives these areas particularly valuable character is, only, the regular lining of mature street trees. Increased housing density does not reduce this local amenity, it shares it. The SCA proposed meanwhile, does nothing to protect these trees, it only enforces retention of low-density housing behind them. Roker is also part of the Quarryman's trail, one of the most-used cycleways in the city, which also serves riders travelling to or from nearby Penrith. Sitting between Sydenham South and Barrington local/town centres and being proximal to the city centre via cycling or other modes, it's an area perfectly suited for increased density.</p>	
Deborah BROWN/ #124.1		Seek Amendment	That 15 Cashmere View Street is included as a suburban character area.	
Simon BROWN/ #125.1		Seek Amendment	That 15 Cashmere View Street is included as a suburban character area.	
Chris Wells/ #126.1		Seek Amendment	That Cashmere View Street is included as a suburban character area.	
Sulekha Korgaonkar/ #128.2		Support	Retain Ryan Street as a residential character area and the provisions that maintain the streets character.	
Melissa Macfarlane/ #135.1		Support	Retain any applicable residential character qualifying matters for the St Albans Malvern Street area.	
Melissa Macfarlane/135.1	Susan Wall/ #FS2015.3	Support	Retain any applicable residential character qualifying matters for the St Albans Malvern Street area. In addition to my previously submitted submission, I would like to clarify that I generally support residential character qualifying matters applying to my house and the wider St Albans area around Malvern Street.	Support
Aaron Jaggar/ #141.1		Seek Amendment	List Ryan Street as a Residential Character Area.	
Bill Marks/ #143.1		Support	Support the identification of Ryan Street as a Character Area.	
Jill Edwards/ #162.2		Seek Amendment	That the area surrounding and including Rose st should require a resource consent for development and that the area be zoned as a suburban character area	
James and Adriana Baddeley/ #164.3		Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified as a Residential Character Overlay Area.	
Catherine & Peter Baddeley/ #165.1		Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified as a Residential Character Overlay Area	
Bernard Hall JP (Retired)/ #168.2		Support	Please retain RYAN STREET, CHRISTCHURCH, 8011 as a CHARACTER STREET without multistory infill structures.	
Bernard Hall JP (Retired)/168.2	Anne Dingwall/ #FS2037.227	Support	<p>Please retain RYAN STREET, CHRISTCHURCH, 8011 as a CHARACTER STREET without multistory infill structures.</p> <p>I have lived at 14 Ryan Street since March 1974. During this time the street has won street awards for its presentation as a community. Residents have mowed the berms and looked after its over all presentation. At one time tour buses would travel down the street so people could enjoy it. Residents were/are proud of the street. We raised 4 sons in our house. And have proudly looked after ou.r gardens.</p> <p>I understand the trees are classified as Heritage Trees, unfortunately the contractor TreeTech is too casual.</p>	Support

			<p>Sadly we were shocked to see 2 story infill housing under construction in the street and now live in fear that they may be built next door to us and destroy our life style what is left of it, I am 87 years old. I spent 35 years serving my comuinty as a JP now retired.</p> <p>Needless to say we love Ryan Street classified as a Character Street.</p>	
Rosanne Hawarden/ #182.2		Seek Amendment	That Jane Deans Close be included as a Residential Heritage Area.	
Riccarton Bush - Kilmarnock Residents' Association/ #188.13		Seek Amendment	Jane Deans Close should [have intensification restricted through a Qualifying Matter]	
Riccarton Bush - Kilmarnock Residents' Association/188.13	Anne Dingwall/ #FS2037.250	Seek Amendment	<p>Jane Deans Close should [have intensification restricted through a Qualifying Matter]</p> <p>because of its special character and socialsignificance, and recognising its importance as an ANZAC memorial street.</p> <p>The street is named after earlyRiccarton settler and community leader, Jane Deans. The entrance to Jane Deans Close [Fig 14] and a cairn at the end of the cul-de-sac commemorate thesoldiers of the 20th New Zealand Infantry Battalion and Armoured Regiment who lost their lives inGreece, Crete, and North Africa from 1939 to 1945.The cairn was erected soon after the street was formed post-1997 and replaced an original memorialerected in 1948 that had been nearby.An ANZAC Day commemoration is held annually in the street at the cairn.</p> <p>PC14 proposes Jane Deans Close be re-zoned high-density residential, meaning 6-storeys.We submit that level of development is inappropriate.</p>	Support
Riccarton Bush - Kilmarnock Residents' Association/188.13	Christchurch International Airport Limited/ #FS2052.298	Seek Amendment	<p>Jane Deans Close should [have intensification restricted through a Qualifying Matter]</p> <p>because of its special character and socialsignificance, and recognising its importance as an ANZAC memorial street.</p> <p>The street is named after earlyRiccarton settler and community leader, Jane Deans. The entrance to Jane Deans Close [Fig 14] and a cairn at the end of the cul-de-sac commemorate thesoldiers of the 20th New Zealand Infantry Battalion and Armoured Regiment who lost their lives inGreece, Crete, and North Africa from 1939 to 1945.The cairn was erected soon after the street was formed post-1997 and replaced an original memorialerected in 1948 that had been nearby.An ANZAC Day commemoration is held annually in the street at the cairn.</p> <p>PC14 proposes Jane Deans Close be re-zoned high-density residential, meaning 6-storeys.We submit that level of development is inappropriate.</p>	Support
Riccarton Bush - Kilmarnock Residents' Association/188.13	Kāinga Ora/ #FS2082.101	Seek Amendment	<p>Jane Deans Close should [have intensification restricted through a Qualifying Matter]</p> <p>because of its special character and socialsignificance, and recognising its importance as an ANZAC memorial street.</p> <p>The street is named after earlyRiccarton settler and community leader, Jane Deans. The entrance to Jane Deans Close [Fig 14] and a cairn at the end of the cul-de-sac commemorate thesoldiers of the 20th New Zealand Infantry Battalion and Armoured Regiment who lost their lives inGreece, Crete, and North Africa from 1939 to 1945.The cairn was erected soon after the street was formed post-1997 and replaced an original memorialerected in 1948 that had been nearby.An ANZAC Day commemoration is held annually in the street at the cairn.</p> <p>PC14 proposes Jane Deans Close be re-zoned high-density residential, meaning 6-storeys.We submit that level of development is inappropriate.</p>	Oppose
Riccarton Bush - Kilmarnock Residents' Association/ #188.16		Seek Amendment	Both sides of Matai St West from Straven Rd east to the railway line, including the areanorth to the Avon River , should be a Qualifying Matter restricting further residentialintensification.	
Riccarton Bush - Kilmarnock Residents' Association/188.16	Anne Dingwall/ #FS2037.253	Seek Amendment	<p>Both sides of Matai St West from Straven Rd east to the railway line, including the areanorth to the Avon River , should be a Qualifying Matter restricting further residentialintensification.</p> <p>We submit this street, and the area directly north up to the river, is inappropriate for 6-storeydevelopment close to the street and river.Both sides of the street as far up as the Avon River (including Kahikatea Lane, Nikau Place, HarakekeSt to the bridge, and Kereru Lane), should be zoned Residential Suburban for environmental, safetyand character reasons.</p>	Support

			<p>6-storey high-density development in Matai Street West would, we submit:● Significantly shade the north side of the street including the cycleway (a pedestrian and cyclesafety issue, particularly in winter)● Increase vehicle traffic congestion● Place more pressure on on-street parking● Place roadside trees at risk (either from shading, root disturbance, increased traffic or byencouraging their removal by developers).● Result in other mature trees on sites being removed (very few are council-protected)● Overlook and adversely impact the Avon River corridor and properties on the north bank ofthe river● Overlook Britten Stables and Mona Vale● Adversely affect the character and social coherence that exists in the Matai Street Westcommunity.</p> <p>Restricting intensification would maintain existing building heights and recognise the importance ofthe setting, surroundings and context of the environment, including, but not limited to safety,amenity, character and items of historical significance.</p> <p>This submission is supported in an initial assessment by Landscape Architects, Kamo Marsh[Appendix 4].</p>	
Riccarton Bush - Kilmarnock Residents' Association/188.16	Christchurch International Airport Limited/ #FS2052.301	Seek Amendment	<p>Both sides of Matai St West from Straven Rd east to the railway line, including the areanorth to the Avon River , should be a Qualifying Matter restricting further residentialintensification.</p> <p>We submit this street, and the area directly north up to the river, is inappropriate for 6-storeydevelopment close to the street and river.Both sides of the street as far up as the Avon River (including Kahikatea Lane, Nikau Place, HarakekeSt to the bridge, and Kereru Lane), should be zoned Residential Suburban for environmental, safetyand character reasons.</p> <p>6-storey high-density development in Matai Street West would, we submit:● Significantly shade the north side of the street including the cycleway (a pedestrian and cyclesafety issue, particularly in winter)● Increase vehicle traffic congestion● Place more pressure on on-street parking● Place roadside trees at risk (either from shading, root disturbance, increased traffic or byencouraging their removal by developers).● Result in other mature trees on sites being removed (very few are council-protected)● Overlook and adversely impact the Avon River corridor and properties on the north bank ofthe river● Overlook Britten Stables and Mona Vale● Adversely affect the character and social coherence that exists in the Matai Street Westcommunity.</p> <p>Restricting intensification would maintain existing building heights and recognise the importance ofthe setting, surroundings and context of the environment, including, but not limited to safety,amenity, character and items of historical significance.</p> <p>This submission is supported in an initial assessment by Landscape Architects, Kamo Marsh[Appendix 4].</p>	Support
Logan Brunner/ #191.3		Support	[No changes to existing character areas]	
Catharina Schupbach/ #217.2		Support	Retain Evesham Crescent and Bewdley Street Residential Character Area	
Michael Dore/ #225.8		Seek Amendment	The History, Character and Heritage of our City of Christchurch should be protected at all costs	
Michael Dore/225.8	Anne Dingwall/ #FS2037.319	Seek Amendment	The History, Character and Heritage of our City of Christchurch should be protected at all costs If we allow the government to adopt their one size fits all greater intensification strategy we will have let down our future generations. It seems the easiest option to adopt and most importantly fails to consider and respect the lives and the health of the people and the investment they have made who already live in the areas most affected. The heavy-handed approach is like hitting a tack with a sledgehammer.	Support
Alex Prince/ #227.1		Seek Amendment	Amend Lower Cashmere (Fairview Street/Cashmere View/Ashgrove Terrace) to be in a residential character area.	
Martin Winder/ #228.1		Seek Amendment	Retain the Character Area on Hackthorne Road but exclude the vacant property at 75a Hackthorne Road.	
Susanne Schade/ #241.1		Seek Amendment	[S]eek[s] council to apply the Qualifying Matter Residential Character Area to Scott Street in Sydenham.	
Jean-Michel Gelin/ #247.1		Seek Amendment	Create a character area including Forfar Street to limit the possible height of the new building and the sunlight access for the 1 Storey houses of the street	
Jean-Michel Gelin/247.1	Anne Dingwall/ #FS2037.340	Seek Amendment	<p>Create a character area including Forfar Street to limit the possible height of the new building and the sunlight access for the 1 Storey houses of the street</p> <p>the access to the sunlight is a big concern. I do not agree with the suppression of the recession plan on this purpose. the proposed changes on the recession plan angles and setback to get equivalent light as in Auckland is the minimum. I own a house 30 forfar street and the current building of a 8m building fully north of</p>	Support

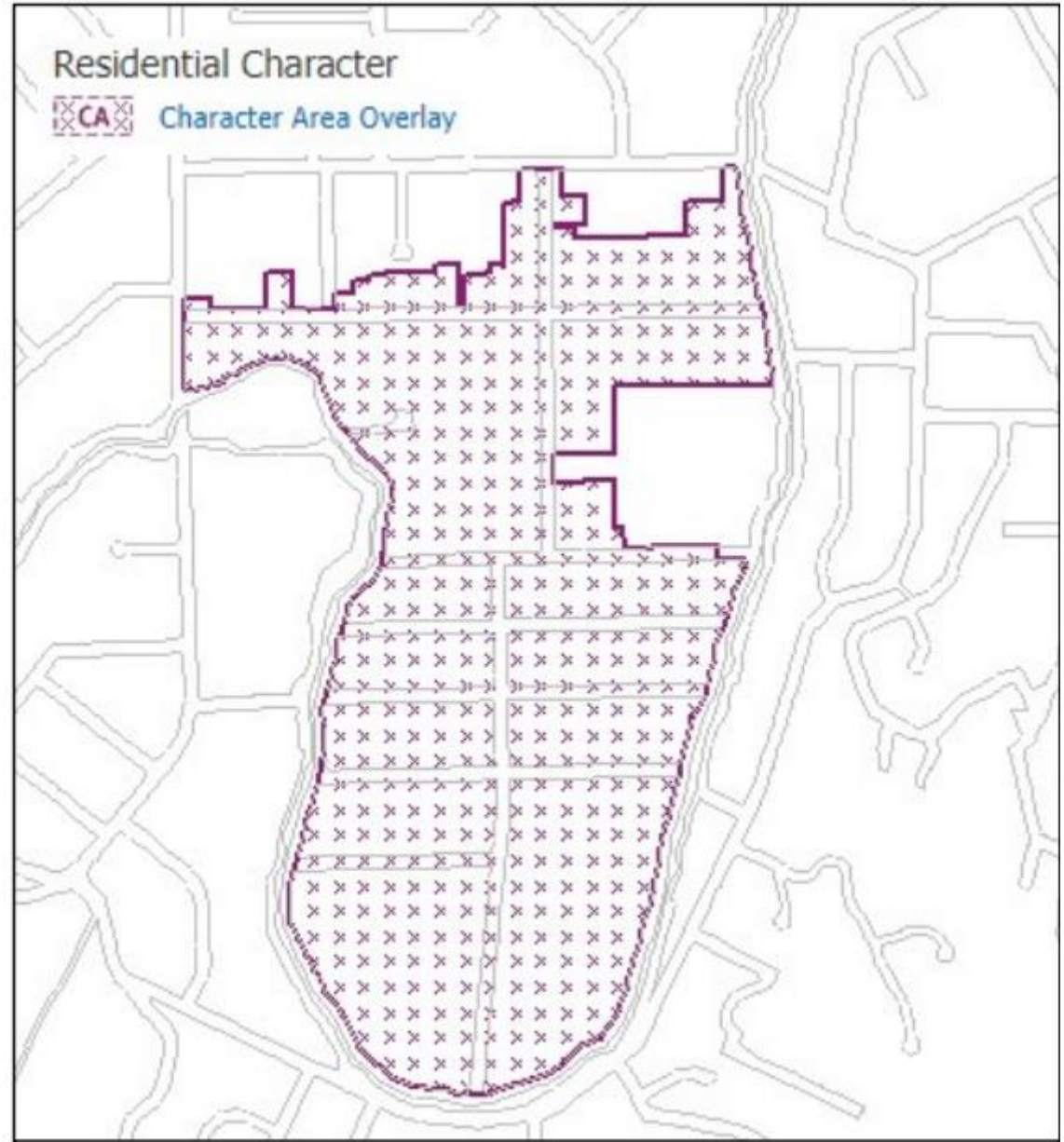
			my property is considerably reducing the sunlight access. a building of 12m height would be catastrophic and will destroy the beautiful character of the neighbourhood	
William Bennett/ #255.1		Seek Amendment	<ul style="list-style-type: none"> That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Plan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or, If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential. 	
Francine Bills/ #278.1		Seek Amendment	Mersey Street, which runs south of Westminster Street to Berwick Street, be incorporated in the Severn Residential Character Area <i>[including 1-54 Mersey Street, 11-19 Berwick Street, and 116-136 Westminster Street]</i> .	
Bron Durdin / #303.3		Seek Amendment	[Expand Character Areas to include other areas with established trees and gardens (e.g. lower Cashmere, Beckenham, Hillsborough, Cracroft, Somerfield, Opawa)]	
Jo Jeffery/ #316.1		Seek Amendment	[Apply a Residential Character Area to Merivale] Protect Merivale streets from any [multi-storey] development permanently and apply a heritage ruling on Rugby Street, Merivale Lane and surrounding streets.	
Rosemary Baird Williams/ #341.1		Support	Retain the Evesham Crescent and Bewdley Street Residential Character Area.	
Colin Gregg/ #376.1		Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified [as] a Residential Character Overlay Area	
Colin Gregg/376.1	Anne Dingwall/ #FS2037.487	Seek Amendment	<p>That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified [as] a Residential Character Overlay Area</p> <p>[The area] has retained a sense of character and coherence that, we consider, is somewhat unique. It has a relationship to the Avon River and to the parklands beyond, which are part of, and provide a link to the rest of, Hagley Park.</p> <p>It has remained an enclave of relatively spacious residential dwellings that has also enabled the retention of many trees (including significant specimen trees) both within the streetscape and within private properties.</p> <p>Heritage items including some of the surviving older residences, are an important part of the overall character of the Area. Changing the area around these items would remove their context and impact on their heritage setting.</p> <p>The inclusion of this area as a High-Density Residential zone threatens to destroy this character and the coherence it provides.</p>	Support
Colin Gregg/376.1	Patricia Harte/ #FS2069.2	Seek Amendment	<p>That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified [as] a Residential Character Overlay Area</p> <p>[The area] has retained a sense of character and coherence that, we consider, is somewhat unique. It has a relationship to the Avon River and to the parklands beyond, which are part of, and provide a link to the rest of, Hagley Park.</p> <p>It has remained an enclave of relatively spacious residential dwellings that has also enabled the retention of many trees (including significant specimen trees) both within the streetscape and within private properties.</p> <p>Heritage items including some of the surviving older residences, are an important part of the overall character of the Area. Changing the area around these items would remove their context and impact on their heritage setting.</p> <p>The inclusion of this area as a High-Density Residential zone threatens to destroy this character and the coherence it provides.</p>	Support
Kate Gregg/ #381.2		Seek Amendment	Seeks that Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Plan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas.	
Johnny Phelan / #436.1		Seek Amendment	That Roker Street West of Selwyn street not be included in a character area.	
richard scarf/ #482.1		Support	[S]upport[s] the reduction of the Character Area that includes Hanmer and Gilby street.	
Daniel John Rutherford/ #499.3		Seek Amendment	Please remove both titles of our property at 20 Macmillan ave/20b Macmillan ave from the residential character area.	

Kyri Kotzikas/ #502.2		Seek Amendment	Seeks that Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas.	
Chris Wilison/ #530.1		Seek Amendment	[Seeks that the area identified as] Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) to be identified as Residential Character area, as it was under the operative plan.	
Joanne Nikolaou/ #581.1		Seek Amendment	[Seeks] [t]hat council agrees the Cashmere View Somerfield Area [be] designated a Suburban Character Area.	
Jaimita de Jongh/ #583.2		Seek Amendment	Seeks that Fairview and Cashmere View Streets be included in a character area.	
Claudia M Staudt/ #584.3		Seek Amendment	New QM Residential Character Area (as per pervious SAM 8) for the area bounded by, Holmwood Road, Rossall Street, Hagley Park and Fendalton Road (Planning Map 31 and CC)	
Murray Cullen/ #630.3		Support	[Retain Character Areas]	
Lawrence & Denise May/ #665.1		Seek Amendment	<ul style="list-style-type: none"> That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Pan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: 	
Ann-Mary & Andrew Benton/ #698.1		Seek Amendment	<p>That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Pan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or,</p> <p>If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential: and,</p> <p>That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and,</p> <p>That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions.</p> <p>Any further or other decisions that achieve the outcomes sought by this submission, or are required as a consequence of the relief [sought].</p>	
Hilary Talbot/ #700.6		Support	[Re: Englefield Character Area] support the creation of the Heritage Area and the continuation of the character area with more stringent controls.	
Hilary Talbot/700.6	Anne Dingwall/ #FS2037.551	Support	[Re: Englefield Character Area] support the creation of the Heritage Area and the continuation of the character area with more stringent controls. Hanmer Street provides a coherent streetscape and there are very few of these streetscapes left. Once broken they are gone forever.	Support
Hilary Talbot/700.6	Anne Dingwall/ #FS2037.992	Support	[Re: Englefield Character Area] support the creation of the Heritage Area and the continuation of the character area with more stringent controls. Hanmer Street provides a coherent streetscape and there are very few of these streetscapes left. Once broken they are gone forever.	Support
Graeme Boddy/ #703.1		Seek Amendment	[Requests] status of Eastern Terrace between the iron bridge adjacent Bowenvale Avenue and the footbridge at Malcolm Street to be changed from being 'Protected by being to far from public transport' to the fuller protection of being 'Part of the Character Area of the Beckenham Loop'	
Michelle Trusttum/ #710.3		Seek Amendment	Include Somerfield in Special Character Overlay.	
Michele McKnight/ #726.1		Seek Amendment	[Seeks] the council to mak[e] Gwynfa Ave and any other similiar streets on this hill ... a special character overlay area	
Antony Ellis/ #732.1		Support	[E]ndors[es] the extend of the character area overlay in Cashmere	
Christian Jordan/ #737.11		Support	Retain character areas across the city. These character areas should have recession plane, building height and setback rules similar to the operative plan	
Christian Jordan/737.11	Anne Dingwall/ #FS2037.1481	Support	Retain character areas across the city. These character areas should have recession plane, building height and setback rules similar to the operative plan character areas are needed to protect the liveability of the city.	Oppose
Christian Jordan/ #737.12		Seek Amendment	Add these areas to Special Character QM.	

			<p>Additional character areas of importance that should be included are:</p> <p>All of the Special Amenity Areas from the 1995 City Plan not already character areas including in particular: Fendalton SAM 8 and 8A Deans Bush SAM 7 and & A Opawa SAM 5 St James SAM 16 (plus Windermere Rd)</p> <p>Also the following larger areas which were not SAMs:- Knowles, Rutland, Papanui, Dormer- Normans, Papanui, Blighs, railway line- Gloucester, Woodham, Trent, England</p>	
Christian Jordan/737.12	Anne Dingwall/ #FS2037.1482	Seek Amendment	<p>Add these areas to Special Character QM.</p> <p>Additional character areas of importance that should be included are:</p> <p>All of the Special Amenity Areas from the 1995 City Plan not already character areas including in particular: Fendalton SAM 8 and 8A Deans Bush SAM 7 and & A Opawa SAM 5 St James SAM 16 (plus Windermere Rd)</p> <p>Also the following larger areas which were not SAMs:- Knowles, Rutland, Papanui, Dormer- Normans, Papanui, Blighs, railway line- Gloucester, Woodham, Trent, England</p>	Oppose
Richmond Residents and Business Association (We are Richmond)/ #745.4		Support	Seek that SAMS and Suburban Character Areas are retained.	
Christchurch City Council/ #751.75		Seek Amendment	Insert relevant Residential Character Area names on planning maps to ease reference to applicable rules, as per associated reporting.	
Christchurch City Council/751.75	Anne Dingwall/ #FS2037.897	Seek Amendment	Insert relevant Residential Character Area names on planning maps to ease reference to applicable rules, as per associated reporting. Proposed changes made to Character Areas (Residential Character Areas) have removed the 'CA#' reference, instead using suburban street names in provisions. These names are not displayed on planning maps, which could lead to confusion as to which rules apply	Support
Christchurch City Council/ #751.103		Seek Amendment	Remove the Heaton Character Area where it is on top of the SP Hospital Zone (St Georges Hospital) and remove the St Georges-Heaton Overlay entirely (Map 31) - [Refer to ATTACHMENT 5].	
Christchurch City Council/751.103	Anne Dingwall/ #FS2037.925	Seek Amendment	Remove the Heaton Character Area where it is on top of the SP Hospital Zone (St Georges Hospital) and remove the St Georges-Heaton Overlay entirely (Map 31) - [Refer to ATTACHMENT 5]. Changes proposed to the Heaton Character Area have reduced its extent and removed it from the [e Hospital] site. The removal makes the 'St Georges-Heaton Overlay' superfluous to requirements.	Support
Christchurch City Council/751.103	Kāinga Ora/ #FS2082.509	Seek Amendment	Remove the Heaton Character Area where it is on top of the SP Hospital Zone (St Georges Hospital) and remove the St Georges-Heaton Overlay entirely (Map 31) - [Refer to ATTACHMENT 5]. Changes proposed to the Heaton Character Area have reduced its extent and removed it from the [e Hospital] site. The removal makes the 'St Georges-Heaton Overlay' superfluous to requirements.	Support
Margaret Stewart/ #755.3		Support	<p>Retain Character areas.</p> <p>Add Woodville Street, St Albans</p>	
Megan Power/ #769.9		Seek Amendment	<p>[Amend] Planning Map 46 :</p> <p>Amend the extent of the proposed Beckenham Character Area to match the operative District Plan extent and include all sites within the operative extent within the Character Area, as shown in Map 1 and Map 2 [of the submission].</p>	

Residential Character

CA Character Area Overlay



Map 1: Extract from online planning map, operative District Plan, 12 May 2023, Christchurch City Council. Beckenham Character Area.



Map 2: Extract from pdf Planning Map 46, operative District Plan, 12 May 2023, Christchurch City Council. Beckenham Character Area.

Robert Smillie/ #770.1		Support	[S]upport[s] the making of Ryan Street into a 'character' [area] and thereby give it some protections.	
Beckenham Neighbourhood Association Inc / #773.3		Support	[Retain Character Areas]	
Rebecca Lord/ #776.1		Support	[S]eek[s] that the council does make Ryan Street a character area	
Marie Dysart/ #791.6		Support	Support QM- Character area over the Beckenham Loop (Tennyson Street, Heathcote River, Colombo Street).	
Marie Dysart/ #791.7		Support	Support QM- Character area over the Beckenham Loop expanded area (Tennyson Street, Heathcote River, Colombo Street).	
Benjamin Love/ #799.1		Oppose	[That Residential Character Areas are removed]	
Benjamin Love/799.1	Kāinga Ora/ #FS2082.592	Oppose	[That Residential Character Areas are removed] Christchurch does not have many historical or character buildings, and entire subdivisions should not be excluded from intensifying, because some residents oppose new developments. The excuse of character area is often used as a way to prevent new developments; however these areas often lack character/historical significance when compared to many historical foreign cities/towns.	Support
Waihoru Spreydon-Cashmere-Heathcote Community Board / #804.9		Support	[S]upports the inclusion of the new character areas in Roker St, Spreydon and Bewdley and Evesham Crescent on Barrington.	
Waka Kotahi (NZ Transport Agency) / #805.6		Oppose	That the designated Character Areas are reduced in extent.	
Linda Morris/ #816.1		Support	The submitter supports the Character Area for Beckenham	

Historic Places Canterbury/ #835.3		Support	The submitter supports this qualifying matter.	
Historic Places Canterbury/835.3	Anne Dingwall/ #FS2037.590	Support	<p>The submitter supports this qualifying matter.</p> <p>The submitter strongly supports all the proposed Qualifying Matters, but in particular those matters listed under Matters of National Importance (RMAs.6), including historic heritage; Public Open Space Areas; Residential Heritage Areas and Residential Character Areas; Sunlight Access; Riccarton Bush Interface; and the Otakaro Avon River Corridor.</p> <p>Although their concerns as a group relate primarily to heritage, we consider that many of the other qualifying matters such as the Tsunami Management Areas and Vacuum Sewer Wastewater Constraint and Low Public Transport Accessibility Areas are sensible qualifying matters which will help to protect quite large areas of the city from the random high density developments that will have adverse consequences in the longer term, and will also help to maintain their existing character.</p>	Support
Historic Places Canterbury/835.3	Anne Dingwall/ #FS2037.688	Support	<p>The submitter supports this qualifying matter.</p> <p>The submitter strongly supports all the proposed Qualifying Matters, but in particular those matters listed under Matters of National Importance (RMAs.6), including historic heritage; Public Open Space Areas; Residential Heritage Areas and Residential Character Areas; Sunlight Access; Riccarton Bush Interface; and the Otakaro Avon River Corridor.</p> <p>Although their concerns as a group relate primarily to heritage, we consider that many of the other qualifying matters such as the Tsunami Management Areas and Vacuum Sewer Wastewater Constraint and Low Public Transport Accessibility Areas are sensible qualifying matters which will help to protect quite large areas of the city from the random high density developments that will have adverse consequences in the longer term, and will also help to maintain their existing character.</p>	Support
Historic Places Canterbury/ #835.21		Support	The submitter welcomes the addition of three new character areas and while they regret the removal of two character areas in Sumner and the reduction in size of 7 of the existing character areas, they recognise that these no longer meet the criteria and should therefore be removed or require boundary adjustments. They welcome the inclusion of Residential Character Areas as a Qualifying matter and the introduction of restricted discretionary status to help better manage and protect character areas. They also support more restrictive subdivision for character areas.	
Historic Places Canterbury/835.21	Anne Dingwall/ #FS2037.608	Support	The submitter welcomes the addition of three new character areas and while they regret the removal of two character areas in Sumner and the reduction in size of 7 of the existing character areas, they recognise that these no longer meet the criteria and should therefore be removed or require boundary adjustments. They welcome the inclusion of Residential Character Areas as a Qualifying matter and the introduction of restricted discretionary status to help better manage and protect character areas. They also support more restrictive subdivision for character areas.	Support
Historic Places Canterbury/835.21	Anne Dingwall/ #FS2037.706	Support	The submitter welcomes the addition of three new character areas and while they regret the removal of two character areas in Sumner and the reduction in size of 7 of the existing character areas, they recognise that these no longer meet the criteria and should therefore be removed or require boundary adjustments. They welcome the inclusion of Residential Character Areas as a Qualifying matter and the introduction of restricted discretionary status to help better manage and protect character areas. They also support more restrictive subdivision for character areas.	Support
Maureen Kerr/ #868.2		Seek Amendment	Protect and maintain special character and quality of existing homes in area from Papanui Road to Watford Street.	
Jane and Andrew Sutherland- Norton and Norton/ #1006.1		Seek Amendment	Somerfield and Lower Cashmere suburbs should be in a character area. Resource consent should be required before any development can proceed.	
Mark Winter/ #1008.2		Seek Amendment	Retain a heritage and character status for Beverley Street.	
Jeanne Cooper/ #1031.1		Seek Amendment	Provide a buffer zone between character areas and RMD intensive housing [High Density Residential Zone].	
Jeanne Cooper/1031.1	Kāinga Ora/ #FS2082.828	Seek Amendment	Provide a buffer zone between character areas and RMD intensive housing [High Density Residential Zone]. My property is in and on the border of an existing character area. It is also close to Merivale shopping and Papanui bus route. I am concerned that building height changes mean that a high building can border my northern property boundary and block sunlight from my house. My street is already undergoing intensive housing changes with 26 dwellings replacing 2. All trees are going or gone and soft surface is replaced by hard. No parking provision for 18 of the 26 new proposed or underway building. So the existing character area is bordered by intensive housing. Surely there should be a buffer between character and intensive areas with according building regulations. I am also concerned that 24 more properties with no soft surface to absorb rain water will adversely affect the drainage system which to my 40 residency has not been upgraded apart from adding new drainage pipes to the extra housing. Similarly power supply has simply been adjusted to eliminate several poles and add wiring to the existing poles left. I don't think this is clever city planning and can see future problems.	Oppose
Jono De Wit/ #1053.2		Oppose	Oppose the Piko Crescent Character Area.	

Joanne Nikolaou/ #1054.1		Seek Amendment	Seek that a new Character Area be included for Cashmere Somerfield.	
Waihoru Spreydon-Cashmere-Heathcote Community Board / #1077.2		Support	Supports the inclusion of the new character areas in Roker St,Spreydon and Bewdley and Evesham Crescent on Barrington.	
Waihoru Spreydon-Cashmere-Heathcote Community Board /1077.2	Anne Dingwall/ #FS2037.665	Support	<p>Supports the inclusion of the new character areas in Roker St,Spreydon and Bewdley and Evesham Crescent on Barrington.</p> <p>The Waihoru Spreydon-Cashmere Community Board (The Board) appreciates the opportunity to make a submission to theChristchurch City Council on the Proposed Draft Heritage Plan Change (PC13), and thanks staff forthe work done on this matter.</p> <p>The Board's statutoryrole is, "to represent,and act as an advocate for, theinterests of its community" and "to prepare an annual submission to the territorial authority for expenditure within the community" (Local Government Act 2002, section52). The Board provides this submission in its capacity as a representative of the communities in the Spreydon-Cashmere-Heathcotearea.</p> <p>Our Community Board Plan's vision is that Spreydon-Cashmere-Heathcote is a place where people are activelyengaged and contribute to thriving communities and environments, where theyfeel they belong and are safe and connected with each other.</p> <p>TheBoard understands the need for increased intensification to address a range ofissues, not least of which is climate change mitigation. The Board's concern is that intensificationdoes not occur in an ad hoc fashion, but instead takes into account all thesocial and environmental factors that enables people to continue to enjoy andthrive in their local settings, and considers the proposed plan changes as akey tool for creating a cohesive approach.</p>	Support
Dr. Bruce Harding/ #1079.1		Seek Amendment	Seek clarification on the RHA 8 (Macmillan Avenue) boundary, as it was all covered in the Special Amenity Area (SaM 17 & 17A) provisions inthe late 1990s City Plan. Why is one end of the street singled out and the home of John Macmillan Brown (35 Macmillan Ave)excluded.	
Dr. Bruce Harding/1079.1	Anne Dingwall/ #FS2037.662	Seek Amendment	<p>Seek clarification on the RHA 8 (Macmillan Avenue) boundary, as it was all covered in the Special Amenity Area (SaM 17 & 17A) provisions inthe late 1990s City Plan. Why is one end of the street singled out and the home of John Macmillan Brown (35 Macmillan Ave)excluded.</p> <p>Do the former SaM17/17a character overlays still in place and continue to have effect? If not, why not? I would seekpolicy clarity in the finalized PC13 documentation by way of footnote or policy box for the better informing of citizens andratepayers. The underlying heritage kaupapa/philosophy and criteria for character retention needs to be clearly affixed to planningdocuments/schemata.Our proposed Heritage Plan Change (PC13) from Harding, Bruce</p>	Support
Dr. Bruce Harding/ #1079.2		Seek Amendment	seek confirmation that homes/properties of iconic citizens (in all city RHAs) are clearly delineated in the revised City Plan—so for Cashmere, for example, "Rise Cottage" (Westenra Terrace), the Ngaio Marsh House (37 Valley Road)	
Dr. Bruce Harding/1079.2	Anne Dingwall/ #FS2037.663	Seek Amendment	seek confirmation that homes/properties of iconic citizens (in all city RHAs) are clearly delineated in the revised City Plan—so for Cashmere, for example, "Rise Cottage" (Westenra Terrace), the Ngaio Marsh House (37 Valley Road) My PDF re theCashmere area outlines the names and addresses of a number of key cultural heritage sites/private properties (e.g. CashmereVillage Green, the Cashmere Presbyterian Church and 'Corrie', the Mackay family home in Macmillan Avenue) and urges thatthese are very clearly signaled. The same logic would pertain to all RHAs in Otautahi/Christchurch	Support
Anton Casutt/ #1088.2		Seek Amendment	Seeks that Scott Street, Sydenham is added to a Residential Heritage Area or Character Area.	
Faye Collins/ #1090.2		Seek Amendment	Supports the Residential Character Areas, but considers there are other examples of areas with similar character to the areas proposed that should be identified in the Plan including areas of Hornby, South Hornby, Sockburn, Hei Hei, Islington, and Broomfield.	
Faye Collins/1090.2	Chapman Tripp/ #FS2064.185	Seek Amendment	Supports the Residential Character Areas, but considers there are other examples of areas with similar character to the areas proposed that should be identified in the Plan including areas of Hornby, South Hornby, Sockburn, Hei Hei, Islington, and Broomfield. The Board is supportive of the proposal to protect residential character and heritage areasidentified in the Plan, but considers there are other examples of areas with similar characterto the areas proposed that should be identified in the Plan including areas of Hornby, SouthHornby, Sockburn, Hei Hei, Islington, and Broomfield.	Oppose

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Cheryl Horrell/ #11.8		Seek Amendment	Identify Bluebell Lane and other land that has sunk as a "Qualifying Matter" due to it being a "...High Flood Hazard Management Area [and] Flood Ponding Management Area...".	
Holly Lea Village Limited/ #49.1		Seek Amendment	Amend the Planning Maps to ensure the Water Body Setback Qualifying Matter accurately reflects the current alignment of Fendalton Stream at 123 Fendalton Road.	
Holly Lea Village Limited/49.1	Malcolm Hollis/ #FS2040.4	Seek Amendment	Amend the Planning Maps to ensure the Water Body Setback Qualifying Matter accurately reflects the current alignment of Fendalton Stream at 123 Fendalton Road. Amend the Planning Maps to ensure the Water Body Setback Qualifying Matter accurately reflects the current alignment of Fendalton Stream at 123 Fendalton Road.	Oppose
Oliver Comyn/ #50.3		Seek Amendment	Amend to include the whole of Ngahere Street in the Riccarton Bush Interface Qualifying Matter.	
Oliver Comyn/50.3	Anne Dingwall/ #FS2037.77	Seek Amendment	Amend to include the whole of Ngahere Street in the Riccarton Bush Interface Qualifying Matter. Appendix 43 to PC14 identifies Riccarton Bush as a site of important landscape heritage and proposes a qualifying matter around it that would limit Medium Density development, thus preserving views of the bush. However, only the southern side of Ngahere Street (odd numbers) is included in this QM, meaning that MDRS could still be applied to the northern side of the street which would adversely impact views for residents living slightly further north on Kahu Road and Girvan Street.	Support
Oliver Comyn/50.3	Christchurch International Airport Limited/ #FS2052.316	Seek Amendment	Amend to include the whole of Ngahere Street in the Riccarton Bush Interface Qualifying Matter. Appendix 43 to PC14 identifies Riccarton Bush as a site of important landscape heritage and proposes a qualifying matter around it that would limit Medium Density development, thus preserving views of the bush. However, only the southern side of Ngahere Street (odd numbers) is included in this QM, meaning that MDRS could still be applied to the northern side of the street which would adversely impact views for residents living slightly further north on Kahu Road and Girvan Street.	Support
Oliver Comyn/50.3	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.7	Seek Amendment	Amend to include the whole of Ngahere Street in the Riccarton Bush Interface Qualifying Matter. Appendix 43 to PC14 identifies Riccarton Bush as a site of important landscape heritage and proposes a qualifying matter around it that would limit Medium Density development, thus preserving views of the bush. However, only the southern side of Ngahere Street (odd numbers) is included in this QM, meaning that MDRS could still be applied to the northern side of the street which would adversely impact views for residents living slightly further north on Kahu Road and Girvan Street.	Support
Oliver Comyn/50.3	The Riccarton Bush Trust/ #FS2085.3	Seek Amendment	Amend to include the whole of Ngahere Street in the Riccarton Bush Interface Qualifying Matter. Appendix 43 to PC14 identifies Riccarton Bush as a site of important landscape heritage and proposes a qualifying matter around it that would limit Medium Density development, thus preserving views of the bush. However, only the southern side of Ngahere Street (odd numbers) is included in this QM, meaning that MDRS could still be applied to the northern side of the street which would adversely impact views for residents living slightly further north on Kahu Road and Girvan Street.	Support
Tobias Meyer/ #55.13		Seek Amendment	QM: Riccarton Bush Interface Area: Reduce area and support medium density to be high density.	
Tobias Meyer/55.13	Christchurch International Airport Limited/ #FS2052.176	Seek Amendment	QM: Riccarton Bush Interface Area: Reduce area and support medium density to be high density. Riccarton is perfect for intensification and should have the highest density out of the central city. The south side of the bush is very close to amenities and the local centre and easy access to town. Taller buildings won't block sunlight, especially on the south side. Riccarton: Between mall, Straven road and Kahu road is a section of MRZ with no extra restrictions. This is very close to the local centre, it should be HRZ.	Oppose
Tobias Meyer/55.13	Christchurch International	Seek Amendment	QM: Riccarton Bush Interface Area: Reduce area and support medium density to be high density.	Oppose

	Airport Limited/ #FS2052.243		Riccarton is perfect for intensification and should have the highest density out of the central city. The south side of the bush is very close to amenities and the local centre and easy access to town. Taller buildings won't block sunlight, especially on the south side. Riccarton: Between mall, Straven road and Kahu road is a section of MRZ with no extra restrictions. This is very close to the local centre, it should be HRZ.	
Tobias Meyer/55.13	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.63	Seek Amendment	QM: Riccarton Bush Interface Area: Reduce area and support medium density to be high density. Riccarton is perfect for intensification and should have the highest density out of the central city. The south side of the bush is very close to amenities and the local centre and easy access to town. Taller buildings won't block sunlight, especially on the south side. Riccarton: Between mall, Straven road and Kahu road is a section of MRZ with no extra restrictions. This is very close to the local centre, it should be HRZ.	Oppose
Tobias Meyer/55.13	The Riccarton Bush Trust/ #FS2085.4	Seek Amendment	QM: Riccarton Bush Interface Area: Reduce area and support medium density to be high density. Riccarton is perfect for intensification and should have the highest density out of the central city. The south side of the bush is very close to amenities and the local centre and easy access to town. Taller buildings won't block sunlight, especially on the south side. Riccarton: Between mall, Straven road and Kahu road is a section of MRZ with no extra restrictions. This is very close to the local centre, it should be HRZ.	Oppose
Kathleen Crisley/ #63.91		Seek Amendment	Add Qualifying Matter relating to presence of private stormwater drainage.	
John Campbell/ #69.3		Support	Amend the planning maps to remove the Riccarton Bush Interface Area.	
John Campbell/69.3	Anne Dingwall/ #FS2037.141	Support	Amend the planning maps to remove the Riccarton Bush Interface Area.	Oppose
John Campbell/69.3	Christchurch International Airport Limited/ #FS2052.134	Support	Amend the planning maps to remove the Riccarton Bush Interface Area.	Oppose
John Campbell/69.3	Christchurch International Airport Limited/ #FS2052.184	Support	Amend the planning maps to remove the Riccarton Bush Interface Area.	Oppose
John Campbell/69.3	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.64	Support	Amend the planning maps to remove the Riccarton Bush Interface Area.	Oppose
John Campbell/69.3	Kāinga Ora/ #FS2082.41	Support	Amend the planning maps to remove the Riccarton Bush Interface Area.	Support
John Campbell/69.3	The Riccarton Bush Trust/ #FS2085.7	Support	Amend the planning maps to remove the Riccarton Bush Interface Area.	Oppose
Andy Hall/ #79.1		Seek Amendment	Amend the waterway overlay on the Planning Maps. Would like to have the waterway overlay on the Planning Maps to be stopped at my boundary.	
Naretta Berry/ #82.2		Support	Retain all provisions in PC14 which enable sunlight access to be assessed as a qualifying matter in site development in the Medium Density Residential Zone.	
Heather Woods/ #107.29		Seek Amendment	Amend zoning 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone" because the Qualifying Matter of "Water body Setback" only applies to a very small (5m wide) part of the properties, and is less of a risk than places like Marine Parade that are "Medium Density Residential Zone" with the Qualifying Matter of "Coastal Hazard Medium Risk Management Area" applying to the whole property.	
Marie Mullins/ #110.5		Oppose	Oppose Riccarton Bush Interface qualifying matter.	
Marie Mullins/110.5	Anne Dingwall/ #FS2037.182	Oppose	Oppose Riccarton Bush Interface qualifying matter. [Re: Riccarton Bush Interface Area] restricts building height on the land to 8 m. The Trust intends to build a retirement	Oppose

			home on the site and although it will comply with the 8 m height restriction, it would wish to beheard if there was a different position taken by other submitters. In other words, it would not want (as a minimum) any furtherrestrictions imposed on the property than are currently proposed by PC 14.	
Marie Mullins/110.5	Christchurch International Airport Limited/ #FS2052.190	Oppose	Oppose Riccarton Bush Interface qualifying matter. <i>[Re: Riccarton Bush Interface Area]</i> restricts building height on the land to 8 m.The Trust intends to build a retirement home on the site and although it will comply with the 8 m height restriction, it would wish to beheard if there was a different position taken by other submitters. In other words, it would not want (as a minimum) any furtherrestrictions imposed on the property than are currently proposed by PC 14.	Oppose
Marie Mullins/110.5	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.65	Oppose	Oppose Riccarton Bush Interface qualifying matter. <i>[Re: Riccarton Bush Interface Area]</i> restricts building height on the land to 8 m.The Trust intends to build a retirement home on the site and although it will comply with the 8 m height restriction, it would wish to beheard if there was a different position taken by other submitters. In other words, it would not want (as a minimum) any furtherrestrictions imposed on the property than are currently proposed by PC 14.	Oppose
Marie Mullins/110.5	The Riccarton Bush Trust/ #FS2085.9	Oppose	Oppose Riccarton Bush Interface qualifying matter. <i>[Re: Riccarton Bush Interface Area]</i> restricts building height on the land to 8 m.The Trust intends to build a retirement home on the site and although it will comply with the 8 m height restriction, it would wish to beheard if there was a different position taken by other submitters. In other words, it would not want (as a minimum) any furtherrestrictions imposed on the property than are currently proposed by PC 14.	Oppose
Cameron Matthews/ #121.15		Oppose	Request removal of the Riccarton Bush Interface Qualifying Matter.	
Cameron Matthews/121.15	Christchurch International Airport Limited/ #FS2052.205	Oppose	<p>Request removal of the Riccarton Bush Interface Qualifying Matter.</p> <p>SEE IMAGES IN SUBMISSION</p> <p>PūtaringamotuRiccarton Bush Heritage Landscape Review 2022 - used by CCC to provide rationale for the QM - asserts that “Views of Pūtaringamotu from neighbouringstreets”, “Visual connectivity between Pūtaringamotu and other planted elements”, “an element across the skyline”, “View of distinctive tall podocarp trees”, and “Viewsto Pūtaringamotu for residents and passers-by” all would be negatively affectedby implementation of NPS-UD and MDRS, and that limiting building heights in theaffected area to 2 storeys equates [Appendix 43 Pūtaringamotu Riccarton BushHeritage Landscape Review 2022, section 5.3] to “protection of outstandingnatural features” and “historic heritage” from inappropriate subdivision, useand development under RMA Section 6 (b) and (f). If views from neighbouring anddistant sites are indeed significantly impacted as suggested, there remains noevidence that this constitutes any use, subdivision, or development of theoutstanding natural feature or historic heritage, and can therefore not be“inappropriate subdivision, use and development” of said natural feature orhistoric heritage.</p> <p>I would also contest the idea that views – of what are in most cases the topmetre or so of distant podocarp trees poking up behind the rooflines ofexisting houses, largely indistinct from various street- trees and privateplantings – constitutes some ‘outstanding natural feature’ in of itself.Riccarton Bush proper, yes, and the heritage items within theheritage-protected setting of Riccarton Grounds, such as Riccarton House andsignificant trees, but the limited, indistinct, interrupted and generallyunimpressive views of distant treetops “currently available down driveways” arenot in themselves the outstanding feature here. And since Riccarton Bush,House, and significant individual trees are protected from development bydesignation and council-ownership, permitting medium or high-density housing innearby sites is not a degradation of any amenity value provided by the openspace, outstanding natural features, or heritage items.</p> <p>The Riccarton Bush Interface Area Qualifying Matter should be removed from theproposal, as the true amenity of Riccarton Bush and Grounds is unaffected byincreased residential density.</p> <p>NPS-UD allows for QMs to restrict development in some locations, such as “openspace provided for public use, but only in relation to the land that is openspace” (NPS-UD 2020 3.32 1 (d)), or “an area subject to a designation or heritage order, but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)).Yet the Pūtaringamotu Riccarton Bush Heritage Landscape Review 2022 5.3, used to justify implementation of thisproposed QM over the proposed spatial extent, cites reasons such as “loss ofgreenspace adjacent to Pūtaringamotu”; with the proposed QM then specificallyapplying a density control to sites not included in the protected extent ofeither Riccarton Bush, nor the surrounding grounds of Riccarton House, nor landzoned as open space.</p> <p>Furthermore, CCC state in their Section 32 report that another option thatwould limit the extent of the proposed QM to only those sites immediatelyadjoining Riccarton Bush (instead of the multi-block-coverage QM proposed),would have the effect of “...ensuring that Riccarton Bush is protected from theeffects of medium density development” and that “the values of Riccarton Bush itself would not bedegraded”, and “this approach is effective at addressing the issue”. This options assessment</p>	Oppose

shows plainly that at least one option is available to better “achieve the greatest heights and densities directed by Policy 3, while maintaining the specific characteristics” of the area, as required by NPS-UD (3.33 3biii).

Even if we are to accept (though I don’t think we should) that these views are somehow worth sacrificing homes for, in many cases the proposed QM does no more to protect them than without the QM. For example, from Riccarton Road even the existing District Plan allows for construction obscuring all visible parts of the distant and indistinct Riccarton Bush. Meanwhile on Kahu Road, the roadway divides the residential sections from Riccarton Grounds. Any views of Riccarton Bush or House or Grounds are unaffected by increased residential density here, aside from being shared more widely with more residents.

Other reasons cited in Pūtaringamotu Riccarton Bush Heritage Landscape Review 2022 as “affecting an area of significant indigenous flora and fauna” include ground disturbance associated with construction damaging root systems, changes to soil hydrology, reduced habitat and corridors for birds, less permeable surfaces, and alteration of microclimates. Few of these reasons are particular to housing of a specific density. For example, most root systems will predominantly exist in the upper-most layers of soil, which would be equally affected by construction of a single-storey house as they would a multi-storey one. Regarding habitat and corridors for birds, tree canopy requirements proposed for MRZ and HRZ zoning would apply here, if not for the proposed QM, so tree loss in the sites adjacent to Riccarton Bush would be protected against without resorting to density constraints. The MRZ or HRZ rules would actually offer more protection for trees and landscaping than is currently provided by the Residential Suburban (RS) zoning proposed to remain in effect around Riccarton Bush under the proposed QM, with RS zoning excluding planting requirements from single-unit sites. With respect to permeable surfaces replenishing ground aquifers, both proposed MRZ and HRZ zoning rules require 20% or more of the site provided for landscaping, with buildings not exceeding 50% of the site area. Neither rule set has specific requirements for surface permeability, though either could without applying density constraints which exceed maxima allowed by MDRS and NPS-UD. Lastly, while I’m not an expert on the differential effects of structures of differing heights on soil hydrology, nor the effects of buildings on microclimates, I suspect these effects are manageable without density constraints, and that the spatial extent of the proposed QM makes no reference to the hydrological catchment of Riccarton Bush.

Regarding impact, at least 1220 units are prevented by application of this QM in terms of plan-enabled capacity, though this doesn’t consider the considerable overlap of this proposed QM with the similarly restrictive proposal for the Airport Noise Contour QM, so is likely to be greater if that QM is excluded.

What isn’t evident from this impact assessment is the desirability of this location. Riccarton’s commercial area is a Large Town Centre – Key Activity Centre with huge commercial and retail activity. Riccarton Road (which the proposed QM area adjoins) plays host to 3 of our 5 most frequent Core public transport services (#3, #5, and Orbiter) and is poised to upgrade to a Bus Rapid Transit (BRT) or Light Rail Transit (LRT) corridor in the medium term, denoted in the proposed plan by the City Spine Transport Corridor. There is a Major Cycle Route (Uni-Cycle MCR) running through Riccarton Grounds, connecting the nearby University of Canterbury with Riccarton, Hagley Park, and the central city. According to The Property Group’s New Medium Density Residential Standards (MDRS) - Assessment of Housing Enabled in Christchurch City 2022 (Section 32 report Part 2 Appendix 3) much of the feasible development enabled under PC14 is concentrated in Riccarton Central, due to the significant accessibility values of the area.

Aside from the high amenity value of the area in general, the identification of the spatial extent of the proposed QM is over-zealous. For example, on Kauri St’s West side, sites as many as 8-deep (1 Kauri St) are proposed for these density restrictions. On Hinau St, not only are the proposed sites not adjacent to Riccarton Bush, but they are on an entirely different block, with Totara St (and any underground services) in between. For example, 67 Hinau St is over 160m from the nearest part of the bush, with as many as 7 other sites plus a road in between.

In summary, the unique characteristics of this area are contained within the existing reserve, not the proposed ‘interface area’, with public walkways and cycleways permitting extensive access to the public to experience Riccarton Bush, House, and Grounds to experience them from within. Any other alleged amenity value provided to the adjacent sites in terms of obscure and indistinct views of trees are overstated. The true amenity value of these sites is in their proximity to – not their views of – the bush, the commercial centre of Riccarton, the University campus, desirable school zones, Hagley Park, and the City Centre. These amenity and accessibility values are better shared than hoarded and are not diminished with higher enabled density. Any reduction in amenity value within Riccarton Bush, House, Grounds, or to any significant individual trees or heritage items (which have their own standalone protections) that might occur because of applying MRZ or HRZ zoning to within proposed RBI QM area is negligible, and the proposed QM is, as demonstrated by CCC’s own options analysis, not consistent with NPS-UD requirements to “achieve the greatest heights and densities directed by Policy 3, while managing the specific characteristics”. It is desirable and strategic to increase the number of permitted homes in this area – to a level commensurate with the nearby Riccarton commercial centre and proportionate to the available and planned Public and Active Transport infrastructure. The proposed Riccarton Bush Interface Area QM should therefore be removed or limited to only those specific sites (such as those directly adjoining the Bush) where development at commensurate density may have strong evidence that it would significantly negatively impact the natural or heritage value within the open space zones themselves.

<p>Cameron Matthews/121.15</p>	<p>Riccarton Bush Kilmarnock Residents Association ./ #FS2062.66</p>	<p>Oppose</p>	<p>Request removal of the Riccarton Bush Interface Qualifying Matter.</p> <p>SEE IMAGES IN SUBMISSION</p> <p>Pūtaringamotu Riccarton Bush Heritage Landscape Review 2022 - used by CCC to provide rationale for the QM - asserts that “Views of Pūtaringamotu from neighbouring streets”, “Visual connectivity between Pūtaringamotu and other planted elements”, “an element across the skyline”, “View of distinctive tall podocarp trees”, and “Views to Pūtaringamotu for residents and passers-by” all would be negatively affected by implementation of NPS-UD and MDRS, and that limiting building heights in the affected area to 2 storeys equates [Appendix 43 Pūtaringamotu Riccarton Bush Heritage Landscape Review 2022, section 5.3] to “protection of outstanding natural features” and “historic heritage” from inappropriate subdivision, use and development under RMA Section 6 (b) and (f). If views from neighbouring and distant sites are indeed significantly impacted as suggested, there remains no evidence that this constitutes any use, subdivision, or development of the outstanding natural feature or historic heritage, and can therefore not be “inappropriate subdivision, use and development” of said natural feature or historic heritage.</p> <p>I would also contest the idea that views – of what are in most cases the tops of distant podocarp trees poking up behind the rooflines of existing houses, largely indistinct from various street- trees and private plantings – constitutes some ‘outstanding natural feature’ in of itself. Riccarton Bush proper, yes, and the heritage items within the heritage-protected setting of Riccarton Grounds, such as Riccarton House and significant trees, but the limited, indistinct, interrupted and generally unimpressive views of distant treetops “currently available down driveways” are not in themselves the outstanding feature here. And since Riccarton Bush, House, and significant individual trees are protected from development by designation and council-ownership, permitting medium or high-density housing in nearby sites is not a degradation of any amenity value provided by the open space, outstanding natural features, or heritage items.</p> <p>The Riccarton Bush Interface Area Qualifying Matter should be removed from the proposal, as the true amenity of Riccarton Bush and Grounds is unaffected by increased residential density.</p> <p>NPS-UD allows for QMs to restrict development in some locations, such as “open space provided for public use, but only in relation to the land that is open space” (NPS-UD 2020 3.32 1 (d)), or “an area subject to a designation or heritage order, but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)). Yet the Pūtaringamotu Riccarton Bush Heritage Landscape Review 2022 5.3, used to justify implementation of this proposed QM over the proposed spatial extent, cites reasons such as “loss of greenspace adjacent to Pūtaringamotu”; with the proposed QM then specifically applying a density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space.</p> <p>Furthermore, CCC state in their Section 32 report that another option that would limit the extent of the proposed QM to only those sites immediately adjoining Riccarton Bush (instead of the multi-block-coverage QM proposed), would have the effect of “...ensuring that Riccarton Bush is protected from the effects of medium density development” and that “the values of Riccarton Bush itself would not be degraded”, and “this approach is effective at addressing the issue”. This options assessment shows plainly that at least one option is available to better “achieve the greatest heights and densities directed by Policy 3, while maintaining the specific characteristics” of the area, as required by NPS-UD (3.33 3biii).</p> <p>Even if we are to accept (though I don’t think we should) that these views are somehow worth sacrificing homes for, in many cases the proposed QM does no more to protect them than without the QM. For example, from Riccarton Road even the existing District Plan allows for construction obscuring all visible parts of the distant and indistinct Riccarton Bush. Meanwhile on Kahu Road, the roadway divides the residential sections from Riccarton Grounds. Any views of Riccarton Bush or House or Grounds are unaffected by increased residential density here, aside from being shared more widely with more residents.</p> <p>Other reasons cited in Pūtaringamotu Riccarton Bush Heritage Landscape Review 2022 as “affecting an area of significant indigenous flora and fauna” include ground disturbance associated with construction damaging root systems, changes to soil hydrology, reduced habitat and corridors for birds, less permeable surfaces, and alteration of microclimates. Few of these reasons are particular to housing of a specific density. For example, most root systems will predominantly exist in the upper-most layers of soil, which would be equally affected by construction of a single-storey house as they would a multi-storey one. 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			<p>landscaping, with buildings not exceeding 50% of the site area. Neither ruleset have specific requirements for surface permeability, though either could without applying density constraints which exceed maxima allowed by MDRS and NPS-UD. Lastly, while I'm not an expert on the differential effects of structures of differing heights on soil hydrology, nor the effects of buildings on microclimates, I suspect these effects are manageable without density constraints, and that the spatial extent of the proposed QM makes no reference to the hydrological catchment of Riccarton Bush.</p> <p>Regarding impact, at least 1220 units are prevented by application of this QM in terms of plan-enabled capacity, though this doesn't consider the considerable overlap of this proposed QM with the similarly restrictive proposal for the Airport Noise Contour QM, so is likely to be greater if that QM is excluded.</p> <p>What isn't evident from this impact assessment is the desirability of this location. Riccarton's commercial area is a Large Town Centre – Key Activity Centre with huge commercial and retail activity. Riccarton Road (which the proposed QM area adjoins) plays host to 3 of our 5 most frequent Core public transport services (#3, #5, and Orbiter) and is poised to upgrade to a Bus Rapid Transit (BRT) or Light Rail Transit (LRT) corridor in the medium term, denoted in the proposed plan by the City Spine Transport Corridor. There is a Major Cycle Route (Uni-Cycle MCR) running through Riccarton Grounds, connecting the nearby University of Canterbury with Riccarton, Hagley Park, and the central city. According to The Property Group's New Medium Density Residential Standards (MDRS) - Assessment of Housing Enabled in Christchurch City 2022 (Section 32 report Part 2 Appendix 3) much of the feasible development enabled under PC14 is concentrated in Riccarton Central, due to the significant accessibility values of the area.</p> <p>Aside from the high amenity value of the area in general, the identification of the spatial extent of the proposed QM is over-zealous. For example, on Kauri St's West side, sites as many as 8-deep (1 Kauri St) are proposed for these density restrictions. On Hinau St, not only are the proposed sites not adjacent to Riccarton Bush, but they are on an entirely different block, with Totara St (and any underground services) in between. For example, 67 Hinau St is over 160m from the nearest part of the bush, with as many as 7 other sites plus a road in between.</p> <p>In summary, the unique characteristics of this area are contained within the existing reserve, not the proposed 'interface area', with public walkways and cycleways permitting extensive access to the public to experience Riccarton Bush, House, and Grounds to experience them from within. Any other alleged amenity value provided to the adjacent sites in terms of obscure and indistinct views of trees are overstated. The true amenity value of these sites is in their proximity to – not their views of – the bush, the commercial centre of Riccarton, the University campus, desirable school zones, Hagley Park, and the City Centre. These amenity and accessibility values are better shared than hoarded and are not diminished with higher enabled density. Any reduction in amenity value within Riccarton Bush, House, Grounds, or to any significant individual trees or heritage items (which have their own standalone protections) that might occur because of applying MRZ or HRZ zoning to within proposed RBI QM area is negligible, and the proposed QM is, as demonstrated by CCC's own options analysis, not consistent with NPS-UD requirements to "achieve the greatest heights and densities directed by Policy 3, while managing the specific characteristics". It is desirable and strategic to increase the number of permitted homes in this area – to a level commensurate with the nearby Riccarton commercial centre and proportionate to the available and planned Public and Active Transport infrastructure. The proposed Riccarton Bush Interface Area QM should therefore be removed or limited to only those specific sites (such as those directly adjoining the Bush) where development at commensurate density may have strong evidence that it would significantly negatively impact the natural or heritage value within the open space zones themselves.</p>	
Cameron Matthews/121.15	The Riccarton Bush Trust/ #FS2085.12	Oppose	<p>Request removal of the Riccarton Bush Interface Qualifying Matter.</p> <p>SEE IMAGES IN SUBMISSION</p> <p>Pūtaringamotu Riccarton Bush Heritage Landscape Review 2022 - used by CCC to provide rationale for the QM - asserts that "Views of Pūtaringamotu from neighbouring streets", "Visual connectivity between Pūtaringamotu and other planted elements", "an element across the skyline", "View of distinctive tall podocarp trees", and "Views to Pūtaringamotu for residents and passers-by" all would be negatively affected by implementation of NPS-UD and MDRS, and that limiting building heights in the affected area to 2 storeys equates [Appendix 43 Pūtaringamotu Riccarton Bush Heritage Landscape Review 2022, section 5.3] to "protection of outstanding natural features" and "historic heritage" from inappropriate subdivision, use and development under RMA Section 6 (b) and (f). If views from neighbouring and distant sites are indeed significantly impacted as suggested, there remains no evidence that this constitutes any use, subdivision, or development of the outstanding natural feature or historic heritage, and can therefore not be "inappropriate subdivision, use and development" of said natural feature or historic heritage.</p> <p>I would also contest the idea that views – of what are in most cases the top metre or so of distant podocarp trees poking up behind the rooflines of existing houses, largely indistinct from various street-trees and private plantings – constitutes some 'outstanding natural feature' in of itself. Riccarton Bush proper, yes, and the heritage items within the heritage-protected setting of Riccarton Grounds, such as Riccarton House and significant trees, but the limited, indistinct, interrupted and generally unimpressive views of distant treetops "currently available down driveways" are not in themselves the outstanding feature here. And since Riccarton Bush, House, and significant</p>	Oppose

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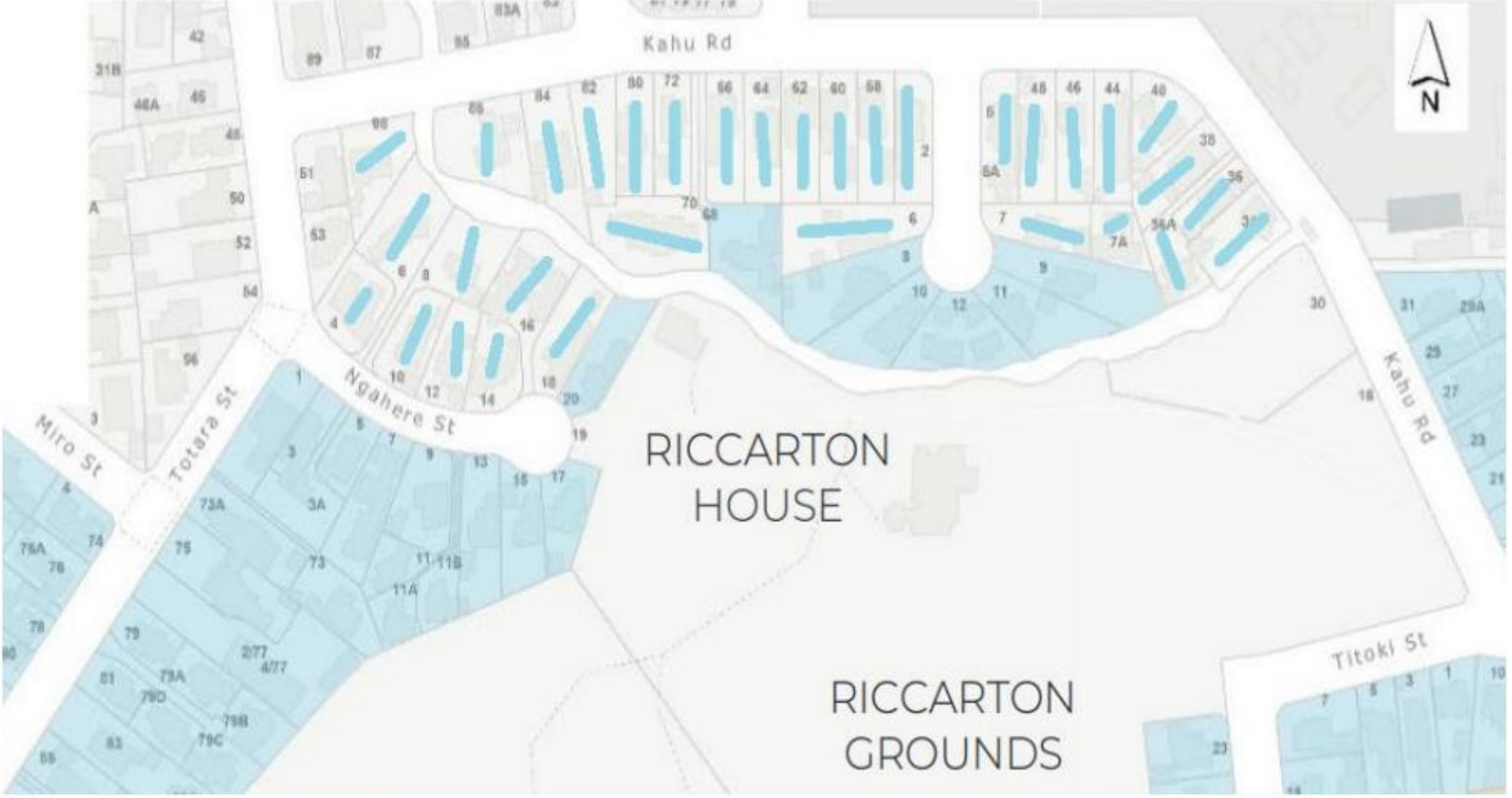
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			<p>Aside from the high amenity value of the area in general, the identification of the spatial extent of the proposed QM is over-zealous. For example, on Kauri St's West side, sites as many as 8-deep (1 Kauri St) are proposed for these density restrictions. On Hinau St, not only are the proposed sites not adjacent to Riccarton Bush, but they are on an entirely different block, with Totara St (and any underground services) in between. For example, 67 Hinau St is over 160m from the nearest part of the bush, with as many as 7 other sites plus a road in between.</p> <p>In summary, the unique characteristics of this area are contained within the existing reserve, not the proposed 'interface area', with public walkways and cycleways permitting extensive access to the public to experience Riccarton Bush, House, and Grounds to experience them from within. Any other alleged amenity value provided to the adjacent sites in terms of obscure and indistinct views of trees are overstated. The true amenity value of these sites is in their proximity to – not their views of – the bush, the commercial centre of Riccarton, the University campus, desirable school zones, Hagley Park, and the City Centre. These amenity and accessibility values are better shared than hoarded and are not diminished with higher enabled density. Any reduction in amenity value within Riccarton Bush, House, Grounds, or to any significant individual trees or heritage items (which have their own standalone protections) that might occur because of applying MRZ or HRZ zoning to within proposed RBI QM area is negligible, and the proposed QM is, as demonstrated by CCC's own options analysis, not consistent with NPS-UD requirements to "achieve the greatest heights and densities directed by Policy 3, while managing the specific characteristics". It is desirable and strategic to increase the number of permitted homes in this area – to a level commensurate with the nearby Riccarton commercial centre and proportionate to the available and planned Public and Active Transport infrastructure. The proposed Riccarton Bush Interface Area QM should therefore be removed or limited to only those specific sites (such as those directly adjoining the Bush) where development at commensurate density may have strong evidence that it would significantly negatively impact the natural or heritage value within the open space zones themselves.</p>	
Cameron Matthews/ #121.39		Seek Amendment	The area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, should be zoned for at least HRZ, MUZ or equivalent density, such that they are at least above baseline MRZ density limits.	
Cameron Matthews/121.39	Christchurch International Airport Limited/ #FS2052.229	Seek Amendment	<p>The area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, should be zoned for at least HRZ, MUZ or equivalent density, such that they are at least above baseline MRZ density limits.</p> <p>Because of the latent potential of the rail corridor and feasible station locations for passenger services, and the existing lack of urban density proximal to those locations, I suggest that the area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, be zoned for at least HRZ, MUZ or equivalent density, such that they are at least above baseline MRZ density limits.</p> <p>Christchurch plays host to a passenger rail station for inter-regional trips. At present this station largely serves tourist markets, though the extant rail network within Greater Christchurch has been investigated for future suburban rail services, and further growth of especially the inter-regional services is entirely plausible. The road link to Dunedin for example is increasingly congested, low resilience, and Air New Zealand manage to make a profit on the CHC-DUN route flying about 7 return trips daily – a trip which, unlike rail, doesn't also service interstitial centres like Ashburton, Timaru, or Oamaru. Considering the rail corridors are already publicly owned, cover large parts of the city, and with much of the fixed infrastructure costs already paid for, they represent an attractive scaffold around which the city and wider region could grow in future without excessive cost burdens for new congestion-free transport infrastructure. Emerging metropolitan centres within Christchurch such as Hornby, Riccarton, and Papanui and Sydenham all lie on this corridor, as do the Rolleston and Rangiora slightly further afield.</p> <p>Unfortunately, past spatial planning has limited the growth around the rest of the rail corridor such that suburban rail services would likely see low utilisation and limited economic viability if run on the existing rail alignments, at least without lots of new growth in suburbs feasibly served by it – suburbs like Hornby, Addington, Riccarton, Papanui, Sydenham/Moorhouse, and even Heathcote Valley, Lyttelton, Rolleston and Rangiora. This is despite the huge advantages that such congestion-free, safe, rapid travel would provide to those using it, and those benefiting from that many fewer cars on the road, such as drivers, cyclists, pedestrians, and council finances in road maintenance.</p> <p>This mismatch in location between high urban density and latent high-capacity transport infrastructure will continue to be the case at least until spatial planning allows for higher urban densities within a walkable catchment of these feasible station locations, and/or such time as the rail corridor and services garner new investment – with both requirements currently locked in a chicken and egg scenario preventing progress. Though the immediate priority in public transport investment in Christchurch is rightly on improving the bus network and upgrading the City Spine route for tramway operation, cost-free allowances might be made now for the long-term evolution of the city's urban form and transport network by increasing the density limits in centres proximal to the existing heavy railways.</p>	Oppose

			Even if a dedicated suburban rail system was not built, or new track into the city centre laid, many of these station locations could be feasibly served even by commuter-oriented services serving a dual purpose of inter-regional travel between Dunedin and Christchurch, and commuter services across Greater Christchurch and other Canterbury urban centres like Timaru and Ashburton. Such inter-regional services seem increasingly likely to form part of a future low-emission, resilient passenger transport system, accommodating future population growth spread throughout the South Island, replacing, or complimenting the many trips currently made by car and plane, and this would help to create a more integrated, resilient, and prosperous South Island economy.	
Te Mana Ora/Community and Public Health/ #145.16		Support	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to update tree setbacks to better protect individual trees and to incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other Trees becoming a Qualifying matter.	
Ceres New Zealand, LLC/ #150.26		Oppose	Delete the Significant and other Trees overlay applied to 25 Peterborough Street and update Planning Map 32C and H10 accordingly.	
Jenny Crooks/ #159.2		Oppose	That 25a Greenhaven Drive, Burwood, be rezoned from Rural Urban Fringe Zone to residential (Medium Density Residential Zoning preferred).	
Jorge Rodriguez/ #178.2		Seek Amendment	Request that the claim that the St Albans area is a Low Public Accessibility Area be re-evaluated.	
Tom Logan/ #187.6		Seek Amendment	<i>[Regarding Riccarton Bush Interface Qualifying Matter]</i> reduce proposed area to <i>[the adjoining sites]</i> being 40 houses.	
Tom Logan/187.6	Anne Dingwall/ #FS2037.236	Seek Amendment	<p><i>[Regarding Riccarton Bush Interface Qualifying Matter]</i> reduce proposed area to <i>[the adjoining sites]</i> being 40 houses.</p> <p>We disagree with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels. The extension of the interface is justified by a desire to maintain views of the Bush from streets in the area. This mostly amounts to views of distant treetops, largely indistinguishable from the various street-trees and private plantings. The true amenity of the Bush is in its accessibility from the surrounding area, especially given it is intersected by the Uni-Cycle MCR. This accessibility would only be increased if more people were permitted to live within the general vicinity of the Bush, and as such the amenity provided by the Bush would increase.</p> <p>The application of the Riccarton Bush interface is at odds with the NPS-UD. NPS-UD allows for QM to restrict development in “open space provided for public use, but only in relation to the land that is open space” (NPS-UD 2020 3.32 1 (d)) or “an area subject to a designation or heritage order but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)). This QM is applying density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space. The Section 32 report mentions that solely limiting the interface to adjoining sites (rather than the much greater area proposed in the QM) would have the effect of “...ensuring that Riccarton Bush is protected from the effects of medium density development” and that “the values of Riccarton Bush itself would not be degraded”, and “this approach is effective at addressing the issue”. This option should have been implemented in the QM, rather than the expansive area that is currently proposed</p>	Oppose
Tom Logan/187.6	Christchurch International Airport Limited/ #FS2052.238	Seek Amendment	<p><i>[Regarding Riccarton Bush Interface Qualifying Matter]</i> reduce proposed area to <i>[the adjoining sites]</i> being 40 houses.</p> <p>We disagree with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels. The extension of the interface is justified by a desire to maintain views of the Bush from streets in the area. This mostly amounts to views of distant treetops, largely indistinguishable from the various street-trees and private plantings. The true amenity of the Bush is in its accessibility from the surrounding area, especially given it is intersected by the Uni-Cycle MCR. This accessibility would only be increased if more people were permitted to live within the general vicinity of the Bush, and as such the amenity provided by the Bush would increase.</p> <p>The application of the Riccarton Bush interface is at odds with the NPS-UD. NPS-UD allows for QM to restrict development in “open space provided for public use, but only in relation to the land that is open space” (NPS-UD 2020 3.32 1 (d)) or “an area subject to a designation or heritage order but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)). This QM is applying density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space. The Section 32 report mentions that solely limiting the interface to adjoining sites (rather than the much greater area proposed in the QM) would have the effect of “...ensuring that Riccarton Bush is protected from the effects of medium density development” and that “the values of Riccarton Bush itself would not be degraded”, and “this approach is effective at addressing the issue”. This option should have been implemented in the QM, rather than the expansive area that is currently proposed</p>	Oppose
Tom Logan/187.6	Kauri Lodge Rest Home 2008 Limited/ #FS2059.14	Seek Amendment	<p><i>[Regarding Riccarton Bush Interface Qualifying Matter]</i> reduce proposed area to <i>[the adjoining sites]</i> being 40 houses.</p> <p>We disagree with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels.</p>	Support

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Tom Logan/187.6	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.67	Seek Amendment	<p><i>[Regarding Riccarton Bush Interface Qualifying Matter]</i> reduce proposed area to <i>[the adjoining sites]</i> being 40 houses.</p> <p>We disagree with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels. The extension of the interface is justified by a desire to maintain views of the Bush from streets in the area. This mostly amounts to views of distant treetops, largely indistinguishable from the various street-trees and private plantings. The true amenity of the Bush is in its accessibility from the surrounding area, especially given it is intersected by the Uni-Cycle MCR. This accessibility would only be increased if more people were permitted to live within the general vicinity of the Bush, and as such the amenity provided by the Bush would increase.</p> <p>The application of the Riccarton Bush interface is at odds with the NPS-UD. NPS-UD allows for QM to restrict development in “open space provided for public use, but only in relation to the land that is open space” (NPS-UD 2020 3.32 1 (d)) or “an area subject to a designation or heritage order but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)). This QM is applying density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space. The Section 32 report mentions that solely limiting the interface to adjoining sites (rather than the much greater area proposed in the QM) would have the effect of “...ensuring that Riccarton Bush is protected from the effects of medium density development” and that “the values of Riccarton Bush itself would not be degraded”, and “this approach is effective at addressing the issue”. This option should have been implemented in the QM, rather than the expansive area that is currently proposed</p>	Oppose
Tom Logan/187.6	Kāinga Ora/ #FS2082.89	Seek Amendment	<p><i>[Regarding Riccarton Bush Interface Qualifying Matter]</i> reduce proposed area to <i>[the adjoining sites]</i> being 40 houses.</p> <p>We disagree with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels. The extension of the interface is justified by a desire to maintain views of the Bush from streets in the area. This mostly amounts to views of distant treetops, largely indistinguishable from the various street-trees and private plantings. The true amenity of the Bush is in its accessibility from the surrounding area, especially given it is intersected by the Uni-Cycle MCR. This accessibility would only be increased if more people were permitted to live within the general vicinity of the Bush, and as such the amenity provided by the Bush would increase.</p> <p>The application of the Riccarton Bush interface is at odds with the NPS-UD. NPS-UD allows for QM to restrict development in “open space provided for public use, but only in relation to the land that is open space” (NPS-UD 2020 3.32 1 (d)) or “an area subject to a designation or heritage order but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)). This QM is applying density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space. The Section 32 report mentions that solely limiting the interface to adjoining sites (rather than the much greater area proposed in the QM) would have the effect of “...ensuring that Riccarton Bush is protected from the effects of medium density development” and that “the values of Riccarton Bush itself would not be degraded”, and “this approach is effective at addressing the issue”. This option should have been implemented in the QM, rather than the expansive area that is currently proposed</p>	Support
Tom Logan/187.6	The Riccarton Bush Trust/ #FS2085.14	Seek Amendment	<p><i>[Regarding Riccarton Bush Interface Qualifying Matter]</i> reduce proposed area to <i>[the adjoining sites]</i> being 40 houses.</p> <p>We disagree with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels. The extension of the interface is justified by a desire to maintain views of the Bush from streets in the area. This mostly amounts to views of distant treetops, largely indistinguishable from the various street-trees and private plantings. The true amenity of the Bush is in its accessibility from the surrounding area, especially given it is intersected by the Uni-Cycle MCR. This accessibility would only be increased if more people were permitted to live within the general vicinity of the Bush, and as such the amenity provided by the Bush would increase.</p>	Oppose

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<p>Riccarton Bush - Kilmarnock Residents' Association/ #188.7</p>		<p>Seek Amendment</p>	<p>[That the Riccarton Bush Interface QM Overlay is extended to include] the small residential area directly north of Riccarton House and Bush, bounded by Ngahere St, Totara St and Kahu Rd</p>  <p>The map shows a residential area north of Riccarton House and Riccarton Grounds. The area is bounded by Ngahere St to the south, Totara St to the west, and Kahu Rd to the east. The area is shaded in light blue and contains numerous residential lots, some of which are numbered. The map also shows other streets like Miro St, Titoki St, and various lot numbers such as 31B, 42, 48A, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000.</p> <p>Figure 5 - Area to add to the RBIA</p>	
<p>Riccarton Bush - Kilmarnock Residents' Association/188.7</p>	<p>Tony Dale/ #FS2036.7</p>	<p>Seek Amendment</p>	<p>[That the Riccarton Bush Interface QM Overlay is extended to include] the small residential area directly north of Riccarton House and Bush, bounded by Ngahere St, Totara St and Kahu Rd</p>	<p>Support</p>

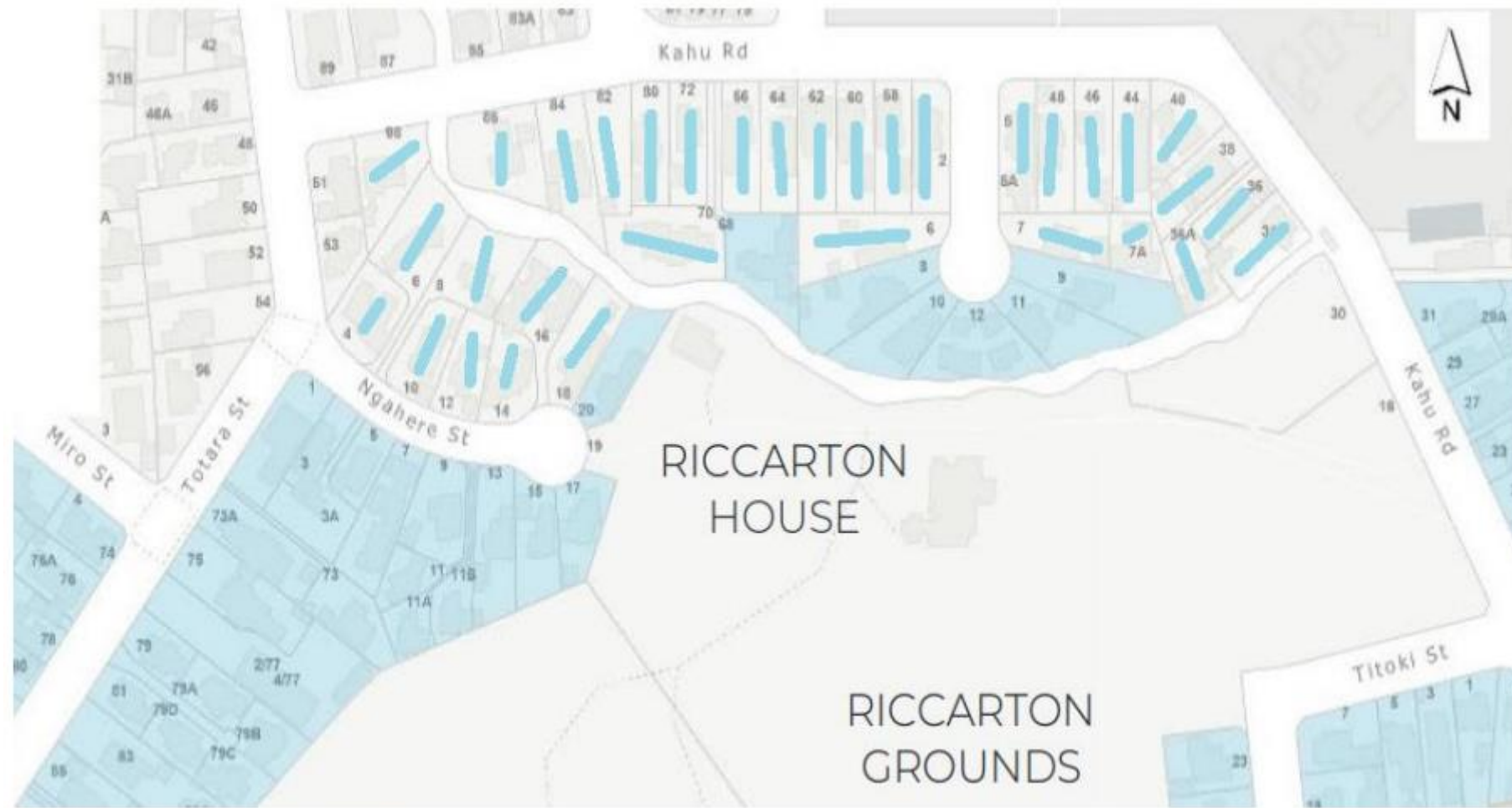


Figure 5 - Area to add to the RBIA

- recognising the importance of the views, setting, surroundings and context of the residential environment
- preserving its amenity and character
- for consistency with the Qualifying Matter proposed.

We submit WSP's Pūtarīngamotu - Riccarton Bush Heritage Landscape Review did not adequately consider the visual impact from the north. Taller buildings will block views [Fig 4] from both Kahu Rd and Kotare St. Nor did the report adequately assess the impact on views from Riccarton Bush grounds of 34, 36 and 36A Kahu Rd. This part of our submission is supported in an initial assessment by Landscape Architects, Kamo Marsh.

Neither did the WSP review consider the importance of including both sides of Ngahere St in the RBIA. It is a busy cul-de-sac, a major cycleway, and one of only two public access points to Riccarton House and Bush. Placing additional traffic, pedestrian and on-street parking pressure on this street is unreasonable, inappropriate and unsafe.



Figure 4 - The view looking south to Riccarton Bush and the grounds

The south side of Ngahere St is recommended by the city council to be part of the RBIA therefore, for consistency, so should the north side. It is also right to include all these sites in the RBIA because of their close proximity to Riccarton House and Bush, the Avon River, the historic Deans farmbuildings and the Christchurch Boys High School site.

Riccarton Bush - Kilmarnock Residents' Association/188.7

Anne Dingwall/
#FS2037.242

Seek
Amendment

Support

[That the Riccarton Bush Interface QM Overlay is extended to include] the small residential area directly north of Riccarton House and Bush, bounded by Ngahere St, Totara St and Kahu Rd

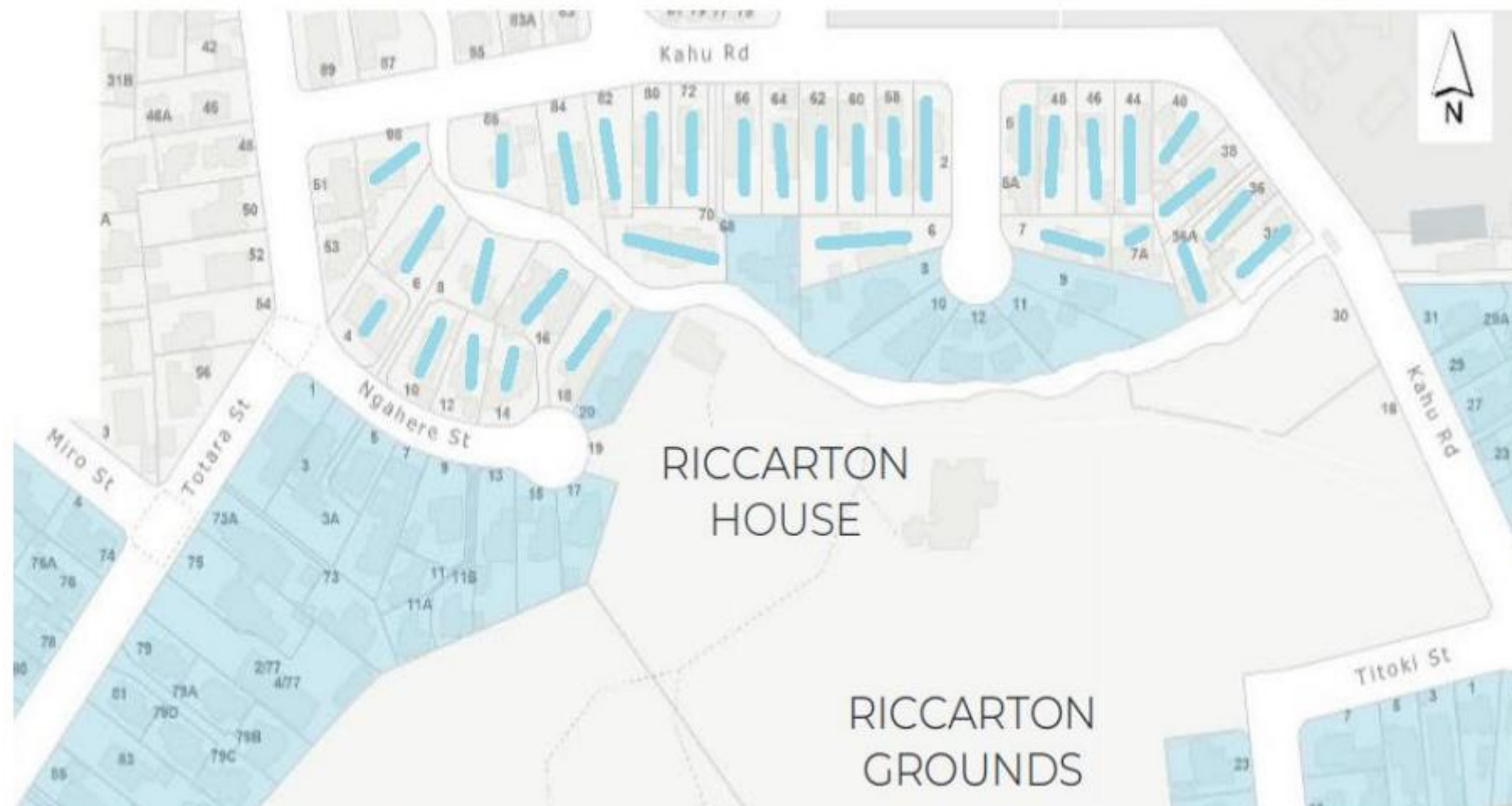


Figure 5 - Area to add to the RBIA

			<ul style="list-style-type: none"> • recognising the importance of the views, setting, surroundings and context of the residential environment • preserving its amenity and character • for consistency with the Qualifying Matter proposed. <p>We submit WSP’s Pūtaringamotu - Riccarton Bush Heritage Landscape Review did not adequately consider the visual impact from the north. Taller buildings will block views [Fig 4] from both Kahu Rd and Kotare St. Nor did the report adequately assess the impact on views from Riccarton Bush grounds of 34, 36 and 36A Kahu Rd. This part of our submission is supported in an initial assessment by Landscape Architects, Kamo Marsh.</p> <p>Neither did the WSP review consider the importance of including both sides of Ngahere St in the RBIA. It is a busy cul-de-sac, a major cycleway, and one of only two public access points to Riccarton House and Bush. Placing additional traffic, pedestrian and on-street parking pressure on this street is unreasonable, inappropriate and unsafe.</p> <div data-bbox="798 506 2490 982" data-label="Image"> </div> <p><i>Figure 4 - The view looking south to Riccarton Bush and the grounds</i></p> <p>The south side of Ngahere St is recommended by the city council to be part of the RBIA therefore, for consistency, so should the north side. It is also right to include all these sites in the RBIA because of their close proximity to Riccarton House and Bush, the Avon River, the historic Deans farm buildings and the Christchurch Boys High School site.</p>	
<p>Riccarton Bush - Kilmarnock Residents' Association/188.7</p>	<p>Christchurch International Airport Limited/ #FS2052.292</p>	<p>Seek Amendment</p>	<p>[That the Riccarton Bush Interface QM Overlay is extended to include] the small residential area directly north of Riccarton House and Bush, bounded by Ngahere St, Totara St and Kahu Rd</p>	<p>Support</p>

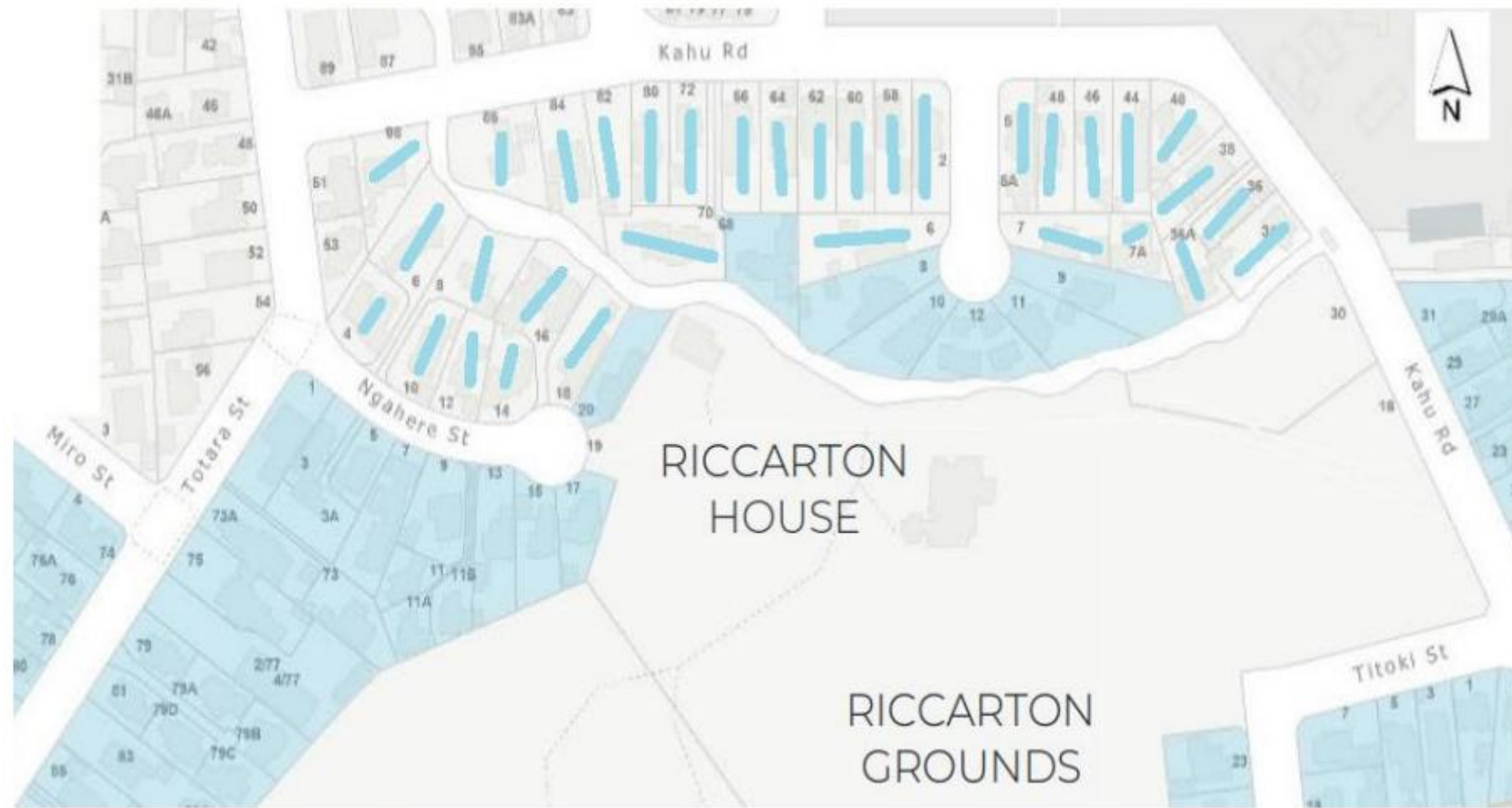


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Riccarton Bush - Kilmarnock Residents' Association/188.7

Kāinga Ora/ #FS2082.98

Seek Amendment

Oppose

[That the Riccarton Bush Interface QM Overlay is extended to include] the small residential area directly north of Riccarton House and Bush, bounded by Ngahere St, Totara St and Kahu Rd

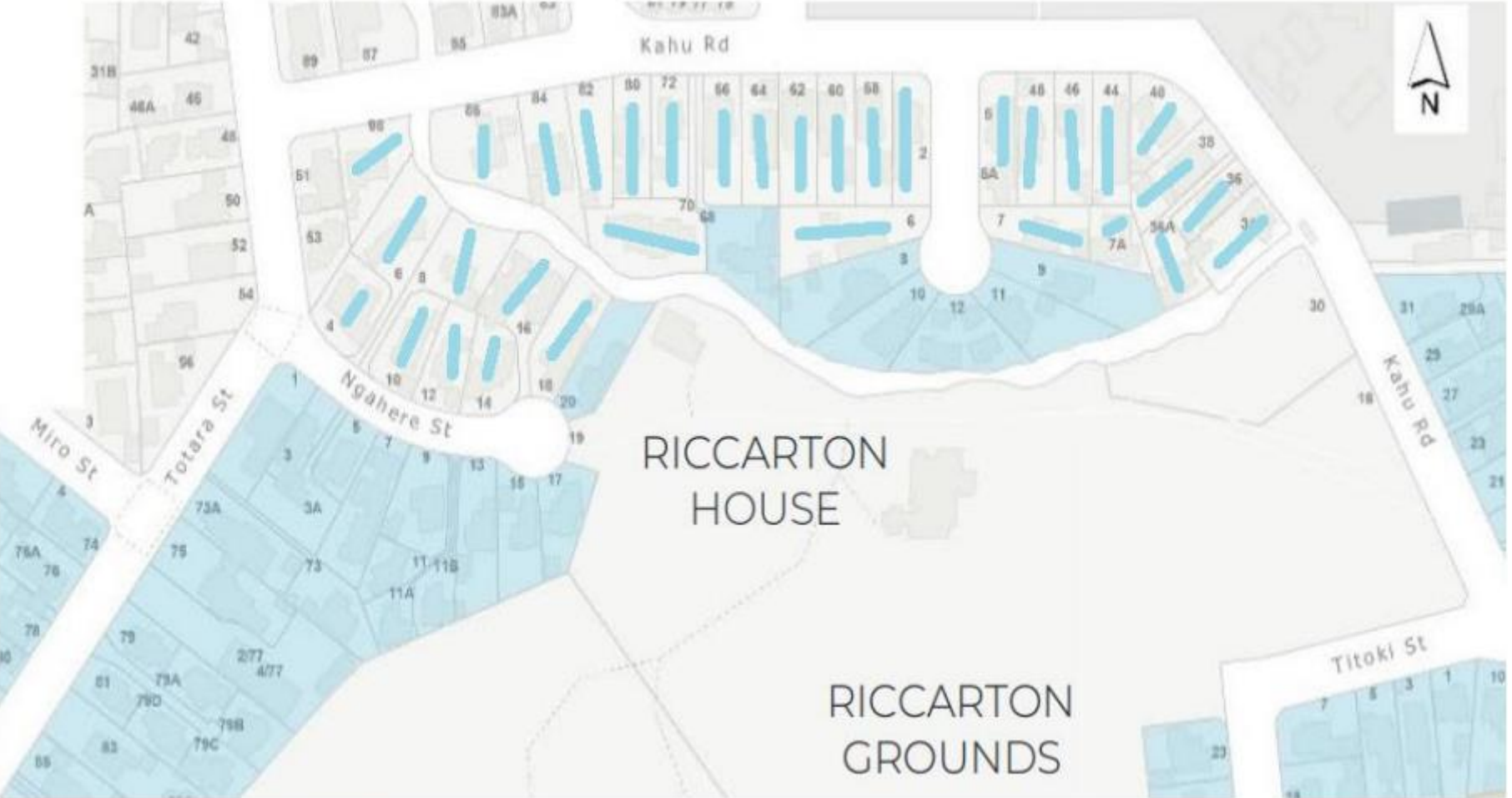


Figure 5 - Area to add to the RBIA

			<ul style="list-style-type: none"> • recognising the importance of the views, setting, surroundings and context of the residential environment • preserving its amenity and character • for consistency with the Qualifying Matter proposed. <p>We submit WSP’s Pūtaringamotu - Riccarton Bush Heritage Landscape Review did not adequately consider the visual impact from the north. Taller buildings will block views [Fig 4] from both Kahu Rd and Kotare St. Nor did the report adequately assess the impact on views from Riccarton Bush grounds of 34, 36 and 36A Kahu Rd. This part of our submission is supported in an initial assessment by Landscape Architects, Kamo Marsh.</p> <p>Neither did the WSP review consider the importance of including both sides of Ngahere St in the RBIA. It is a busy cul-de-sac, a major cycleway, and one of only two public access points to Riccarton House and Bush. Placing additional traffic, pedestrian and on-street parking pressure on this street is unreasonable, inappropriate and unsafe.</p> <div data-bbox="798 506 2490 982" data-label="Image"> </div> <p><i>Figure 4 - The view looking south to Riccarton Bush and the grounds</i></p> <p>The south side of Ngahere St is recommended by the city council to be part of the RBIA therefore, for consistency, so should the north side. It is also right to include all these sites in the RBIA because of their close proximity to Riccarton House and Bush, the Avon River, the historic Deans farm buildings and the Christchurch Boys High School site.</p>	
<p>Riccarton Bush - Kilmarnock Residents' Association/188.7</p>	<p>The Riccarton Bush Trust/ #FS2085.10</p>	<p>Seek Amendment</p>	<p>[That the Riccarton Bush Interface QM Overlay is extended to include] the small residential area directly north of Riccarton House and Bush, bounded by Ngahere St, Totara St and Kahu Rd</p>	<p>Support</p>

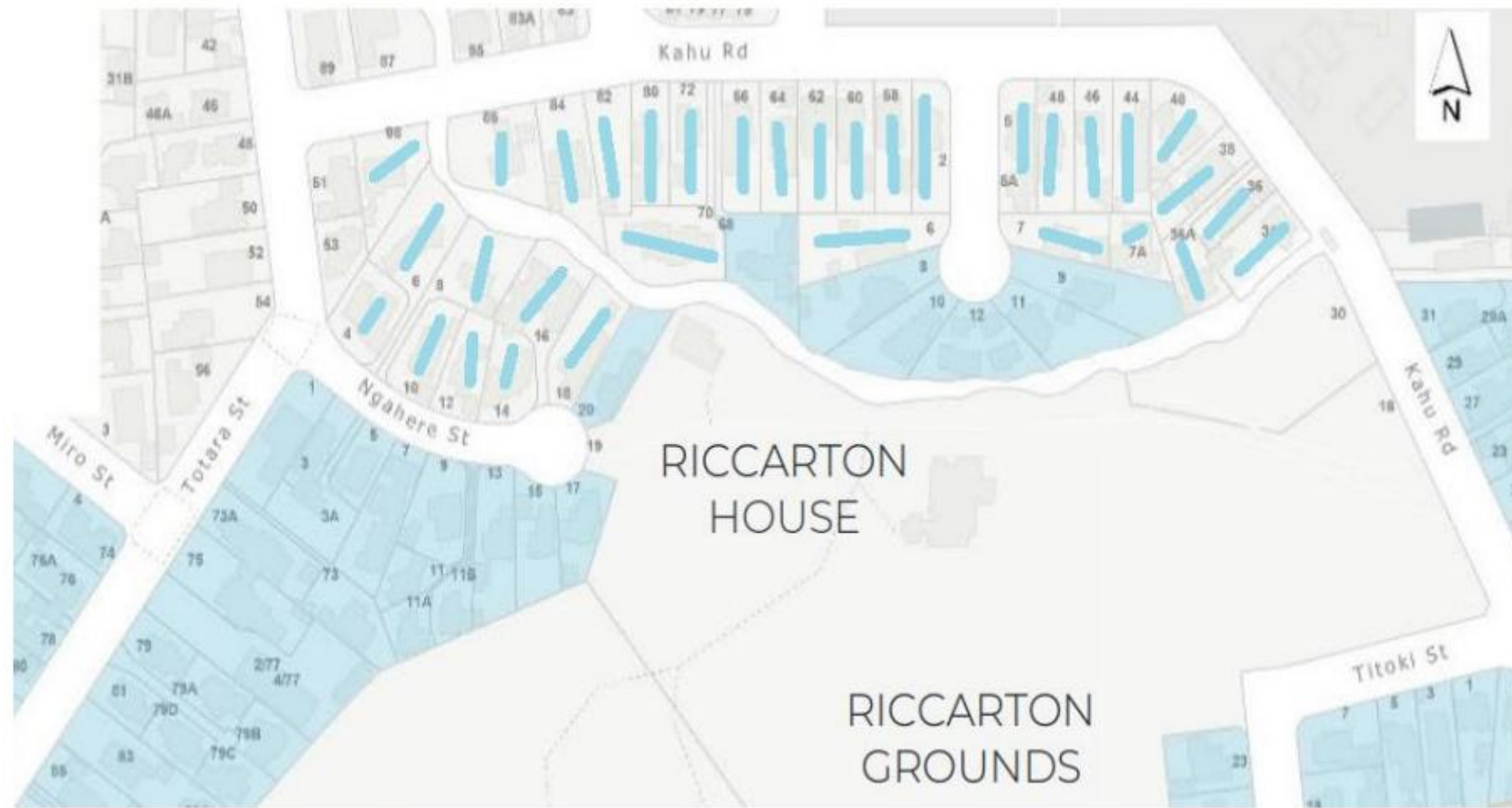


Figure 5 - Area to add to the RBIA

- recognising the importance of the views, setting, surroundings and context of the residential environment
- preserving its amenity and character
- for consistency with the Qualifying Matter proposed.

We submit WSP's Pūtarīngamotu - Riccarton Bush Heritage Landscape Review did not adequately consider the visual impact from the north. Taller buildings will block views [Fig 4] from both Kahu Rd and Kotare St. Nor did the report adequately assess the impact on views from Riccarton Bush grounds of 34, 36 and 36A Kahu Rd. This part of our submission is supported in an initial assessment by Landscape Architects, Kamo Marsh.

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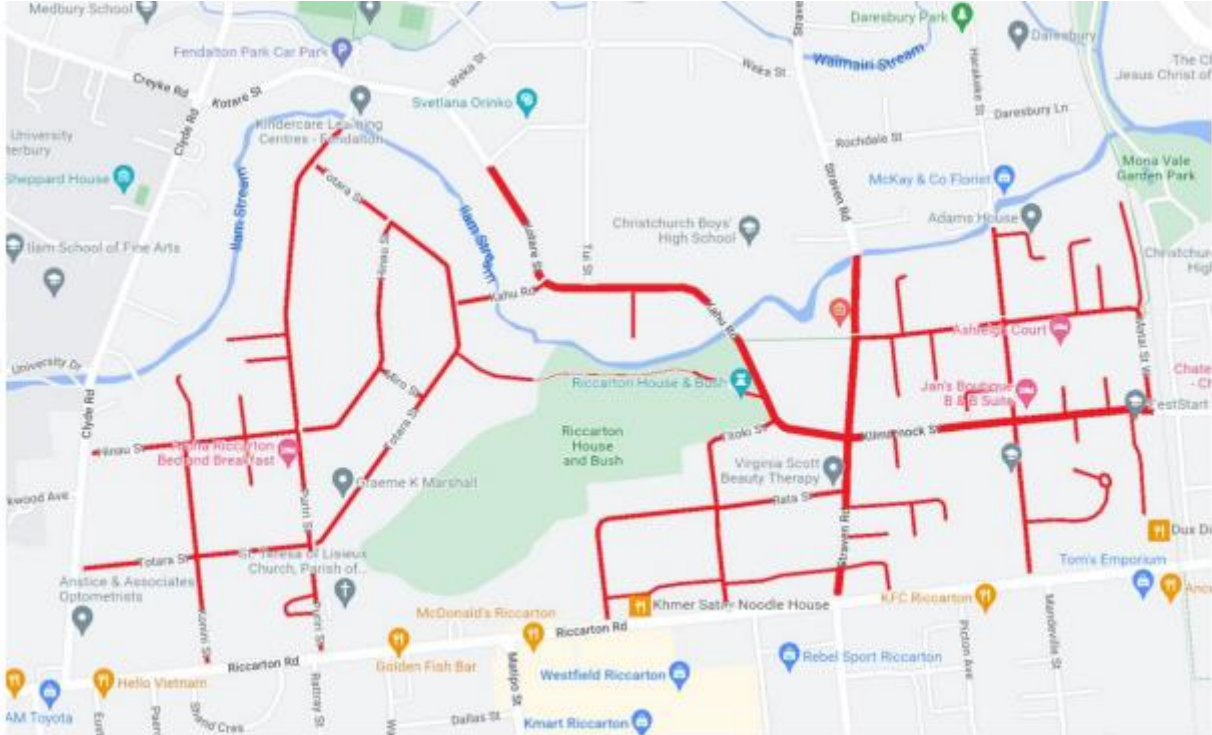


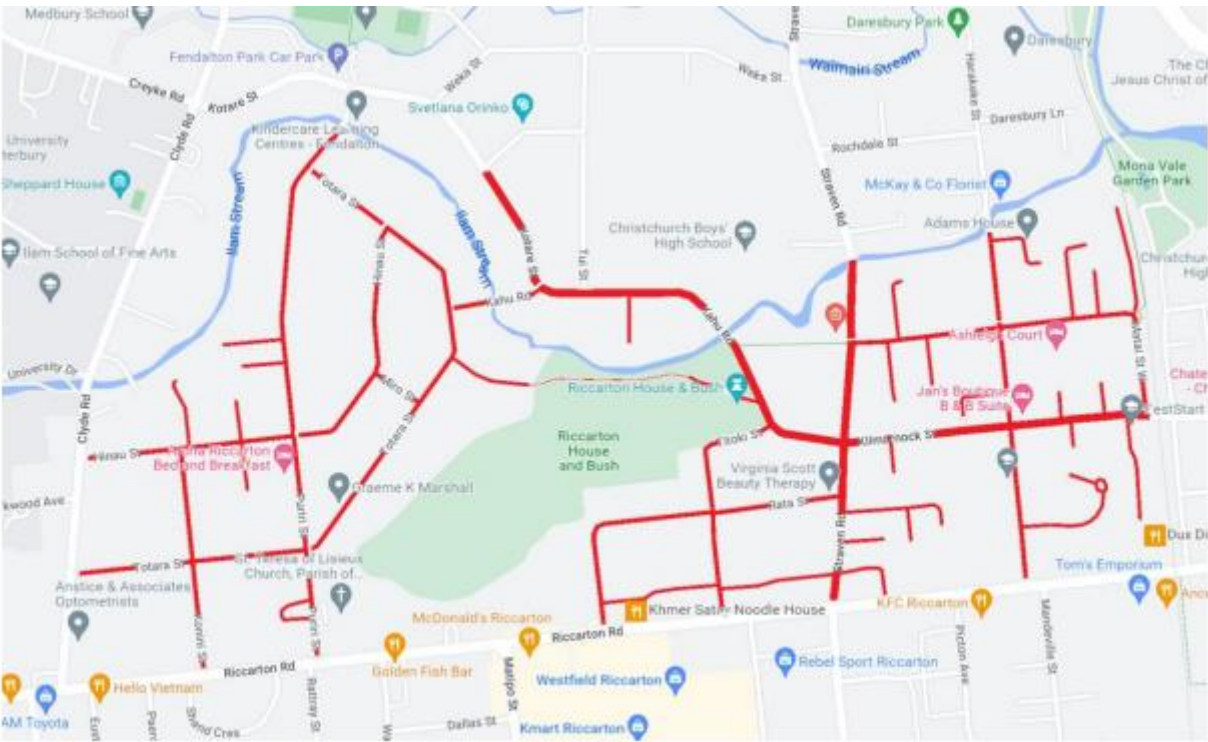
Figure 4 - The view looking south to Riccarton Bush and the grounds

The south side of Ngahere St is recommended by the city council to be part of the RBIA therefore, for consistency, so should the north side. It is also right to include all these sites in the RBIA because of their close proximity to Riccarton House and Bush, the Avon River, the historic Deans farmbuildings and the Christchurch Boys High School site.

Riccarton Bush - Kilmarnock Residents' Association/ #188.21		Seek Amendment	New Qualifying Matter for areas subject to frequent surface flooding	
Riccarton Bush - Kilmarnock Residents' Association/188.21	Anne Dingwall/ #FS2037.258	Seek Amendment	<p>New Qualifying Matter for areas subject to frequent surface flooding</p> <p>A number of streets in our area experience serious surface water flooding in prolonged moderate to heavy weather events and, of course, these are expected to occur more frequently. This is also a health issue because some residents report overloaded systems frequently mean they cannot flush toilets or drain showers until water levels recede.</p> <p>Streets commonly affected include ● Titoki St ● Kahu Rd ● Ngahere St ● Nikau Place ● Bradshaw Terrace ● Matai Street West [Note: some of these streets are not located within the current extent of the Flood Management Area Overlay]</p> <p>There appears to be no reference anywhere in PC14, nor are Qualifying Matters proposed, to protect against the on-going and growing risk and frequency of surface water flooding on many vulnerable Christchurch streets. The city council has admitted it will not be able to fix surface flooding issues on many of the Christchurch streets which are most frequently flooded in heavy rain. It can only mitigate flooding and, in some cases, the cost of doing that will be prohibitive.</p> <p>Infrastructure limitation and scientific climate change projections (including their effects) should be more of a consideration when considering Qualifying Matters where flooding is frequent, is expected to get worse and the problem cannot (or will not) be fixed. A Citywide Surface Water Flooding Update report [Appendix 5] from the CCC meeting agenda of 5 April 2023 shows the council is yet to investigate or prioritise this work. The report shows: ● The council has not prioritised flooding issues across the city or developed plans to fix them, although it does have a list of potential projects. ● Many of these projects will not be viable or feasible given their scale, technical challenges and the costs of the work relative to the benefits. ● It may be possible, from an engineering perspective, to significantly reduce flood risk in some ponding-prone streets but it may not be viable to do so. ● More work is needed to confirm if remedial work is viable or feasible at problem spots across the city.</p> <p>This could, we suggest, take years. In many cases we suspect the problems will never be fixed.</p>	Support
Riccarton Bush - Kilmarnock Residents' Association/188.21	Christchurch International Airport Limited/ #FS2052.306	Seek Amendment	<p>New Qualifying Matter for areas subject to frequent surface flooding</p> <p>A number of streets in our area experience serious surface water flooding in prolonged moderate to heavy weather events and, of course, these are expected to occur more frequently. This is also a health issue because some residents report overloaded systems frequently mean they cannot flush toilets or drain showers until water levels recede.</p> <p>Streets commonly affected include ● Titoki St ● Kahu Rd ● Ngahere St ● Nikau Place ● Bradshaw Terrace ● Matai Street West [Note: some of these streets are not located within the current extent of the Flood Management Area Overlay]</p>	Support

			<p>There appears to be no reference anywhere in PC14, nor are Qualifying Matters proposed, to protect against the on-going and growing risk and frequency of surface water flooding on many vulnerable Christchurch streets. The city council has admitted it will not be able to fix surface flooding issues on many of the Christchurch streets which are most frequently flooded in heavy rain. It can only mitigate flooding and, in some cases, the cost of doing that will be prohibitive.</p> <p>Infrastructure limitation and scientific climate change projections (including their effects) should be more of a consideration when considering Qualifying Matters where flooding is frequent, is expected to get worse and the problem cannot (or will not) be fixed. A Citywide Surface Water Flooding Update report [Appendix 5] from the CCC meeting agenda of 5 April 2023 shows the council is yet to investigate or prioritise this work. The report shows: <ul style="list-style-type: none"> • The council has not prioritised flooding issues across the city or developed plans to fix them, although it does have a list of potential projects. • Many of these projects will not be viable or feasible given their scale, technical challenges and the costs of the work relative to the benefits. • It may be possible, from an engineering perspective, to significantly reduce flood risk in some ponding-prone streets but it may not be viable to do so. • More work is needed to confirm if remedial work is viable or feasible at problem spots across the city. </p> <p>This could, we suggest, take years. In many cases we suspect the problems will never be fixed.</p>	
Riccarton Bush - Kilmarnock Residents' Association/188.21	Kāinga Ora/ #FS2082.104	Seek Amendment	<p>New Qualifying Matter for areas subject to frequent surface flooding</p> <p>A number of streets in our area experience serious surface water flooding in prolonged moderate to heavy weather events and, of course, these are expected to occur more frequently. This is also a health issue because some residents report overloaded systems frequently mean they cannot flush toilets or drain showers until water levels recede.</p> <p>Streets commonly affected include • Titoki St • Kahu Rd • Ngahere St • Nikau Place • Bradshaw Terrace • Matai Street West [Note: some of these streets are not located within the current extent of the Flood Management Area Overlay]</p> <p>There appears to be no reference anywhere in PC14, nor are Qualifying Matters proposed, to protect against the on-going and growing risk and frequency of surface water flooding on many vulnerable Christchurch streets. The city council has admitted it will not be able to fix surface flooding issues on many of the Christchurch streets which are most frequently flooded in heavy rain. It can only mitigate flooding and, in some cases, the cost of doing that will be prohibitive.</p> <p>Infrastructure limitation and scientific climate change projections (including their effects) should be more of a consideration when considering Qualifying Matters where flooding is frequent, is expected to get worse and the problem cannot (or will not) be fixed. A Citywide Surface Water Flooding Update report [Appendix 5] from the CCC meeting agenda of 5 April 2023 shows the council is yet to investigate or prioritise this work. The report shows: <ul style="list-style-type: none"> • The council has not prioritised flooding issues across the city or developed plans to fix them, although it does have a list of potential projects. • Many of these projects will not be viable or feasible given their scale, technical challenges and the costs of the work relative to the benefits. • It may be possible, from an engineering perspective, to significantly reduce flood risk in some ponding-prone streets but it may not be viable to do so. • More work is needed to confirm if remedial work is viable or feasible at problem spots across the city. </p> <p>This could, we suggest, take years. In many cases we suspect the problems will never be fixed.</p>	Oppose
Riccarton Bush - Kilmarnock Residents' Association/188.21	Robert Broughton/ #FS2083.38	Seek Amendment	<p>New Qualifying Matter for areas subject to frequent surface flooding</p> <p>A number of streets in our area experience serious surface water flooding in prolonged moderate to heavy weather events and, of course, these are expected to occur more frequently. This is also a health issue because some residents report overloaded systems frequently mean they cannot flush toilets or drain showers until water levels recede.</p> <p>Streets commonly affected include • Titoki St • Kahu Rd • Ngahere St • Nikau Place • Bradshaw Terrace • Matai Street West [Note: some of these streets are not located within the current extent of the Flood Management Area Overlay]</p> <p>There appears to be no reference anywhere in PC14, nor are Qualifying Matters proposed, to protect against the on-going and growing risk and frequency of surface water flooding on many vulnerable Christchurch streets. The city council has admitted it will not be able to fix surface flooding issues on many of the Christchurch streets which are most frequently flooded in heavy rain. It can only mitigate flooding and, in some cases, the cost of doing that will be prohibitive.</p> <p>Infrastructure limitation and scientific climate change projections (including their effects) should be more of a consideration when considering Qualifying Matters where flooding is frequent, is expected to get worse and the problem cannot (or will not) be fixed. A Citywide Surface Water Flooding Update report [Appendix 5] from the CCC meeting agenda of 5 April 2023 shows the council is yet to investigate or prioritise this work. The report shows: <ul style="list-style-type: none"> • The council has not prioritised flooding issues across the city or developed plans to fix them, although it does have a list of potential projects. • Many of these projects will not be viable or feasible given their scale, technical challenges and the costs of the work relative to the benefits. • It may be possible, from an engineering perspective, to significantly reduce flood risk in some ponding-prone streets but it may not be viable to do so. • More work is needed to confirm if remedial work is viable or feasible at problem spots across the city. </p> <p>This could, we suggest, take years. In many cases we suspect the problems will never be fixed.</p>	Support

Riccarton Bush - Kilmarnock Residents' Association/ #188.24		Seek Amendment	[T]heentire area represented by the Riccarton Bush Kilmarnock Residents' Association should bedesignated a Qualifying Matter Pūtaringamotu-Riccarton Precinct.	
Riccarton Bush - Kilmarnock Residents' Association/188.24	Anne Dingwall/ #FS2037.261	Seek Amendment	<p>[T]heentire area represented by the Riccarton Bush Kilmarnock Residents' Association should bedesignated a Qualifying Matter Pūtaringamotu-Riccarton Precinct.</p>  <p><i>Figure 1 - Riccarton Bush Kilmarnock Residents' Association area</i></p> <p>RiccartonHouse is the original site of European settlement in Christchurch. Ngāi Tuahiwilived in the area before Europeans arrived. The area is a treasure because ittells a story of indigenous settlement, then European settlement, conflict,cooperation, and development. Despite change over time, much of the area'scharacter remains, and what is left should be protected. There are importantheritage buildings and trees scattered throughout old Riccarton. The precinctstill includes a large number of late 19th century to mid-20th centuryresidences plus:</p> <ul style="list-style-type: none"> • Mona Vale on the north-eastern boundary • BrittenStables • The city to university cycleway along Matai St West and Ngahere St. • Riccarton House and its surrounds (including the Kauri Cluster, Kahu Road andTotara Street) • Notable trees • The original Riccarton Estate farmbuildings • the historic Kahu Rd bridge • Janes Deans Close war memorial • Christchurch Boys High School buildings and war memorial • Most importantly,Pūtaringamotu, part of which the Deans family retained for preservation asRiccarton Bush. That stand of ngahere is a taonga and almost all that is leftof the original indigenous forests of the plains. <p>Theresidents in our area have already been through the intensification debate oncealready. There were lengthy proceedings prior to 2015, before an IndependentHearings Panel, considering the Christchurch Replacement DistrictPlan. Its deliberations were based on evidence, not government-imposeddictates. It ruled medium density was not appropriate in our area. Seven yearsafter that review we have enough houses in Christchurch and ample land on whichto build more. The argument today, in favour of more density across the entircity, is weak. There is nothing to suggest that panel's decisions, reachedafter thousands of pages of evidence were heard, should be overturned.</p> <p>Aspart of that same district plan review, Character Areas, formerly known asSpecial Amenity Areas or SAMs, were reassessed to identify whether theyremained distinctive with a residential character worthy ofretention. Character Area 7, was the area north of Riccarton Road and eastof Clyde Road, bounded by the Avon River to the north, and Riccarton Bush tothe south-east. It included Totara, Hinau, Miro and Konini Streets and majorsection of Puriri St. The report determined, given the circumstances atthe time, the existing character areas should not be retained. We think itwas a short-sighted decision. However, while it was determined there wereinsufficient groupings of properties for this area to be retained as aCharacter Area, the report did acknowledge the area has defining elements thatinclude; the quality of the streetscape, the large building setbacks, thevisual relationship to Riccarton Bush and the Avon River and the resultingunusual street layout.</p>	Support

			<p>Riccartonlandscape architect and New Zealand Institute of Landscape Architects member, Graham H. Densem BA DipLA (Cant) ANZILA supports the concept of a designated Pūtarīngamotu-Riccarton area that includes the wider area of Westfield Mall and surrounds, including residential areas and the bush. Such a plan he said would better identify more and less desirable development places. A step towards that, we submit, is to designate the Riccarton Bush Kilmarnock area a Qualifying Matter pending a more cohesive, planned, controlled approach to future development.</p>	
<p>Riccarton Bush - Kilmarnock Residents' Association/188.24</p>	<p>Christchurch International Airport Limited/ #FS2052.309</p>	<p>Seek Amendment</p>	<p>[T]he entire area represented by the Riccarton Bush Kilmarnock Residents' Association should be designated a Qualifying Matter Pūtarīngamotu-Riccarton Precinct.</p>  <p><i>Figure 1 - Riccarton Bush Kilmarnock Residents' Association area</i></p> <p>Riccarton House is the original site of European settlement in Christchurch. Ngāi Tuahiwi lived in the area before Europeans arrived. The area is a treasure because it tells a story of indigenous settlement, then European settlement, conflict, cooperation, and development. Despite change over time, much of the area's character remains, and what is left should be protected. There are important heritage buildings and trees scattered throughout old Riccarton. The precinct still includes a large number of late 19th century to mid-20th century residences plus:</p> <ul style="list-style-type: none"> • Mona Vale on the north-eastern boundary • Britten Stables • The city to university cycleway along Matai St West and Ngahere St. • Riccarton House and its surrounds (including the Kauri Cluster, Kahu Road and Totara Street) • Notable trees • The original Riccarton Estate farm buildings • the historic Kahu Rd bridge • Janes Deans Close war memorial • Christchurch Boys High School buildings and war memorial • Most importantly, Pūtarīngamotu, part of which the Deans family retained for preservation as Riccarton Bush. That stand of ngahere is a taonga and almost all that is left of the original indigenous forests of the plains. <p>The residents in our area have already been through the intensification debate once already. There were lengthy proceedings prior to 2015, before an Independent Hearings Panel, considering the Christchurch Replacement District Plan. Its deliberations were based on evidence, not government-imposed dictates. It ruled medium density was not appropriate in our area. Seven years after that review we have enough houses in Christchurch and ample land on which to build more. The argument today, in favour of more density across the entire city, is weak. There is nothing to suggest that panel's decisions, reached after thousands of pages of evidence were heard, should be overturned.</p> <p>As part of that same district plan review, Character Areas, formerly known as Special Amenity Areas or SAMs, were reassessed to identify whether they remained distinctive with a residential character worthy of retention. Character Area 7, was the area north of Riccarton Road and east of Clyde Road, bounded by the Avon River to the north, and Riccarton Bush to the south-east. It included Totara, Hinau, Miro and Konini Streets and major section of Puriri St. The report determined, given the circumstances at the time, the existing character areas should not be retained. We think it was a short-sighted decision. However, while it was determined there were insufficient groupings of properties for this area to be retained as a Character Area, the report did acknowledge the area has defining elements that include; the quality of the streetscape, the large building setbacks, the visual relationship to Riccarton Bush and the Avon River and the resulting unusual street layout.</p>	<p>Support</p>

Riccartonlandscape architect and New Zealand Institute of Landscape Architects member, Graham H. Densem BA DipLA (Cant) ANZILA supports the concept of adesignated Pūtarīngamotu-Riccarton area that includes the wider area ofWestfield Mall and surrounds, including residential areas and the bush. Such aplan he said would better identify more and less desirable development places. A step towards that, we submit, is to designate the Riccarton Bush Kilmarnockarea a Qualifying Matter pending a more cohesive, planned, controlled approach to future development.

Riccarton Bush - Kilmarnock Residents' Association/188.24

Kāinga Ora/ #FS2082.107

Seek Amendment

[T]heentire area represented by the Riccarton Bush Kilmarnock Residents' Association should be designated a Qualifying Matter Pūtarīngamotu-Riccarton Precinct.

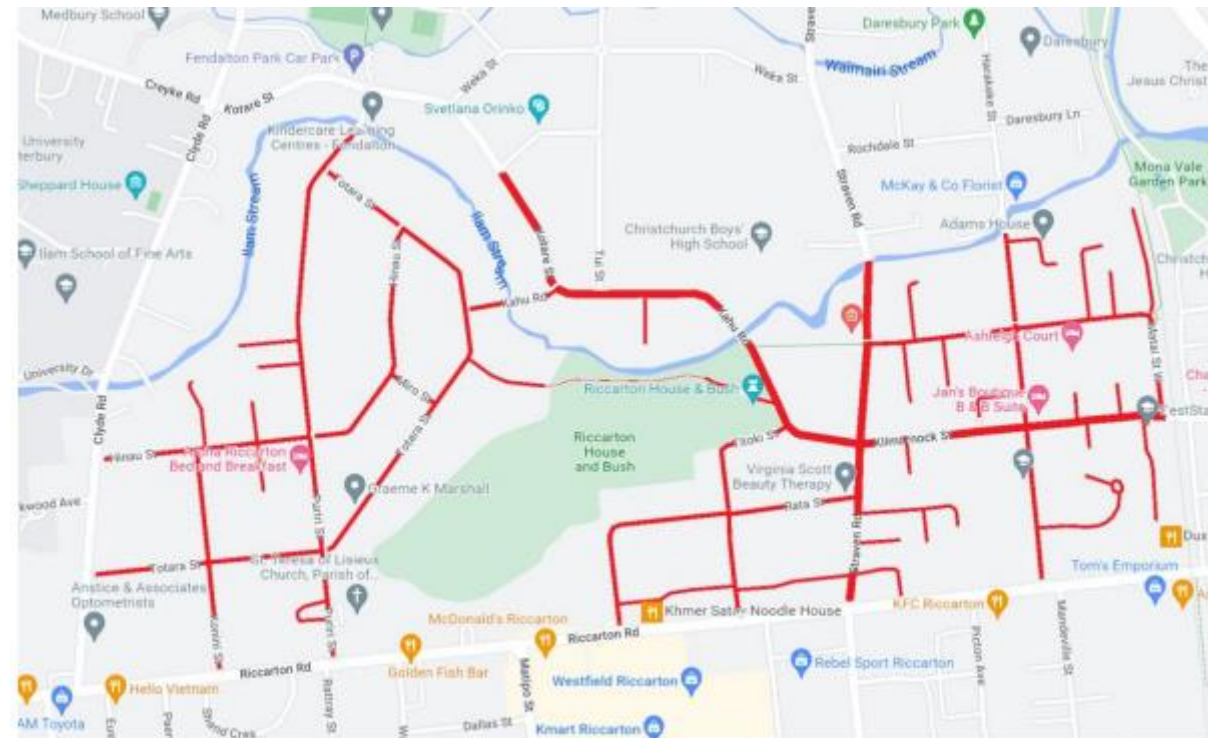


Figure 1 - Riccarton Bush Kilmarnock Residents' Association area

RiccartonHouse is the original site of European settlement in Christchurch. Ngāi Tuahiwilived in the area before Europeans arrived. The area is a treasure because it tells a story of indigenous settlement, then European settlement, conflict, cooperation, and development. Despite change over time, much of the area's character remains, and what is left should be protected. There are important heritage buildings and trees scattered throughout old Riccarton. The precinct still includes a large number of late 19th century to mid-20th century residences plus:

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- Britten Stables
- The city to university cycleway along Matai St West and Ngahere St.
- Riccarton House and its surrounds (including the Kauri Cluster, Kahu Road and Totara Street)
- Notable trees
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- the historic Kahu Rd bridge
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- Christchurch Boys High School buildings and war memorial
- Most importantly, Pūtarīngamotu, part of which the Deans family retained for preservation as Riccarton Bush. That stand of ngahere is a taonga and almost all that is left of the original indigenous forests of the plains.

The residents in our area have already been through the intensification debate once already. There were lengthy proceedings prior to 2015, before an Independent Hearings Panel, considering the Christchurch Replacement District Plan. Its deliberations were based on evidence, not government-imposed dictates. It ruled medium density was not appropriate in our area. Seven years after that review we have enough houses in Christchurch and ample land on which to build more. The argument today, in favour of more density across the entire city, is weak. There is nothing to suggest that panel's decisions, reached after thousands of pages of evidence were heard, should be overturned.

As part of that same district plan review, Character Areas, formerly known as Special Amenity Areas or SAMs, were reassessed to identify whether they remained distinctive with a residential character worthy of retention. Character Area 7, was the area north of Riccarton Road and east of Clyde Road, bounded by the Avon River to the north, and Riccarton Bush to the south-east. It included Totara, Hinu, Miro and Konini Streets and major section of Puriri St. The report determined, given the circumstances at the time, the existing character areas should not be retained. We think it was a short-sighted decision. However, while it was determined there were insufficient groupings of

Oppose

			<p>properties for this area to be retained as a Character Area, the report did acknowledge the area has defining elements that include; the quality of the streetscape, the large building setbacks, the visual relationship to Riccarton Bush and the Avon River and the resulting unusual street layout.</p> <p>Riccarton landscape architect and New Zealand Institute of Landscape Architects member, Graham H. Densem BA DipLA (Cant) ANZILA supports the concept of a designated Pūtarīngamotu-Riccarton area that includes the wider area of Westfield Mall and surrounds, including residential areas and the bush. Such a plan he said would better identify more and less desirable development places. A step towards that, we submit, is to designate the Riccarton Bush Kilmarnock area a Qualifying Matter pending a more cohesive, planned, controlled approach to future development.</p>	
Matt Edwards/ #189.6		Seek Amendment	Reduce the area of the Ric Bush interface back to the current level of 40 sites.	
Matt Edwards/189.6	Christchurch International Airport Limited/ #FS2052.244	Seek Amendment	<p>Reduce the area of the Ric Bush interface back to the current level of 40 sites.</p> <p>We disagree with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels. The extension of the interface is justified by a desire to maintain views of the Bush from streets in the area. This mostly amounts to views of distant treetops, largely indistinguishable from the various street-trees and private plantings. The true amenity of the Bush is in its accessibility from the surrounding area, especially given it is intersected by the Uni-Cycle MCR. This accessibility would only be increased if more people were permitted to live within the general vicinity of the Bush, and as such the amenity provided by the Bush would increase.</p> <p>The application of the Riccarton Bush interface is at odds with the NPS-UD. NPS-UD allows for QM to restrict development in “open space provided for public use, but only in relation to the land that is open space” (NPS-UD 2020 3.32 1 (d)) or “an area subject to a designation or heritage order but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)). This QM is applying density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space. The Section 32 report mentions that solely limiting the interface to adjoining sites (rather than the much greater area proposed in the QM) would have the effect of “...ensuring that Riccarton Bush is protected from the effects of medium density development” and that “the values of Riccarton Bush itself would not be degraded”, and “this approach is effective at addressing the issue”. This option should have been implemented in the QM, rather than the expansive area that is currently proposed.</p>	Oppose
Matt Edwards/189.6	Kauri Lodge Rest Home 2008 Limited/ #FS2059.15	Seek Amendment	<p>Reduce the area of the Ric Bush interface back to the current level of 40 sites.</p> <p>We disagree with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels. The extension of the interface is justified by a desire to maintain views of the Bush from streets in the area. This mostly amounts to views of distant treetops, largely indistinguishable from the various street-trees and private plantings. The true amenity of the Bush is in its accessibility from the surrounding area, especially given it is intersected by the Uni-Cycle MCR. This accessibility would only be increased if more people were permitted to live within the general vicinity of the Bush, and as such the amenity provided by the Bush would increase.</p> <p>The application of the Riccarton Bush interface is at odds with the NPS-UD. NPS-UD allows for QM to restrict development in “open space provided for public use, but only in relation to the land that is open space” (NPS-UD 2020 3.32 1 (d)) or “an area subject to a designation or heritage order but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)). This QM is applying density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space. The Section 32 report mentions that solely limiting the interface to adjoining sites (rather than the much greater area proposed in the QM) would have the effect of “...ensuring that Riccarton Bush is protected from the effects of medium density development” and that “the values of Riccarton Bush itself would not be degraded”, and “this approach is effective at addressing the issue”. This option should have been implemented in the QM, rather than the expansive area that is currently proposed.</p>	Support
Matt Edwards/189.6	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.68	Seek Amendment	<p>Reduce the area of the Ric Bush interface back to the current level of 40 sites.</p> <p>We disagree with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels. The extension of the interface is justified by a desire to maintain views of the Bush from streets in the area. This mostly amounts to views of distant treetops, largely indistinguishable from the various street-trees and private plantings. The true amenity of the Bush is in its accessibility from the surrounding area, especially given it is</p>	Oppose

			<p>intersected by the Uni-Cycle MCR. This accessibility would only be increased if more people were permitted to live within the general vicinity of the Bush, and as such the amenity provided by the Bush would increase.</p> <p>The application of the Riccarton Bush interface is at odds with the NPS-UD. NPS-UD allows for QM to restrict development in “open space provided for public use, but only in relation to the land that is open space” (NPS-UD 2020 3.32 1 (d)) or “an area subject to a designation or heritage order but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)). This QM is applying density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space. The Section 32 report mentions that solely limiting the interface to adjoining sites (rather than the much greater area proposed in the QM) would have the effect of “...ensuring that Riccarton Bush is protected from the effects of medium density development” and that “the values of Riccarton Bush itself would not be degraded”, and “this approach is effective at addressing the issue” . This option should have been implemented in the QM, rather than the expansive area that is currently proposed.</p>	
Matt Edwards/189.6	The Riccarton Bush Trust/ #FS2085.18	Seek Amendment	<p>Reduce the area of the Ric Bush interface back to the current level of 40 sites.</p> <p>We disagree with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels. The extension of the interface is justified by a desire to maintain views of the Bush from streets in the area. This mostly amounts to views of distant treetops, largely indistinguishable from the various street-trees and private plantings. The true amenity of the Bush is in its accessibility from the surrounding area, especially given it is intersected by the Uni-Cycle MCR. This accessibility would only be increased if more people were permitted to live within the general vicinity of the Bush, and as such the amenity provided by the Bush would increase.</p> <p>The application of the Riccarton Bush interface is at odds with the NPS-UD. NPS-UD allows for QM to restrict development in “open space provided for public use, but only in relation to the land that is open space” (NPS-UD 2020 3.32 1 (d)) or “an area subject to a designation or heritage order but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)). This QM is applying density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space. The Section 32 report mentions that solely limiting the interface to adjoining sites (rather than the much greater area proposed in the QM) would have the effect of “...ensuring that Riccarton Bush is protected from the effects of medium density development” and that “the values of Riccarton Bush itself would not be degraded”, and “this approach is effective at addressing the issue” . This option should have been implemented in the QM, rather than the expansive area that is currently proposed.</p>	Oppose
Logan Brunner/ #191.17		Seek Amendment	[Reduce extent of Riccarton Bush Interface to sites immediately adjacent]	
Logan Brunner/191.17	Christchurch International Airport Limited/ #FS2052.247	Seek Amendment	<p>[Reduce extent of Riccarton Bush Interface to sites immediately adjacent]</p> <p>We disagree with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels. The extension of the interface is justified by a desire to maintain views of the Bush from streets in the area. This mostly amounts to views of distant treetops, largely indistinguishable from the various street-trees and private plantings. The true amenity of the Bush is in its accessibility from the surrounding area, especially given it is intersected by the Uni-Cycle MCR. This accessibility would only be increased if more people were permitted to live within the general vicinity of the Bush, and as such the amenity provided by the Bush would increase.</p> <p>The application of the Riccarton Bush interface is at odds with the NPS-UD. NPS-UD allows for QM to restrict development in “open space provided for public use, but only in relation to the land that is open space” (NPS-UD 2020 3.32 1 (d)) or “an area subject to a designation or heritage order but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)). This QM is applying density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space. The Section 32 report mentions that solely limiting the interface to adjoining sites (rather than the much greater area proposed in the QM) would have the effect of “...ensuring that Riccarton Bush is protected from the effects of medium density development” and that “the values of Riccarton Bush itself would not be degraded”, and “this approach is effective at addressing the issue” . This option should have been implemented in the QM, rather than the expansive area that is currently proposed.</p>	Oppose
Logan Brunner/191.17	Kauri Lodge Rest Home 2008 Limited/ #FS2059.16	Seek Amendment	[Reduce extent of Riccarton Bush Interface to sites immediately adjacent]	Support

			<p>We disagree with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels. The extension of the interface is justified by a desire to maintain views of the Bush from streets in the area. This mostly amounts to views of distant treetops, largely indistinguishable from the various street-trees and private plantings. The true amenity of the Bush is in its accessibility from the surrounding area, especially given it is intersected by the Uni-Cycle MCR. This accessibility would only be increased if more people were permitted to live within the general vicinity of the Bush, and as such the amenity provided by the Bush would increase.</p> <p>The application of the Riccarton Bush interface is at odds with the NPS-UD. NPS-UD allows for QM to restrict development in “open space provided for public use, but only in relation to the land that is open space” (NPS-UD 2020 3.32 1 (d)) or “an area subject to a designation or heritage order but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)). This QM is applying density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space. The Section 32 report mentions that solely limiting the interface to adjoining sites (rather than the much greater area proposed in the QM) would have the effect of “...ensuring that Riccarton Bush is protected from the effects of medium density development” and that “the values of Riccarton Bush itself would not be degraded”, and “this approach is effective at addressing the issue” . This option should have been implemented in the QM, rather than the expansive area that is currently proposed.</p>	
Logan Brunner/191.17	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.69	Seek Amendment	<p>[Reduce extent of Riccarton Bush Interface to sites immediately adjacent]</p> <p>We disagree with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels. The extension of the interface is justified by a desire to maintain views of the Bush from streets in the area. This mostly amounts to views of distant treetops, largely indistinguishable from the various street-trees and private plantings. The true amenity of the Bush is in its accessibility from the surrounding area, especially given it is intersected by the Uni-Cycle MCR. This accessibility would only be increased if more people were permitted to live within the general vicinity of the Bush, and as such the amenity provided by the Bush would increase.</p> <p>The application of the Riccarton Bush interface is at odds with the NPS-UD. NPS-UD allows for QM to restrict development in “open space provided for public use, but only in relation to the land that is open space” (NPS-UD 2020 3.32 1 (d)) or “an area subject to a designation or heritage order but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)). This QM is applying density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space. The Section 32 report mentions that solely limiting the interface to adjoining sites (rather than the much greater area proposed in the QM) would have the effect of “...ensuring that Riccarton Bush is protected from the effects of medium density development” and that “the values of Riccarton Bush itself would not be degraded”, and “this approach is effective at addressing the issue” . This option should have been implemented in the QM, rather than the expansive area that is currently proposed.</p>	Oppose
Logan Brunner/191.17	The Riccarton Bush Trust/ #FS2085.21	Seek Amendment	<p>[Reduce extent of Riccarton Bush Interface to sites immediately adjacent]</p> <p>We disagree with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels. The extension of the interface is justified by a desire to maintain views of the Bush from streets in the area. This mostly amounts to views of distant treetops, largely indistinguishable from the various street-trees and private plantings. The true amenity of the Bush is in its accessibility from the surrounding area, especially given it is intersected by the Uni-Cycle MCR. This accessibility would only be increased if more people were permitted to live within the general vicinity of the Bush, and as such the amenity provided by the Bush would increase.</p> <p>The application of the Riccarton Bush interface is at odds with the NPS-UD. NPS-UD allows for QM to restrict development in “open space provided for public use, but only in relation to the land that is open space” (NPS-UD 2020 3.32 1 (d)) or “an area subject to a designation or heritage order but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)). This QM is applying density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space. The Section 32 report mentions that solely limiting the interface to adjoining sites (rather than the much greater area proposed in the QM) would have the effect of “...ensuring that Riccarton Bush is protected from the effects of medium density development” and that “the values of Riccarton Bush itself would not be degraded”, and “this approach is effective at addressing the issue” . This option should have been implemented in the QM, rather than the expansive area that is currently proposed.</p>	Oppose

Joshua Wight/ #199.3		Seek Amendment	Amend Riccarton bush interface that limits buildings in this area to 8m.	
Joshua Wight/199.3	Anne Dingwall/ #FS2037.278	Seek Amendment	<p>Amend Riccarton bush interface that limits buildings in this area to 8m.</p> <p>We [The submitter] disagree[s] with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels. The extension of the interface is justified by a desire to maintain views of the Bush from streets in the area. This mostly amounts to views of distant treetops, largely indistinguishable from the various street-trees and private plantings. The true amenity of the Bush is in its accessibility from the surrounding area, especially given it is intersected by the Uni-Cycle MCR. This accessibility would only be increased if more people were permitted to live within the general vicinity of the Bush, and as such the amenity provided by the Bush would increase.</p> <p>The application of the Riccarton Bush interface is at odds with the NPS-UD. NPS-UD allows for QM to restrict development in “open space provided for public use, but only in relation to the land that is open space” (NPS-UD 2020 3.32 1 (d)) or “an area subject to a designation or heritage order but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)). This QM is applying density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space. The Section 32 report mentions that solely limiting the interface to adjoining sites (rather than the much greater area proposed in the QM) would have the effect of “...ensuring that Riccarton Bush is protected from the effects of medium density development” and that “the values of Riccarton Bush itself would not be degraded”, and “this approach is effective at addressing the issue”. This option should have been implemented in the QM, rather than the expansive area that is currently proposed.</p>	Oppose
Joshua Wight/199.3	Christchurch International Airport Limited/ #FS2052.248	Seek Amendment	<p>Amend Riccarton bush interface that limits buildings in this area to 8m.</p> <p>We [The submitter] disagree[s] with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels. The extension of the interface is justified by a desire to maintain views of the Bush from streets in the area. This mostly amounts to views of distant treetops, largely indistinguishable from the various street-trees and private plantings. The true amenity of the Bush is in its accessibility from the surrounding area, especially given it is intersected by the Uni-Cycle MCR. This accessibility would only be increased if more people were permitted to live within the general vicinity of the Bush, and as such the amenity provided by the Bush would increase.</p> <p>The application of the Riccarton Bush interface is at odds with the NPS-UD. NPS-UD allows for QM to restrict development in “open space provided for public use, but only in relation to the land that is open space” (NPS-UD 2020 3.32 1 (d)) or “an area subject to a designation or heritage order but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)). This QM is applying density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space. The Section 32 report mentions that solely limiting the interface to adjoining sites (rather than the much greater area proposed in the QM) would have the effect of “...ensuring that Riccarton Bush is protected from the effects of medium density development” and that “the values of Riccarton Bush itself would not be degraded”, and “this approach is effective at addressing the issue”. This option should have been implemented in the QM, rather than the expansive area that is currently proposed.</p>	Oppose
Joshua Wight/199.3	The Riccarton Bush Trust/ #FS2085.22	Seek Amendment	<p>Amend Riccarton bush interface that limits buildings in this area to 8m.</p> <p>We [The submitter] disagree[s] with the extension of the Riccarton Bush interface. Allowing more houses in the Riccarton Bush area does not reduce the amenity but shares it. The danger of including this QM is that it solely benefits existing wealthy homeowners who can afford to live in the area by keeping house prices close to the Bush at unobtainable levels. The extension of the interface is justified by a desire to maintain views of the Bush from streets in the area. This mostly amounts to views of distant treetops, largely indistinguishable from the various street-trees and private plantings. The true amenity of the Bush is in its accessibility from the surrounding area, especially given it is intersected by the Uni-Cycle MCR. This accessibility would only be increased if more people were permitted to live within the general vicinity of the Bush, and as such the amenity provided by the Bush would increase.</p> <p>The application of the Riccarton Bush interface is at odds with the NPS-UD. NPS-UD allows for QM to restrict development in “open space provided for public use, but only in relation to the land that is open space” (NPS-UD 2020 3.32 1 (d)) or “an area subject to a designation or heritage order but only in relation to the land that is subject to the designation or heritage order” (NPS-UD 2020 3.32 1 (e)). This QM is applying density control to sites not included in the protected extent of either Riccarton Bush, nor the surrounding grounds of Riccarton House, nor land zoned as open space. The Section 32 report mentions that solely limiting the interface to adjoining sites (rather than</p>	Oppose

			the much greater area proposed in the QM) would have the effect of “...ensuring that Riccarton Bush is protected from the effects of medium density development” and that “the values of Riccarton Bush itself would not be degraded”, and “this approach is effective at addressing the issue” . This option should have been implemented in the QM, rather than the expansive area that is currently proposed.	
Pauline McEwen/ #211.4		Seek Amendment	[Consider QM Wastewater Constraint for Merivale]	
Michael Dore/ #225.2		Support	Support protections for Riccarton House and Bush.	
Michael Dore/225.2	Anne Dingwall/ #FS2037.313	Support	Support protections for Riccarton House and Bush. Riccarton House and Bush is the oldest area of Christchurch and interlaced with so much of the city’s history. The Bush area is already designated a heritage site. To provide further protection to this historical asset a buffer zone of surrounding streets should qualify as low density with height restrictions in current and future planning and resource consents should remain mandatory. It is vital and very necessary to respect and acknowledge the area as important to the heritage of Christchurch.	Support
Michael Dore/225.2	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.39	Support	Support protections for Riccarton House and Bush. Riccarton House and Bush is the oldest area of Christchurch and interlaced with so much of the city’s history. The Bush area is already designated a heritage site. To provide further protection to this historical asset a buffer zone of surrounding streets should qualify as low density with height restrictions in current and future planning and resource consents should remain mandatory. It is vital and very necessary to respect and acknowledge the area as important to the heritage of Christchurch.	Support
Michael Dore/225.2	The Riccarton Bush Trust/ #FS2085.23	Support	Support protections for Riccarton House and Bush. Riccarton House and Bush is the oldest area of Christchurch and interlaced with so much of the city’s history. The Bush area is already designated a heritage site. To provide further protection to this historical asset a buffer zone of surrounding streets should qualify as low density with height restrictions in current and future planning and resource consents should remain mandatory. It is vital and very necessary to respect and acknowledge the area as important to the heritage of Christchurch.	Support
Ravensdown Limited/ #243.6		Seek Amendment	Where the Industrial Heavy zone immediately adjoins a residential zone, apply a 240m Industrial Heavy zone / residential interface buffer from the Industrial Heavy zone boundary over adjoining residential zones.	
Ravensdown Limited/243.6	Kāinga Ora/ #FS2082.205	Seek Amendment	Where the Industrial Heavy zone immediately adjoins a residential zone, apply a 240m Industrial Heavy zone / residential interface buffer from the Industrial Heavy zone boundary over adjoining residential zones. Ravensdown requests amendments to PC14 due to the proposed residential intensification of land to the southwest and south of the Christchurch Works, as proposed by PC14, to ensure that potential conflicts between incompatible activities, in this instance heavy industrial and intensive residential development, are minimised and avoided (as required by SD Objective 3.3.14 (3.3.15 under PC14)).	Oppose
Robert Black/ #246.1		Seek Amendment	Include the Flood Management Area, or at least that part of the FMA in the Merivale catchment, as a Qualifying Matter to exclude MDRS rules from applying.	
Robert Black/246.1	Kāinga Ora/ #FS2082.206	Seek Amendment	<p>Include the Flood Management Area, or at least that part of the FMA in the Merivale catchment, as a Qualifying Matter to exclude MDRS rules from applying.</p> <ul style="list-style-type: none"> I understand from a newspaper article that the area around our residence is one of the two lowest parts of Christchurch (the other being the Flockton Basin) in respect of being at risk for one in 50, one in 100 and one in 200 year flood events. This aligns with my experience in the area. In recent years we have had issues such as: <ol style="list-style-type: none"> Flooding, with the Wairarapa stream having risen to the bottom of bridges several times. If it broke its banks it would flood Queens Avenue and Garden Road. Stormwater systems have clearly been at capacity, with some overflow. In recent flooding events a neighbouring section has been almost entirely covered in surface water flooding. As night follows day, a site with intensive housing development generates more stormwater, due to increased hardstand area (three houses compared with one), and reduced area available for landscaping and lawn that slows stormwater transfer to the public system. This area is an identified Flood Management Area in the District Plan. In particular, this means that new builds sit significantly higher than adjacent older homes. These older homes will be particularly at risk from future flooding if housing intensification is allowed to occur, as the increased stormwater run-off will exacerbate existing flooding issues. 	Oppose
William Bennett/ #255.5		Seek Amendment	Introduce a TC3 land QM.	
William Bennett/255.5	Kāinga Ora/ #FS2082.212	Seek Amendment	<p>Introduce a TC3 land QM.</p> <p>In addition, we note that there may also be further constraints to High (or even Medium) Density development in the area, which is identified as TC3 land and much of which is also in the Council’s own Flood Plain overlay. That is not to mention potential parking issues that would likely be created if there was a proliferation of High Density accommodation.</p> <p>We acknowledge that this may not be the only area in Christchurch that holds these fears. We are firmly of the view that such views should not be unnecessarily discounted, where they can be justified.</p>	Oppose

Stephen Bryant/ #258.1		Seek Amendment	Additional traffic impact qualifying matter for developments around small feeder streets inMerivale due to narrowness of existing streets.	
Stephen Bryant/258.1	Anne Dingwall/ #FS2037.347	Seek Amendment	<p>Additional traffic impact qualifying matter for developments around small feeder streets inMerivale due to narrowness of existing streets.</p> <p>I believe the PC14 planning document prepared by the Council requires further changes. I have focused on the effects on Merivale but the points related to Recession planes and Privacy/Overshadowing are general.</p> <p>Traffic</p> <p>The proposed plan change designates Merivale a Significant Town Centre (more on this below). This will allow residential buildings to be built to a height of 20m with a minimum set back of 1m on side boundaries. More particularly there is no requirement for parking spaces on site. Recent experience with multi unit housing shows these cars will be semi permanently parked on the roads. There can be no doubt that the people in the proposed new high rise developments will have cars – Christchurch, as recently reported, has the poorest uptake of public transport of all the major cities. The working from home trend increases the problem. The roads around Merivale Village, because of their longevity, are much narrower than is normal for Christchurch. It is important that city planners and traffic planners familiarise themselves with the narrow size of Cox St, Stirling St, Akela St, Office Rd (especially by the Mall), Rugby St (especially off Papanui Rd), Winchester St (by St Margarets), Andover St, Tonbridge St, Rastrick St, Shrewsbury St and Merivale Lane. These streets do not allow traffic to pass by with cars parked on either side. Some would struggle to allow 1 car to pass with cars parked on both sides. It is no use allowing significant intensification here when the narrow roading infrastructure simply will not support it. Traffic impact should be a qualifying matter for developments around these small feeder streets in Merivale. A precedent has been set on a significant suburban issue as a residential housing qualifying matter with the Shirley vacuum pump system storm water limit.</p>	Support
Stephen Bryant/258.1	Kāinga Ora/ #FS2082.214	Seek Amendment	<p>Additional traffic impact qualifying matter for developments around small feeder streets inMerivale due to narrowness of existing streets.</p> <p>I believe the PC14 planning document prepared by the Council requires further changes. I have focused on the effects on Merivale but the points related to Recession planes and Privacy/Overshadowing are general.</p> <p>Traffic</p> <p>The proposed plan change designates Merivale a Significant Town Centre (more on this below). This will allow residential buildings to be built to a height of 20m with a minimum set back of 1m on side boundaries. More particularly there is no requirement for parking spaces on site. Recent experience with multi unit housing shows these cars will be semi permanently parked on the roads. There can be no doubt that the people in the proposed new high rise developments will have cars – Christchurch, as recently reported, has the poorest uptake of public transport of all the major cities. The working from home trend increases the problem. The roads around Merivale Village, because of their longevity, are much narrower than is normal for Christchurch. It is important that city planners and traffic planners familiarise themselves with the narrow size of Cox St, Stirling St, Akela St, Office Rd (especially by the Mall), Rugby St (especially off Papanui Rd), Winchester St (by St Margarets), Andover St, Tonbridge St, Rastrick St, Shrewsbury St and Merivale Lane. These streets do not allow traffic to pass by with cars parked on either side. Some would struggle to allow 1 car to pass with cars parked on both sides. It is no use allowing significant intensification here when the narrow roading infrastructure simply will not support it. Traffic impact should be a qualifying matter for developments around these small feeder streets in Merivale. A precedent has been set on a significant suburban issue as a residential housing qualifying matter with the Shirley vacuum pump system storm water limit.</p>	Oppose
Ivan Thomson/ #324.2		Seek Amendment	Confirm the Waterway Setback that applies to Pope's Drain is 5m.	
Jono de Wit/ #351.2		Seek Amendment	Seek to remove or significantly reduce the size of Riccarton Bush Interface Qualifying Matter is removed completely or reduced in size significantly so it is only on the north side of Riccarton bush - furthest away from the public transport corridor and town centre of Riccarton Road.	
Jono de Wit/351.2	Christchurch International Airport Limited/ #FS2052.241	Seek Amendment	Seek to remove or significantly reduce the size of Riccarton Bush Interface Qualifying Matter is removed completely or reduced in size significantly so it is only on the north side of Riccarton bush - furthest away from the public transport corridor and town centre of Riccarton Road. I generally support the changes to zoning and rules to allow people to build housing with higher density and more storeys on their land because it will allow the city to grow and house it's people without continually sprawling further and further out. It should result in more housing where people want to live for more affordable prices. It will allow more people to live closer to public transport, work and shops which will mean more people will be able to have a viable choice of taking public transport, walking or biking instead of adding to traffic jams. I do not support the Riccarton Bush interface qualifying matter because I do not believe it meets the strict requirements for a qualifying matter and it will have a large negative effect on the density which will be able to be built around the important Riccarton Road transport corridor and close to Riccarton central. It makes no sense to plan mass rapid transport down Riccarton road while at the same time severely limiting the amount of housing which can be built on the northern side of it in central Riccarton. I do not believe this QM is in the interest of the city or the people who may want to live close to Riccarton and the future MRT there. I do not support the sunlight QM because it will delay the MDRS and the tree financial contributions from taking effect and will likely result in a worse built form especially in the six storey zones due to the setbacks and recession planes required. I would support a sunlight QM if it had the same boundaries as the transport access QM so that it did not delay the MDRS in the most important areas and does not reduce the density able to be built in the six storey zones. The area north of Riccarton road and west of Straven Road should be HRZ not MRZ because limiting density near a main public transport route that is so close to Riccarton central and on a planned MRT route does not make sense. This should be where apartments are	Oppose

			<p>allowed to be built! I think the area of Riccarton road between Riccarton and Church Corner town centres should be included in the six storey zone. This will be an MRT route and it needs to be allowed to build apartments close to it. It does not make sense to have the HRZ zone go all the way south to Blenheim Road in Riccarton central, but then only have MRZ right on Riccarton road slightly West of Riccarton central. This is the area where I currently live. I think the Airport Noise Influence Area should be moved further back from Riccarton road to allow higher density close to this important public transport route. I do not support the Residential Heritage Area QM south of Shand Crescent in Riccarton for the same reasons. I do not think this area meets the threshold to be a protected area especially when it is located so close to Riccarton Road public transport corridor. I think the walkable catchment distances from town centres should be increased because they are quite short at the moment and allowing more people to live close to these centres will be a good thing.</p>	
Jono de Wit/351.2	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.70	Seek Amendment	<p>Seek to remove or significantly reduce the size of Riccarton Bush Interface Qualifying Matter is removed completely or reduced in size significantly so it is only on the north side of Riccarton bush - furthest away from the public transport corridor and town centre of Riccarton Road. I generally support the changes to zoning and rules to allow people to build housing with higher density and more storeys on their land because it will allow the city to grow and house it's people without continually sprawling further and further out. It should result in more housing where people want to live for more affordable prices. It will allow more people to live closer to public transport, work and shops which will mean more people will be able to have a viable choice of taking public transport, walking or biking instead of adding to traffic jams. I do not support the Riccarton Bush interface qualifying matter because I do not believe it meets the strict requirements for a qualifying matter and it will have a large negative effect on the density which will be able to be built around the important Riccarton Road transport corridor and close to Riccarton central. It makes no sense to plan mass rapid transport down Riccarton road while at the same time severely limiting the amount of housing which can be built on the northern side of it in central Riccarton. I do not believe this QM is in the interest of the city or the people who may want to live close to Riccarton and the future MRT there. I do not support the sunlight QM because it will delay the MDRS and the tree financial contributions from taking effect and will likely result in a worse built form especially in the six storey zones due to the setbacks and recession planes required. I would support a sunlight QM if it had the same boundaries as the transport access QM so that it did not delay the MDRS in the most important areas and does not reduce the density able to be built in the six storey zones. The area north of Riccarton road and west of Straven Road should be HRZ not MRZ because limiting density near a main public transport route that is so close to Riccarton central and on a planned MRT route does not make sense. This should be where apartments are allowed to be built! I think the area of Riccarton road between Riccarton and Church Corner town centres should be included in the six storey zone. This will be an MRT route and it needs to be allowed to build apartments close to it. It does not make sense to have the HRZ zone go all the way south to Blenheim Road in Riccarton central, but then only have MRZ right on Riccarton road slightly West of Riccarton central. This is the area where I currently live. I think the Airport Noise Influence Area should be moved further back from Riccarton road to allow higher density close to this important public transport route. I do not support the Residential Heritage Area QM south of Shand Crescent in Riccarton for the same reasons. I do not think this area meets the threshold to be a protected area especially when it is located so close to Riccarton Road public transport corridor. I think the walkable catchment distances from town centres should be increased because they are quite short at the moment and allowing more people to live close to these centres will be a good thing.</p>	Oppose
Jono de Wit/351.2	Kāinga Ora/ #FS2082.279	Seek Amendment	<p>Seek to remove or significantly reduce the size of Riccarton Bush Interface Qualifying Matter is removed completely or reduced in size significantly so it is only on the north side of Riccarton bush - furthest away from the public transport corridor and town centre of Riccarton Road. I generally support the changes to zoning and rules to allow people to build housing with higher density and more storeys on their land because it will allow the city to grow and house it's people without continually sprawling further and further out. It should result in more housing where people want to live for more affordable prices. It will allow more people to live closer to public transport, work and shops which will mean more people will be able to have a viable choice of taking public transport, walking or biking instead of adding to traffic jams. I do not support the Riccarton Bush interface qualifying matter because I do not believe it meets the strict requirements for a qualifying matter and it will have a large negative effect on the density which will be able to be built around the important Riccarton Road transport corridor and close to Riccarton central. It makes no sense to plan mass rapid transport down Riccarton road while at the same time severely limiting the amount of housing which can be built on the northern side of it in central Riccarton. I do not believe this QM is in the interest of the city or the people who may want to live close to Riccarton and the future MRT there. I do not support the sunlight QM because it will delay the MDRS and the tree financial contributions from taking effect and will likely result in a worse built form especially in the six storey zones due to the setbacks and recession planes required. I would support a sunlight QM if it had the same boundaries as the transport access QM so that it did not delay the MDRS in the most important areas and does not reduce the density able to be built in the six storey zones. The area north of Riccarton road and west of Straven Road should be HRZ not MRZ because limiting density near a main public transport route that is so close to Riccarton central and on a planned MRT route does not make sense. This should be where apartments are allowed to be built! I think the area of Riccarton road between Riccarton and Church Corner town centres should be included in the six storey zone. This will be an MRT route and it needs to be allowed to build apartments close to it. It does not make sense to have the HRZ zone go all the way south to Blenheim Road in Riccarton central, but then only have MRZ right on Riccarton road slightly West of Riccarton central. This is the area where I currently live. I think the Airport Noise Influence Area should be moved further back from Riccarton road to allow higher density close to this important public transport route. I do not support the Residential Heritage Area QM south of Shand Crescent in Riccarton for the same reasons. I do not think this area meets the threshold to be a protected area especially when it is located so close to Riccarton Road public transport corridor. I think the walkable catchment distances from town centres should be increased because they are quite short at the moment and allowing more people to live close to these centres will be a good thing.</p>	Support
Jono de Wit/351.2	The Riccarton Bush Trust/ #FS2085.27	Seek Amendment	<p>Seek to remove or significantly reduce the size of Riccarton Bush Interface Qualifying Matter is removed completely or reduced in size significantly so it is only on the north side of Riccarton bush - furthest away from the public transport corridor and town centre of Riccarton Road. I generally support the changes to zoning and rules to allow people to build housing with higher density and more storeys on their land because it will allow the city to grow and house it's people without continually sprawling further and further out. It should result in more housing where people want to live for more affordable prices. It will allow more people to live closer to public transport, work and shops which will mean more people will be able to have a viable choice of taking public transport, walking or biking instead of adding to traffic jams. I do not support the Riccarton Bush interface qualifying matter because I do not believe it meets the strict requirements for a qualifying matter and it will have a large negative effect on the</p>	Oppose

			density which will be able to be built around the important Riccarton Road transport corridor and close to Riccarton central. It makes no sense to plan mass rapid transport down Riccarton road while at the same time severely limiting the amount of housing which can be built on the northern side of it in central Riccarton. I do not believe this QM is in the interest of the city or the people who may want to live close to Riccarton and the future MRT there. I do not support the sunlight QM because it will delay the MDRS and the tree financial contributions from taking effect and will likely result in a worse built form especially in the six storey zones due to the setbacks and recession planes required. I would support a sunlight QM if it had the same boundaries as the transport access QM so that it did not delay the MDRS in the most important areas and does not reduce the density able to be built in the six storey zones. The area north of Riccarton road and west of Straven Road should be HRZ not MRZ because limiting density near a main public transport route that is so close to Riccarton central and on a planned MRT route does not make sense. This should be where apartments are allowed to be built! I think the area of Riccarton road between Riccarton and Church Corner town centres should be included in the six storey zone. This will be an MRT route and it needs to be allowed to build apartments close to it. It does not make sense to have the HRZ zone go all the way south to Blenheim Road in Riccarton central, but then only have MRZ right on Riccarton road slightly West of Riccarton central. This is the area where I currently live. I think the Airport Noise Influence Area should be moved further back from Riccarton road to allow higher density close to this important public transport route. I do not support the Residential Heritage Area QM south of Shand Crescent in Riccarton for the same reasons. I do not think this area meets the threshold to be a protected area especially when it is located so close to Riccarton Road public transport corridor. I think the walkable catchment distances from town centres should be increased because they are quite short at the moment and allowing more people to live close to these centres will be a good thing.	
Summerset Group Holdings Limited/ #443.12		Oppose	[Remove the WaterBody Setback QM overlay from the Summerseton Cavendish village site at 147 Cavendish Road,Casebrook, Christchurch].	
Darin Cusack/ #580.6		Seek Amendment	That further densification in areas where flooding is frequent and serious(and there is no immediate plan to mitigate) should be prevented by making those areas a qualifying matter.	
Darin Cusack/ #580.9		Seek Amendment	That both sides of Matai Street West (including Nikau Place) from Straven Road east to the railway line, including the area north to the north Avon, should be a qualifying matter restricting further residential intensification.	
Darin Cusack/580.9	Christchurch International Airport Limited/ #FS2052.319	Seek Amendment	That both sides of Matai Street West (including Nikau Place) from Straven Road east to the railway line, including the area north to the north Avon, should be a qualifying matter restricting further residential intensification.	Support
Keri Murison/ #668.4		Seek Amendment	Strowan, particularly those blocks in the vicinity of St Andrews College, should be subject to a qualifying matter.	
Tony Dale/ #679.5		Seek Amendment	It recommended limiting heights to 2-storeys in some proposed RMDS enabled zones, to preservethose views, but in some of this RBIA area the city council proposes retain the underlying RMDSzoning, which would still mean higher density, and more liberal recession planes and setbacks.Plainly, this is not what was intended and this zoning should not be applied. I support the position ofthe Riccarton Bush Kilmarnock Residents' Association (RBK) on this issue.	
Tony Dale/679.5	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.40	Seek Amendment	It recommended limiting heights to 2-storeys in some proposed RMDS enabled zones, to preservethose views, but in some of this RBIA area the city council proposes retain the underlying RMDSzoning, which would still mean higher density, and more liberal recession planes and setbacks.Plainly, this is not what was intended and this zoning should not be applied. I support the position ofthe Riccarton Bush Kilmarnock Residents' Association (RBK) on this issue. The city council proposes the establishment of a QM zone to physically protect Riccarton Bush andGrounds but also to preserve views of the bush.Supporting that, a Pūtaringamotu Riccarton Bush Heritage Landscape Review, commissioned by thecity council, provides evidence that aspects of the bush, when viewed from outside the bush areawould be significantly impacted if tall buildings were built around the bush, and these views shouldbe protected.	Support
Tony Dale/ #679.7		Seek Amendment	±s[S]upport the position of the Riccarton Bush Kilmarnock Residents' Association (RBK) on this issue.	
Tony Dale/ #679.10		Seek Amendment	ON ESTABLISHING A PŪTARINGAMOTU PLANNED PRECINCT ±s[S]upport the position of the Riccarton Bush Kilmarnock Residents' Association (RBK) on this issue:	
Tony Dale/679.10	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.41	Seek Amendment	ON ESTABLISHING A PŪTARINGAMOTU PLANNED PRECINCT ±s[S]upport the position of the Riccarton Bush Kilmarnock Residents' Association (RBK) on this issue: The entire area represented by the Riccarton Bush Kilmarnock Residents' Association [see Fig 10] should be designated a Qualifying Matter, with current zonings maintained, as was agreed in the Christchurch Replacement District Plan Review of 2015.	Support
Bernard and Janette Johnston and Dovey/ #680.1		Seek Amendment	Amend PC14 to add a new Qualifying Matter or amend the existing Sunlight Access Qualifying Matter to include the Residential Hills Zone as a Qualifying Matter area, and make all consequential amendments necessary to give effect to this submission. Alternatively, if that relief is not granted, amend PC14 to add a new Qualifying Matter or amend the existing Sunlight Access Qualifying Matter to include the base of the Hills/valleys as Qualifying Matter areas, and make all consequential amendments necessary to give effect to this submission.	

Bernard and Janette Johnston and Dovey/ #680.2		Seek Amendment	Consider the existing infrastructure issues on the Hills and amend PC14 to include a new Infrastructure Qualifying Matter area on the Hills as appropriate, and make all consequential amendments necessary to give effect to this submission.	
Spreydon Resident's Association / #682.2		Oppose	Streets such as Leitch Street [which are flood prone] should be within a qualifying matter to restrict development further from high density housing.	
Spreydon Resident's Association /682.2	Kāinga Ora/ #FS2082.342	Oppose	Streets such as Leitch Street [which are flood prone] should be within a qualifying matter to restrict development further from high density housing. Leitch Street is confirmed to be a flood prone street, so with theadjourning Wilderness Drain & with the growth of such developments – ourinfrastructure may be even more vulnerable in future events. I have requested forstreets like this to be a qualifying matter or developments at least restricted furtherfrom high density housing unless the drainage & sewer systems may be upgraded.If residents’ toilet cisterns can’t cope now or in the future, this may make our homesless livable. Who will be responsible for paying for new sewer systems or payingfor any damage this may create in future weather events.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/ #685.80		Seek Amendment	[New qualifying matter] limiting building height along the Te Papa Otakaro corridor within the central city.	
Canterbury / Westland Branch of Architectural Designers NZ/685.80	Anne Dingwall/ #FS2037.1184	Seek Amendment	[New qualifying matter] limiting building height along the Te Papa Otakaro corridor within the central city.	Support
Canterbury / Westland Branch of Architectural Designers NZ/685.80	Cambridge 137 Limited/ #FS2042.49	Seek Amendment	[New qualifying matter] limiting building height along the Te Papa Otakaro corridor within the central city.	Oppose
Canterbury / Westland Branch of Architectural Designers NZ/685.80	Kāinga Ora/ #FS2082.425	Seek Amendment	[New qualifying matter] limiting building height along the Te Papa Otakaro corridor within the central city.	Oppose
Robyn Thomson/ #686.6		Seek Amendment	Create a planned Putaringamotu-Riccarton Precinct Qualifying Matter to cover the area represented by the Riccarton Bush Kilmarnock Residents Association. should be designated a qualifying matter to preserve the special character and history of this area which includes Riccarton Bush and House, Mona Vale, Britten Stables and other sites of historical and cultural importance alongside the residential character of the neighbourhood.	
Robyn Thomson/686.6	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.42	Seek Amendment	Create a planned Putaringamotu-Riccarton Precinct Qualifying Matter to cover the area represented by the Riccarton Bush Kilmarnock Residents Association. should be designated a qualifying matter to preserve the special character and history of this area which includes Riccarton Bush and House, Mona Vale, Britten Stables and other sites of historical and cultural importance alongside the residential character of the neighbourhood. the area represented by the Riccarton Bush Kilmarnock Residents Association. should be designated a qualifying matter to preserve the special character and history of this area which includes Riccarton Bush and House, Mona Vale, Britten Stables and other sites of historical and cultural importance alongside the residential character of the neighbourhood.	Support
Environment Canterbury / Canterbury Regional Council/ #689.77		Seek Amendment	[Seeksnew Qualifying Matters for]: <ul style="list-style-type: none"> Slope Instability Management Areas - take into account Trangmar’s erosion classes and exclude “severe” erosion class land from further subdivision and development. the upper Halswell River catchment areas are covered by a Qualifying Matter that prevents further intensification because of inadequate stormwater infrastructure and downstream flooding effects. 	
Environment Canterbury / Canterbury Regional Council/689.77	Anne Dingwall/ #FS2037.1099	Seek Amendment	[Seeksnew Qualifying Matters for]: <ul style="list-style-type: none"> Slope Instability Management Areas - take into account Trangmar’s erosion classes and exclude “severe” erosion class land from further subdivision and development. 	Support

			<ul style="list-style-type: none"> the upper Halswell River catchment areas are covered by a Qualifying Matter that prevents further intensification because of inadequate stormwater infrastructure and downstream flooding effects. Excluding further subdivision on “severe” erosion class land would avoid additional sediment entering waterways from the land most likely to erode as a result of rainfall events. CRC notes that inadequate stormwater infrastructure has not been included as a Qualifying Matter under PC14. CRC understands that the intention is for stormwater to continue to be managed under the Christchurch City Council bylaw and the building consent process. While CRC understands the approach that is being taken, CRC has some concern about the thresholds in the Christchurch City Council onsite stormwater mitigation guidance that the current approach relies on. CRC requests that these thresholds are re-examined to ensure that they are fit for purpose and avoid impacts in storm events that exceed the capacity of the mitigation devices. CRC has particular concerns about intensification in the Halswell River catchment. 	
Environment Canterbury / Canterbury Regional Council/689.77	Andrew Mactier/ #FS2066.9	Seek Amendment	<p>[Seeksnew Qualifying Matters for]:</p> <ul style="list-style-type: none"> Slope Instability Management Areas - take into account Trangmar’s erosion classes and exclude “severe” erosion class land from further subdivision and development. the upper Halswell River catchment areas are covered by a Qualifying Matter that prevents further intensification because of inadequate stormwater infrastructure and downstream flooding effects. Excluding further subdivision on “severe” erosion class land would avoid additional sediment entering waterways from the land most likely to erode as a result of rainfall events. CRC notes that inadequate stormwater infrastructure has not been included as a Qualifying Matter under PC14. CRC understands that the intention is for stormwater to continue to be managed under the Christchurch City Council bylaw and the building consent process. While CRC understands the approach that is being taken, CRC has some concern about the thresholds in the Christchurch City Council onsite stormwater mitigation guidance that the current approach relies on. CRC requests that these thresholds are re-examined to ensure that they are fit for purpose and avoid impacts in storm events that exceed the capacity of the mitigation devices. CRC has particular concerns about intensification in the Halswell River catchment. 	Oppose
Environment Canterbury / Canterbury Regional Council/689.77	Toka Tū Ake EQC ./ #FS2075.20	Seek Amendment	<p>[Seeksnew Qualifying Matters for]:</p> <ul style="list-style-type: none"> Slope Instability Management Areas - take into account Trangmar’s erosion classes and exclude “severe” erosion class land from further subdivision and development. the upper Halswell River catchment areas are covered by a Qualifying Matter that prevents further intensification because of inadequate stormwater infrastructure and downstream flooding effects. Excluding further subdivision on “severe” erosion class land would avoid additional sediment entering waterways from the land most likely to erode as a result of rainfall events. CRC notes that inadequate stormwater infrastructure has not been included as a Qualifying Matter under PC14. CRC understands that the intention is for stormwater to continue to be managed under the Christchurch City Council bylaw and the building consent process. While CRC understands the approach that is being taken, CRC has some concern about the thresholds in the Christchurch City Council onsite stormwater mitigation guidance that the current approach relies on. CRC requests that these thresholds are re-examined to ensure that they are fit for purpose and avoid impacts in storm events that exceed the capacity of the mitigation devices. CRC has particular concerns about intensification in the Halswell River catchment. 	Support
Environment Canterbury / Canterbury Regional Council/689.77	Kāinga Ora/ #FS2082.428	Seek Amendment	<p>[Seeksnew Qualifying Matters for]:</p> <ul style="list-style-type: none"> Slope Instability Management Areas - take into account Trangmar’s erosion classes and exclude “severe” erosion class land from further subdivision and development. 	Oppose

			<ul style="list-style-type: none"> the upper Halswell River catchment areas are covered by a Qualifying Matter that prevents further intensification because of inadequate stormwater infrastructure and downstream flooding effects. Excluding further subdivision on “severe” erosion class land would avoid additional sediment entering waterways from the land most likely to erode as a result of rainfall events. CRC notes that inadequate stormwater infrastructure has not been included as a Qualifying Matter under PC14. CRC understands that the intention is for stormwater to continue to be managed under the Christchurch City Council bylaw and the building consent process. While CRC understands the approach that is being taken, CRC has some concern about the thresholds in the Christchurch City Council onsite stormwater mitigation guidance that the current approach relies on. CRC requests that these thresholds are re-examined to ensure that they are fit for purpose and avoid impacts in storm events that exceed the capacity of the mitigation devices. CRC has particular concerns about intensification in the Halswell River catchment. 	
David Murison/ #692.10		Seek Amendment	<p>I urge Council to identify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as MRZ not HRZ as proposed in PC14, as the impact on infrastructure demand and amenity values under HRZ is significantly greater than under MRZ.</p> <p>I seek that this change be made by way of ‘Area limited by Qualifying Matters’ or other appropriate means</p>	
David Murison/692.10	Kāinga Ora/ #FS2082.443	Seek Amendment	<p>I urge Council to identify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as MRZ not HRZ as proposed in PC14, as the impact on infrastructure demand and amenity values under HRZ is significantly greater than under MRZ.</p> <p>I seek that this change be made by way of ‘Area limited by Qualifying Matters’ or other appropriate means</p> <p>I urge Council to identify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as MRZ not HRZ as proposed in PC14, as the impact on infrastructure demand and amenity values under HRZ is significantly greater than under MRZ.</p> <p>I seek that this change be made by way of ‘Area limited by Qualifying Matters’ or other appropriate means for the following reasons:</p> <ul style="list-style-type: none"> the area has existing significant infrastructure issues (including carparking, vehicle congestion, flooding issues which impact both stormwater and wastewater systems); the presence of St Andrews’ College is important. Whilst the College undoubtedly enhances and reinforces the character of the neighbourhood, the impact of its attraction to families across the city as providing education of a ‘special character’, means that the College’s current and future growth places pressure on the local community (in terms of carparking, traffic congestion) the amenity value of the neighbourhood would be negatively impacted. There is a character of older quality housing on larger than average sections which reinforces the reality of open space, and recent low rise (typically two storey), new housing developments of a consistent appropriate quality suitable for families, where many existing trees have been retained with on-site carparking provided; the sense of community which is present and increasing would be undermined by the scale of intensification which is proposed under HRZ; there are a number of prominent trees remaining in the neighbourhood which reinforces the quality of open space and clearly supports the Council’s Urban Forest Plan 2023 initiative; but which would inevitably be threatened with the high level of intensification under HRZ as proposed in Plan Change 14. <p>Noting that the following extract is taken from Council’s PC14 documentation</p> <p><i>Areas limited by Qualifying Matters</i></p> <p><i>Not all parts of our city are suitable for the level of increased development. Some areas have qualities, known as Qualifying Matters, which mean rules enabling increased development will be modified to maintain and protect those qualities or manage their effects.</i></p> <p><i>This may include keeping a lower level of residential density and building heights, or managing development through specified matters and resource consent conditions</i></p> <p>[Please refer to attachment for full submission]</p>	Oppose
Henri Murison/ #693.10		Seek Amendment	<p>Seeks that Council identify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as Medium Density Residential Zone not High Density Residential Zone. Seek that this change be made by way of ‘Area limited by Qualifying Matters’ or other appropriate means</p>	
Henri Murison/693.10	Kāinga Ora/ #FS2082.453	Seek Amendment		Oppose

			<p>Seeks that Council identify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as Medium Density Residential Zone not High Density Residential Zone. Seek that this change be made by way of 'Area limited by Qualifying Matters' or other appropriate means</p> <p>I urge Council to identify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as MRZ not HRZ as proposed in PC14, as the impact on infrastructure demand and amenity values under HRZ is significantly greater than under MRZ.</p> <p>I seek that this change be made by way of 'Area limited by Qualifying Matters' or other appropriate means for the following reasons:</p> <ul style="list-style-type: none"> the area has existing significant infrastructure issues (including carparking, vehicle congestion, flooding issues which impact both stormwater and wastewater systems); the presence of St Andrews' College is important. Whilst the College undoubtedly enhances and reinforces the character of the neighbourhood, the impact of its attraction to families across the city as providing education of a 'special character', means that the College's current and future growth places pressure on the local community (in terms of carparking, traffic congestion) the amenity value of the neighbourhood would be negatively impacted. There is a character of older quality housing on larger than average sections which reinforces the reality of open space, and recent low rise (typically two storey), new housing developments of a consistent appropriate quality suitable for families, where many existing trees have been retained with on-site carparking provided; the sense of community which is present and increasing would be undermined by the scale of intensification which is proposed under HRZ; there are a number of prominent trees remaining in the neighbourhood which reinforces the quality of open space and clearly supports the Council's Urban Forest Plan 2023 initiative; but which would inevitably be threatened with the high level of intensification under HRZ as proposed in Plan Change 14. <p>Noting that the following extract is taken from Council's PC14 documentation</p> <p><i>Areas limited by Qualifying Matters</i></p> <p><i>Not all parts of our city are suitable for the level of increased development. Some areas have qualities, known as Qualifying Matters, which mean rules enabling increased development will be modified to maintain and protect those qualities or manage their effects.</i></p> <p><i>This may include keeping a lower level of residential density and building heights, or managing development through specified matters and resource consent conditions</i></p> <p>[Please refer to attachment for full submission]</p>	
WDL Enterprises Limited and Birchs Village Limited / #704.7		Oppose	<p>That the QM Water body Setbacks be removed from the Land</p> <p>That the PC14 provisions be amended to give effect to the rezoning, removal of the QM Water Body Setbacks, and reflect the issues raised in this submission</p>	
Brooksfield Limited/ #723.4		Oppose	[R]eject, refuse, or otherwise decline the Low Public Transport Accessibility Area Qualifying Matter and consequently implement the MDRS requirements to all Medium Density Residential zones, as directed by the Central Government through the Amendment Act.	
Brooksfield Limited/723.4	Chapman Tripp/ #FS2063.87	Oppose	[R]eject, refuse, or otherwise decline the Low Public Transport Accessibility Area Qualifying Matter and consequently implement the MDRS requirements to all Medium Density Residential zones, as directed by the Central Government through the Amendment Act. the NPS-UD is properly and fully given effect to through the provisions and zoning of PC14 through the intensification of development through enabling plan provisions and an increase in development capacity for residential and business use across the district	Support
Brooksfield Limited/723.4	Chapman Tripp/ #FS2064.84	Oppose	[R]eject, refuse, or otherwise decline the Low Public Transport Accessibility Area Qualifying Matter and consequently implement the MDRS requirements to all Medium Density Residential zones, as directed by the Central Government through the Amendment Act. the NPS-UD is properly and fully given effect to through the provisions and zoning of PC14 through the intensification of development through enabling plan provisions and an increase in development capacity for residential and business use across the district	Support
Brooksfield Limited/723.4	Kāinga Ora/ #FS2082.478	Oppose	[R]eject, refuse, or otherwise decline the Low Public Transport Accessibility Area Qualifying Matter and consequently implement the MDRS requirements to all Medium Density Residential zones, as directed by the Central Government through the Amendment Act. the NPS-UD is properly and fully given effect to through the provisions and zoning of PC14 through the intensification of development through enabling plan provisions and an increase in development capacity for residential and business use across the district	Support
Joshua Wilson Black/ #747.1		Support	Retain the Sunlight Access qualifying matter	

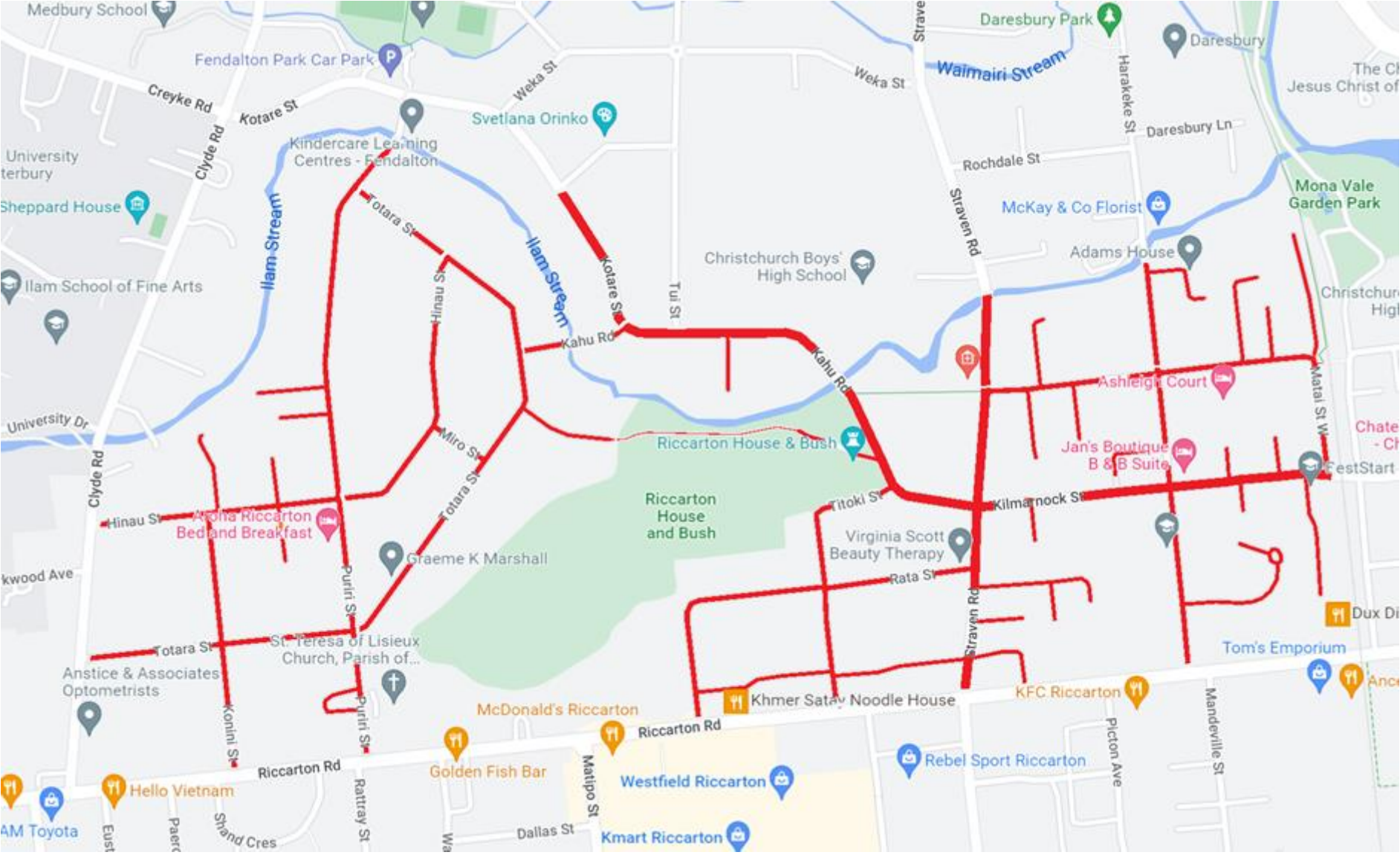
Christchurch City Council/ #751.21		Oppose	Remove the "Waterbody Setback - existing"spatial layer from Series D planning maps.	
Christchurch City Council/751.21	Summerset Group Holdings Limited/ #FS2022.1	Oppose	Remove the "Waterbody Setback - existing"spatial layer from Series D planning maps. The waterbody setback qualifyingmatter reflects the historic locationof waterbody locations and providesa general indication of the applicablesetback for each waterbody type. Assubdivisions and other scale landdevelopments have progressed, anumber of waterbodies have beenaltered to an extent wherebyqualifying mapping therefore doesnot best represent their presentlocation. In addition, the genericspatial buffer approach towaterbody setbacks qualifyingmatter can lead to a falseinterpretation that a setback applieswithin the location specificallyshown on Planning Maps. The result of the above is that thereis a potential mis-match betweenPlanning Maps and the ruleframework for Waterbody setbacks,where some Plan users may eitherbelieve consent is required or not,and could be incorrect in either caseas rule 6.6.4 relates to the bank ofwaterbodies.	Support
Christchurch City Council/751.21	Summerset Group Holdings Limited/ #FS2022.3	Oppose	Remove the "Waterbody Setback - existing"spatial layer from Series D planning maps. The waterbody setback qualifyingmatter reflects the historic locationof waterbody locations and providesa general indication of the applicablesetback for each waterbody type. Assubdivisions and other scale landdevelopments have progressed, anumber of waterbodies have beenaltered to an extent wherebyqualifying mapping therefore doesnot best represent their presentlocation. In addition, the genericspatial buffer approach towaterbody setbacks qualifyingmatter can lead to a falseinterpretation that a setback applieswithin the location specificallyshown on Planning Maps. The result of the above is that thereis a potential mis-match betweenPlanning Maps and the ruleframework for Waterbody setbacks,where some Plan users may eitherbelieve consent is required or not,and could be incorrect in either caseas rule 6.6.4 relates to the bank ofwaterbodies.	Support
Christchurch City Council/751.21	Anne Dingwall/ #FS2037.843	Oppose	Remove the "Waterbody Setback - existing"spatial layer from Series D planning maps. The waterbody setback qualifyingmatter reflects the historic locationof waterbody locations and providesa general indication of the applicablesetback for each waterbody type. Assubdivisions and other scale landdevelopments have progressed, anumber of waterbodies have beenaltered to an extent wherebyqualifying mapping therefore doesnot best represent their presentlocation. In addition, the genericspatial buffer approach towaterbody setbacks qualifyingmatter can lead to a falseinterpretation that a setback applieswithin the location specificallyshown on Planning Maps. The result of the above is that thereis a potential mis-match betweenPlanning Maps and the ruleframework for Waterbody setbacks,where some Plan users may eitherbelieve consent is required or not,and could be incorrect in either caseas rule 6.6.4 relates to the bank ofwaterbodies.	Support
Christchurch City Council/751.21	Kāinga Ora/ #FS2082.503	Oppose	Remove the "Waterbody Setback - existing"spatial layer from Series D planning maps. The waterbody setback qualifyingmatter reflects the historic locationof waterbody locations and providesa general indication of the applicablesetback for each waterbody type. Assubdivisions and other scale landdevelopments have progressed, anumber of waterbodies have beenaltered to an extent wherebyqualifying mapping therefore doesnot best represent their presentlocation. In addition, the genericspatial buffer approach towaterbody setbacks qualifyingmatter can lead to a falseinterpretation that a setback applieswithin the location specificallyshown on Planning Maps. The result of the above is that thereis a potential mis-match betweenPlanning Maps and the ruleframework for Waterbody setbacks,where some Plan users may eitherbelieve consent is required or not,and could be incorrect in either caseas rule 6.6.4 relates to the bank ofwaterbodies.	Support
Christchurch City Council/ #751.137		Seek Amendment	Across all areas [on Map 45] that have the operative zoningof RNN and are proposed to be either MRZ orHRZ – introduce the “North Halswell ODPConnections” Qualifying Matter, in accordancewith s32 evaluation. [Refer to ATTACHMENT 40]	
Christchurch City Council/751.137	Anne Dingwall/ #FS2037.959	Seek Amendment	Across all areas [on Map 45] that have the operative zoningof RNN and are proposed to be either MRZ orHRZ – introduce the “North Halswell ODPConnections” Qualifying Matter, in accordancewith s32 evaluation. [Refer to ATTACHMENT 40] The North Halswell ODP ConnectionsQM is missing from this area.	Support
Christchurch City Council/751.137	Davie Lovell-Smith Limited/ #FS2073.1	Seek Amendment	Across all areas [on Map 45] that have the operative zoningof RNN and are proposed to be either MRZ orHRZ – introduce the “North Halswell ODPConnections” Qualifying Matter, in accordancewith s32 evaluation. [Refer to ATTACHMENT 40] The North Halswell ODP ConnectionsQM is missing from this area.	Support
Margaret Stewart/ #755.5		Seek Amendment	Make the residential red zone (Otakaro River Avon Corridor) a Qualifying Matter	
New Zealand Institute of Architects Canterbury Branch/ #762.45		Seek Amendment	[T]hat the Victoria Street [Height] overlay is extended to include the section between Kilmore Street and Chester street west.	

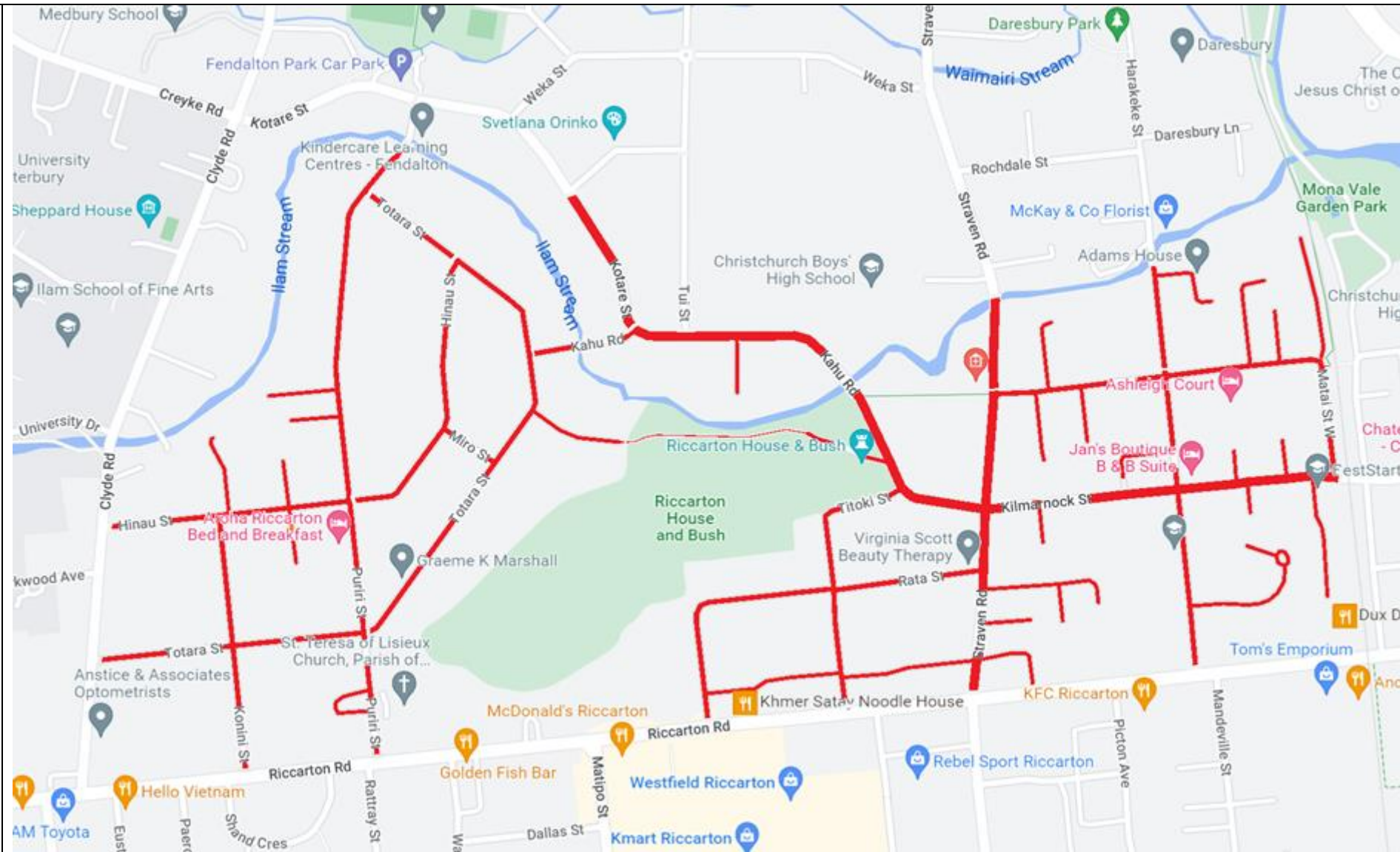
New Zealand Institute of Architects Canterbury Branch/762.45	Anne Dingwall/ #FS2037.810	Seek Amendment	[T]hat the Victoria Street [Height] overlay is extended to include the section between Kilmore Street and Chester street west. We propose that the Victoria Street overlay is considered to extended to also include the section between Kilmore Street and Chester street west, and if feasible a restriction on development to maintain the continuation of the historic route of Victoria Street to Victoria Square be put in place as one of the Cities key historic and cultural routes into the city.	Support
New Zealand Institute of Architects Canterbury Branch/762.45	Kāinga Ora/ #FS2082.569	Seek Amendment	[T]hat the Victoria Street [Height] overlay is extended to include the section between Kilmore Street and Chester street west. We propose that the Victoria Street overlay is considered to extended to also include the section between Kilmore Street and Chester street west, and if feasible a restriction on development to maintain the continuation of the historic route of Victoria Street to Victoria Square be put in place as one of the Cities key historic and cultural routes into the city.	Oppose
Jessica Adams/ #784.2		Seek Amendment	Add QM to take account of geology in relation to ground strength and liquefaction risk	
Jessica Adams/784.2	Cheryl Horrell/ #FS2086.2	Seek Amendment	Add QM to take account of geology in relation to ground strength and liquefaction risk The geology of Christchurch is not identified as a Qualifying Matter and it should be as the groundstrength is important in terms of the structures and intensification that can be sustained. Immediatelyafter the earthquakes height limits were imposed for all construction however housing intensificationplans would permit building activity at the other end of the spectrum. There has been no considerationthat Christchurch is different geologically to many other areas and will continue to be earthquake proneand therefore should not be subject to the same housing intensification rules as other parts of NZ.Eg This clause 5.1 j. In areas where there is likely to be a liquefaction risk to property, no specificmeasure of risk is applied. The area mapped is based on whether liquefaction is more likely to occurthan not. Within that area, liquefaction risk and appropriate mitigation is assessed on a site-specificbasis using best practice geotechnical and engineering methods to determine the performance of infrastructure and buildings. This is just not adequate for Chch	Support
Marie Dysart/ #791.2		Support	Support QM- Direct Sunlight Access	
Carmel Woods/ #792.13		Oppose	Oppose the Waterbody Setback QM as it applies to 135 to 185 Wainoni Road.	
Fred Coughlan/ #798.2		Oppose	Delete the QM - Direct Sunlight Access from entire plan.	
Fred Coughlan/798.2	Kāinga Ora/ #FS2082.573	Oppose	Delete the QM - Direct Sunlight Access from entire plan. Wolfbrook supports good urban design and solar access for future residents of itsdevelopments, including the energy efficiency, health, and feel-good benefits ofsunlight. However, this can be achieved and potential effects on neighboursappropriately managed by implementing the MDRS height in relation to boundary. The blunt city-wide Sunlight Access Qualifying Matter is poorly conceived, poorlyevidenced, and focuses on the wrong issue. The key issue is not the political oremotive fairness debate between Christchurch and Auckland that the media hassensationalised; the key issue is balancing shading with the efficient use of land.	Support
Waka Kotahi (NZ Transport Agency) / #805.20		Support	[Generally supports] the intent of the Waste Water Constraints Areas Overlay (Vacuum Sewers) as a qualifying matter. [The submitter seeks this to be] retain[ed] as notified.	
Howard Pegram/ #807.1		Seek Amendment	QM Direct Sunlight access be applied to entire city.	
Carter Group Limited/ #814.245		Oppose	Amend the planning maps in respect of either side of Beachville Road, Redcliffs to remove the Sites of Cultural Significance overlay.	
Carter Group Limited/814.245	Kāinga Ora/ #FS2082.1075	Oppose	Amend the planning maps in respect of either side of Beachville Road, Redcliffs to remove the Sites of Cultural Significance overlay. Opposes the Sites of CulturalSignificance overlay to the extentthis is relied on as a QualifyingMatter, generally and specifically inrelation to the land identified in thissubmission. Whilst the submitteracknowledges the need to protect orappropriately manage areas or sitesof cultural significance, they do notconsider this should not preclude orconstrain intensification that canincorporate appropriate measures toavoid effects on these sites.	Seek Amendment



The Board of Trustees of the Te Ara Koropiko West Spreydon School / #815.1		Seek Amendment	Request that proximity to a Primary School is introduced as a Qualifying Matter.	
The Board of Trustees of the Te Ara Koropiko West Spreydon School /815.1	Kāinga Ora/ #FS2082.673	Seek Amendment	<p>Request that proximity to a Primary School is introduced as a Qualifying Matter.</p> <p>The Board of Trustees of the Te Ara Koropiko West Spreydon School wish to submit in opposition of the introduction of the MDRZ (Medium Density Residential Zone) without due consideration for the impact on Primary Schools in suburban Christchurch.</p> <p>The Ministry of Education, together with other government stakeholders, funded a rebuild of Te Ara Koropiko West Spreydon School less than 5 years ago. This modern, purpose-built campus is beloved by the community and has been designed to provide a state-of-the-art place of learning for up to 358 students. We are currently looking to have just 270 enrolled by June.</p> <p>The below roll data is based on the 1st of July (July Roll Return Date)</p> <p>2023 - 263 (as of 10.05.23)</p> <p>2022 - 263</p> <p>2021 - 288</p> <p>2020 - 289</p> <p>2019 - 292</p> <p>2018 - 324</p> <p>We have seen a steady reduction of our school roll in the last 3 years, with anecdotal evidence from leavers stating that to be able to secure the 3- and 4-bedroom homes they wish to raise their families in, they must leave the area.</p> <p>We understand that people wishing to buy a home near the school are facing significant barriers, as the buying power of developers has pushed prices up.</p>	Oppose

			<p>This article (https://www.stuff.co.nz/life-style/homed/renting/131298574/is-christchurchs-rental-market-under-pressure-from-aucklanders) well describes the shortage of 3- and 4- bedroom homes available to rent juxtaposed with the oversupply of townhouses.</p> <p>The broad implementation of a MDRZ across Christchurch suburbs will exacerbate this issue exponentially and have a dramatic impact on our – and other - school rolls, ultimately leading to the loss of Kaiako FTEs and other funding.</p> <p>Te Ara Koropiko West Spreydon School is at the centre of our community and should be valued as such. If we do not safeguard the future of our school, the Board is concerned that not only will this be detrimental to our school, but will also lead to the community losing its special character. As a Board we are particularly concerned about the impact this will have on whānau Māori and tamariki Māori, and importance of preserving and enhancing whanaungatanga, and ensuring equitable access to high quality housing and education.</p> <p>We strongly believe that access to high quality education is the right of every child in New Zealand - no-one has the right to take that away. However, with the way school funding works, we are at risk of losing both management units and staff due to our roll decreasing. This does not happen nicely where it is simply a matter of one less class, but rather creates staffing difficulties that prevent students being able to access good quality teaching at all times. At Te Ara Koropiko West Spreydon School, we have worked hard to create a culture of community engagement and connection and we are committed to seeing this continue and grow. We do not believe that more 1- and 2- bedroom apartments will be beneficial to building a strong and resilient community as anecdotally, it seems it is driving our precious families out of our suburb.</p> <p>Based on the above article, this appears to be a wider issue, and our suggestion is that all suburban primary schools are protected from the impacts of increased densification.</p>	
Linda Morris/ #816.2		Seek Amendment	The submitter supports the Sunlight Qualifying Matter.	
Kiwi Rail/ #829.23		Support	Retain identification of the NZ Rail Network as a qualifying matter.	
Historic Places Canterbury/ #835.6		Support	The submitter supports this qualifying matter.	
Historic Places Canterbury/835.6	Anne Dingwall/ #FS2037.593	Support	<p>The submitter supports this qualifying matter.</p> <p>The submitter strongly supports all the proposed Qualifying Matters, but in particular those matters listed under Matters of National Importance (RMAs.6), including historic heritage; Public Open Space Areas; Residential Heritage Areas and Residential Character Areas; Sunlight Access; Riccarton Bush Interface; and the Otakaro Avon River Corridor.</p> <p>Although their concerns as a group relate primarily to heritage, we consider that many of the other qualifying matters such as the Tsunami Management Areas and Vacuum Sewer Wastewater Constraint and Low Public Transport Accessibility Areas are sensible qualifying matters which will help to protect quite large areas of the city from the random high density developments that will have adverse consequences in the longer term, and will also help to maintain their existing character.</p>	Support
Historic Places Canterbury/835.6	Anne Dingwall/ #FS2037.691	Support	<p>The submitter supports this qualifying matter.</p> <p>The submitter strongly supports all the proposed Qualifying Matters, but in particular those matters listed under Matters of National Importance (RMAs.6), including historic heritage; Public Open Space Areas; Residential Heritage Areas and Residential Character Areas; Sunlight Access; Riccarton Bush Interface; and the Otakaro Avon River Corridor.</p> <p>Although their concerns as a group relate primarily to heritage, we consider that many of the other qualifying matters such as the Tsunami Management Areas and Vacuum Sewer Wastewater Constraint and Low Public Transport Accessibility Areas are sensible qualifying matters which will help to protect quite large areas of the city from the random high density developments that will have adverse consequences in the longer term, and will also help to maintain their existing character.</p>	Support
Fire and Emergency/ #842.10		Support	Retain as notified.	
Robert Leonard Broughton/ #851.6		Seek Amendment	<i>[Seeks]</i> A new qualifying matter: Riccarton Commercial/Residential Transition Zone.	
Robert Leonard Broughton/851.6	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.19	Seek Amendment	<i>[Seeks]</i> A new qualifying matter: Riccarton Commercial/Residential Transition Zone.	Support

			<p>The commercial area north of Riccarton Rd in the Riccarton centre should be height-restricted to a height that is inappropriate given the proximity of low-rise residential dwellings immediately to the north.</p> <p>I agree with the points made in the RBK submission [188].</p> <p>In addition the proposed phalanx of high rise allowed along Riccarton Road would turn the road into a very unpleasant environment on a regular basis since it would allow for a wind tunnel effect for the prevailing Christchurch easterly winds which are strong and invariably cold. The same effect would come with the westerlies especially unpleasant when raining. A plethora of 5-6 storey buildings would also cause major issues in an earthquake event.</p>	
<p>Robert Leonard Broughton/ #851.13</p>		<p>Seek Amendment</p>	<p>Establish a planned Putaingamotu-Riccarton Precinct as a new qualifying matter.</p> 	
<p>Robert Leonard Broughton/851.13</p>	<p>Riccarton Bush Kilmarnock Residents Association ./ #FS2062.43</p>	<p>Seek Amendment</p>	<p>Establish a planned Putaingamotu-Riccarton Precinct as a new qualifying matter.</p>	<p>Support</p>



In the absence of a properly assessed plan for intensification and development in Riccarton, the entire area represented by the Riccarton Bush Kilmarnock Residents' Association (RBK) should be designated a Qualifying Matter, with current zonings maintained as agreed in the Christchurch Replacement District Plan Review of 2015, pending a comprehensive planning review. I strongly support the argument in item 12 of the same heading in the RBK presentation [submission 188].

A strong argument for this proposal is that this area is a **community, it is also a character/heritage area.**

Community

It would be difficult to ignore the effect a community has on its area. **Community values help define the character of an area.** The area given by the Riccarton Bush – Kilmarnock Residents' Association (refer its submission) to the north of Riccarton Road and including the Riccarton House and Bush, has predominantly owner occupied properties many with long standing residents. It is a diverse community of different age groups, encompassing older retired residents and families of various ages. As the CCC planners discovered at the previous attempt to change the zoning when a large number of residents attended the planning meeting in the Chateau, there is a **strong sense of community**. The anger at these current proposals was also evident at a recent meeting attended by residents of all ages. Residents know one another, stop to talk whilst walking in the area, and look out for one another. The residents are also proud of their area and look after their properties and the CCC areas such as the grass berms and planting. Indeed residents have won garden awards. Also the residents recognise the need to protect Riccarton Bush.

This Riccarton Bush surrounding area encompasses a wide variety of buildings with old character homes (some dating from the 1920s) both single and two storey, new architect designed homes, smaller units, town houses, and revamped older homes. The materials used in construction vary from traditional wooden weatherboard to brick and modern materials. Older character homes have distinctive brick chimneys and slate roofs whilst newer homes have modern profile colour steel. Basically there is a diverse mixture of old and new, well-spaced buildings, contributing to a general positive ambience. The land occupancy varies. There are larger sections, medium sections and small sections. Infill has occurred over time replacing older buildings with multiple new buildings. However there have been new family homes built on bigger sites. The

current Residential Suburban (formerly Living 1) zoning has controlled the nature of the infill thus contributing to the essential character of this area. However the density of dwellings/apartments has considerably increased over the years. The result has been so far a **balanced increase in keeping with the area.**

There has been an influx of people of all ages including families who sought to live in the area precisely for the reasons given. Yes it is close to commercial and educational facilities as well as greenspace. The area boasts a very useful cycle route from the University, through the Riccarton House grounds, along Matai Street, and hence through Hagley Park to the city centre area. This gives access to a significant number of educational sites, heritage sites, Hagley Park, and the central city area. At least one cycleway success story that will be set back if this intensification goes through.

Character and Residential Heritage Areas.

Character arguments largely revolve around the historical significance of what was a large part of Christchurch's founding Riccarton Borough, and the remaining character gems in the area. Our last remnant stand of swamp dwelling kahikatea, Pūtaringamotu is the Māori name for the area now known as Dean's Bush. Maori of Ngāi Tūāhuriri, a sub-tribe of Ngāi Tahu, occupied the land which became part of the Deans family farm in the 1800s. The area was named Riccarton after the area the Deans came from in Scotland. Beginning in the 1880s the Deans began to sell the Riccarton property. The naming of the streets in the area was designed to showcase the Maori names of trees in keeping with the history of the area. For example Rata Street appears on a 1912 map and in street directories in 1914. One resident is listed.

The City Council went to considerable effort in 2007 (Consultation Letter April 2007) to reconstruct the streets to make the area known as the Kauri Cluster a community based area acknowledging amenity. In doing so the Council reinforced the street names by planting Kauri, Rata and Rimu trees on the newly established grass berms. These trees are now of good size and the Rata trees have been in full bloom. It would be criminal if the fine landscaping carried out was destroyed. The area is a popular community amenity for walkers, cyclists, and indeed tourists as well as home for an established Farmers' market in the grounds of Riccarton House on Saturday mornings.

The wider area is tree-filled. Home to the many varieties of birds that connect with the Bush area. It contains numerous examples of quality character pre-war housing as well as a number of significant sites including Mona Vale, Britten Stables, original Riccarton Estate farm buildings, two war memorials, Christchurch Boys High School and, of course, the iconic and unique Avon River and Riccarton House and the last remaining area of original native Bush.

There are a number of studies on Neighbourhood Character (refs: Moonee Valley Character Study 2012, City of Moonee Valley, Victoria, Australia; Higham Ferrers Neighbourhood Plan- Preserving our Past and Enhancing our Future, September 2014; Higham Ferrers, East Northamptonshire, England. (<http://www.highamferrersneighbourhoodplan.org.uk>)) are two that have drawn extensively on other studies.

Of special interest is Chapter 3 in the Moonee Valley Report, WHAT IS A NEIGHBOURHOOD CHARACTER (Appendix A). The basis of the Moonee Valley Report was the definition: "**Neighbourhood character is the qualitative interplay of built form, vegetation and topographic characteristics, in both the private and public domains that make one place different from another**".

Access to open space is often considered an essential part of an area's character.

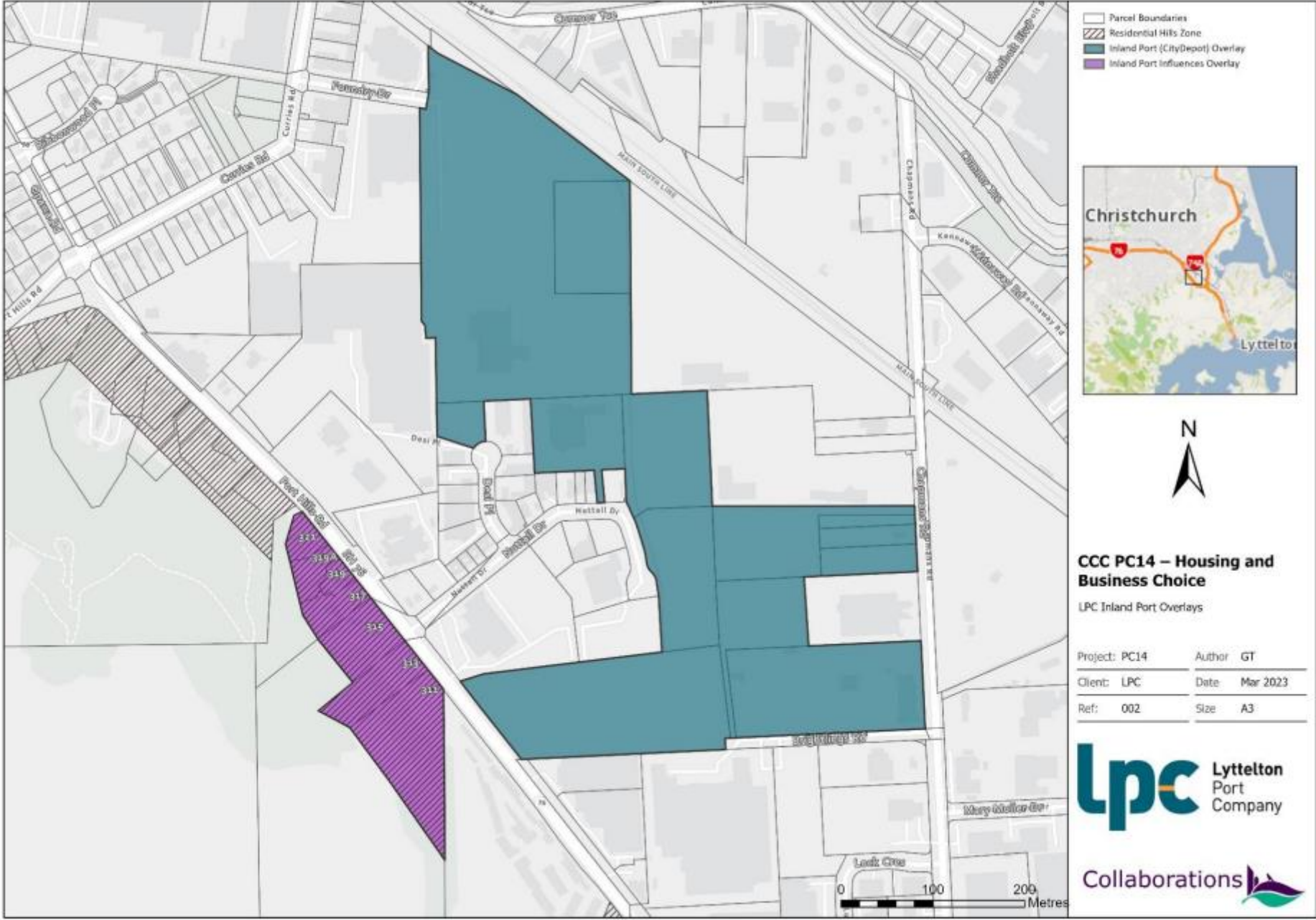
The differentiation between different types of character areas is not simply a question of architectural style or era of development and certainly not dictated by a set of absolute rules. Neighbourhood character is also founded on the siting and building form of the area, and the way that the buildings interact with and relate to the landscape. These factors should be the basis for the application of neighbourhood character policies. Neighbourhood character is not about the imposition of design styles. Rather it should be about recognising the distinctive characteristics of different urban forms and their relationship to topography and vegetation. Getting this right is the best way of maintaining and enhancing the sense of place of the municipalities' residential areas. Neighbourhood character descriptions and evaluations should focus on the preferred character.

The City Council invited and encouraged residents in 2015 to submit the area for the newly created Category 2 Character Area. On the basis of this encouragement considerable effort was made in a comprehensive submission. This was turned down.

At each time, our community strongly disagreed with the consultant's opinion. We still do. A methodology for assessing character and heritage should be a methodology the community can agree on. Character and heritage is not about ticking boxes. It is very much in the eye of the beholder and community views should always be given considerable weight. It is time for Christchurch planners to look elsewhere in the world for what constitutes character in the 21st century and is worth maintaining for the future. Will our grandchildren ask why the old photographs show an area that no longer exists because of draconian, not to say blinkered, planning.

The draconian and poorly planned development to the south of the Westfield Mall should give the panel food for thought as to what happens when unbridled development is allowed.

Yes, RBK area needs to be designated a Qualifying Matter. Because of its significance to Christchurch, it needs protection. Riccarton is an historic part of Christchurch. The area is tree-filled. It contains numerous examples of quality character pre-war housing as well as a number of significant sites including Mona Vale, Britten Stables,

			original Riccarton Estate farm buildings, two war memorials, Christchurch Boys High School and, of course, the iconic and unique Avon River and Riccarton House and Bush. Leave these residential zones as they are.	
Lyttelton Port Company Limited/ #853.8		Support	Retain “Qualifying Matter – Lyttelton Port Influences Overlay” as notified.	
Lyttelton Port Company Limited/ #853.10		Oppose	Include new “Qualifying Matter – Inland Port Influences Overlay”.	
Lyttelton Port Company Limited/ #853.12		Oppose	<p>Planning map 47 Qualifying Matter – Industrial Interface</p> <p>Extend “Qualifying Matter – Industrial Interface” to cover spatial extent of land identified at Appendix 3 (below) and include “Inland Port” sub-area.</p> <p>APPENDIX 3 – SPATIAL EXTENT OF AFFECTED RESIDENTIAL ZONED PROPERTIES NEAR CITYDEPOT</p>  <p>CCC PC14 – Housing and Business Choice LPC Inland Port Overlays</p> <p>Project: PC14 Author: GT Client: LPC Date: Mar 2023 Ref: 002 Size: A3</p> <p>Lpc Lyttelton Port Company Collaborations</p>	
Orion New Zealand Limited (Orion)/ #854.7		Seek Amendment	Support identification of a qualifying matter for Electricity Transmission Corridor and Infrastructure subject to the following amendments: General – qualifying matter for Electricity Transmission and Distribution Corridors and Infrastructure.	
Orion New Zealand Limited (Orion)/ #854.8		Support	Retain the operative District Plan provisions within the SEDL QM rather than activity standards associated with MDRS.	

Ministry of Housing and Urban Development/ #859.6		Oppose	That the Key Transport Corridors – City Spine Qualifying Matter [is] deleted	
Ministry of Housing and Urban Development/859.6	Anne Dingwall/ #FS2037.1223	Oppose	That the Key Transport Corridors – City Spine Qualifying Matter [is] deleted HUD submits that the panel should consider whether this qualifying matter makes the MDRS lessening only to the extent necessary to accommodate the matter. This qualifying matter creates uncertainty for developers by imposing a restricted discretionary activity status related to undefined future plans, and decreases development capacity and feasibility	Oppose
Ministry of Housing and Urban Development/ #859.8		Oppose	That the IHP should carefully consider whether these restrictions only apply to the extent necessary to accommodate the matter.	
Ministry of Housing and Urban Development/859.8	Christchurch International Airport Limited/ #FS2052.249	Oppose	That the IHP should carefully consider whether these restrictions only apply to the extent necessary to accommodate the matter. HUD broadly supports the retention and protection of Riccarton Bush on environmental and cultural grounds.	Oppose
Robina Dobbie/ #867.1		Seek Amendment	[Seeks to] add in a qualifying matter in the CBD and other vulnerable areas of land for managing earthquake natural hazards.	
Alan and Robyn Ogle/ #876.28		Seek Amendment	Seek amendment to include the properties at 34, 36, 36A, 38, 40, 44, 46, and 48 Kahu Rd, should, for reason and consistency, in the Airport Noise Influence Zone.	
Alan and Robyn Ogle/876.28	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.44	Seek Amendment	Seek amendment to include the properties at 34, 36, 36A, 38, 40, 44, 46, and 48 Kahu Rd, should, for reason and consistency, in the Airport Noise Influence Zone. We submit the properties at 34, 36, 36A, 38, 40, 44, 46, and 48 Kahu Rd, should, for reason and consistency, all be included in the Airport Noise Influence Zone.	Support
Alan and Robyn Ogle/876.28	Robert Broughton/ #FS2083.20	Seek Amendment	Seek amendment to include the properties at 34, 36, 36A, 38, 40, 44, 46, and 48 Kahu Rd, should, for reason and consistency, in the Airport Noise Influence Zone. We submit the properties at 34, 36, 36A, 38, 40, 44, 46, and 48 Kahu Rd, should, for reason and consistency, all be included in the Airport Noise Influence Zone.	Support
Alan and Robyn Ogle/ #876.29		Seek Amendment	Seek amendment to add a new qualifying matter for the commercial area north of Riccarton Rd in the Riccarton centre. This area should be height restricted to a height that is appropriate given the proximity of low-rise residential dwellings immediately to the north.	
Alan and Robyn Ogle/876.29	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.20	Seek Amendment	Seek amendment to add a new qualifying matter for the commercial area north of Riccarton Rd in the Riccarton centre. This area should be height restricted to a height that is appropriate given the proximity of low-rise residential dwellings immediately to the north. The commercial area north of Riccarton Rd in the Riccarton centre should be height restricted to a height that is appropriate given the proximity of low-rise residential dwellings immediately to the north.	Support
Alan and Robyn Ogle/876.29	Robert Broughton/ #FS2083.32	Seek Amendment	Seek amendment to add a new qualifying matter for the commercial area north of Riccarton Rd in the Riccarton centre. This area should be height restricted to a height that is appropriate given the proximity of low-rise residential dwellings immediately to the north. The commercial area north of Riccarton Rd in the Riccarton centre should be height restricted to a height that is appropriate given the proximity of low-rise residential dwellings immediately to the north.	Support
Transpower New Zealand Limited / #878.23		Seek Amendment	Seeks amendments to the maps to distinguish the National Grid from electricity distribution lines on the basis that different provisions apply to the different types of infrastructure and it is helpful to plan users for this to be shown on the planning maps.	
Transpower New Zealand Limited /878.23	Orion New Zealand Limited/ #FS2056.15	Seek Amendment	Seeks amendments to the maps to distinguish the National Grid from electricity distribution lines on the basis that different provisions apply to the different types of infrastructure and it is helpful to plan users for this to be shown on the planning maps. Transpower generally supports the mapping of the National Grid Yard as a qualifying matter. Seeks amendments to the maps to provide clarity on the National Grid Yard qualifying matter.	Support
Transpower New Zealand Limited / #878.24		Support	Seeks amendments to the maps to make it clear that the National Grid Yard provisions are an existing qualifying matter.	
Transpower New Zealand Limited / #878.25		Seek Amendment	Seeks amendments to the maps to include a notation/cross reference to indicate that the extent of the National Grid Yard shown on the planning maps is indicative only, with the Yard being defined by the rules in the District Plan.	
Transpower New Zealand Limited / #878.26		Seek Amendment	Should the extent of the zones be amended in the vicinity of the National Grid, Transpower seeks that the provisions that manage effects on the National Grid that are proposed as a qualifying matter (and as amended by this submission) are similarly extended to any new areas.	
Transpower New Zealand Limited /878.26	Orion New Zealand Limited/ #FS2056.16	Seek Amendment	Should the extent of the zones be amended in the vicinity of the National Grid, Transpower seeks that the provisions that manage effects on the National Grid that are proposed as a qualifying matter (and as amended by this submission) are similarly extended to any new areas. Transpower is neutral on the extent (as notified) of the	Support

			various zones. However, should the extent of the zones be amended in the vicinity of the National Grid, Transpower seeks that the provisions that manage effects on the National Grid that are proposed as a qualifying matter (and as amended by this submission) are similarly extended to any new areas.	
Transpower New Zealand Limited /878.26	Kāinga Ora/ #FS2082.812	Seek Amendment	Should the extent of the zones be amended in the vicinity of the National Grid, Transpower seeks that the provisions that manage effects on the National Grid that are proposed as a qualifying matter (and as amended by this submission) are similarly extended to any new areas. Transpower is neutral on the extent (as notified) of the various zones. However, should the extent of the zones be amended in the vicinity of the National Grid, Transpower seeks that the provisions that manage effects on the National Grid that are proposed as a qualifying matter (and as amended by this submission) are similarly extended to any new areas.	Oppose
Transpower New Zealand Limited / #878.27		Support	Retain the underlying zoning of Designation U3 as notified.	
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.26		Support	[Retain Residential Industrial Interface Qualifying Matter]: [That] there is a strong constraint on residential height and a wide buffer provided between residential areas and any industrial development.	
Waipuna Halswell-Hornby-Riccarton Community Board/902.26	Kāinga Ora/ #FS2082.1288	Support	<p>[Retain Residential Industrial Interface Qualifying Matter]: [That] there is a strong constraint on residential height and a wide buffer provided between residential areas and any industrial development.</p> <p>There have been difficulties in the past between Ravensdown and local residents regarding the company's activities including discharges, traffic movements and noise. The Board is aware that Ravensdown will be making its own submission on the plan and fully supports its request. The Board suggests there is a strong constraint on residential height and a wide buffer provided between residential areas and any industrial development. There may be other housing areas close to industrial plants where there should also be a constraint on residential height and a wide buffer provided.</p>	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.29		Seek Amendment	<p>[That] the Riccarton Bush Interface [Area is extended to include:]</p> <ul style="list-style-type: none"> • The southern side of Rata Street to Rimu Street and Kauri Street. • Kahu Road opposite the entrance to Riccarton House. • The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side. • all [both sides of] Ngahere Street [and] Girvan Street. • Houses adjoining the Avon e.g. 36a Kahu Road and adjoining houses. • the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association. 	
Waipuna Halswell-Hornby-Riccarton Community Board/902.29	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.45	Seek Amendment	<p>[That] the Riccarton Bush Interface [Area is extended to include:]</p> <ul style="list-style-type: none"> • The southern side of Rata Street to Rimu Street and Kauri Street. • Kahu Road opposite the entrance to Riccarton House. • The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side. • all [both sides of] Ngahere Street [and] Girvan Street. • Houses adjoining the Avon e.g. 36a Kahu Road and adjoining houses. • the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association. <p>The Board supports the recognition of the importance of Riccarton Bush and the Riccarton Bush Interface.</p> <p>The landscape architect from WSP NZ focused in her report on views of Riccarton Bush. An area was suggested for lower height. (The report will be provided at a later date). However, Council planners made the decision that only partly met the suggested mapping.</p> <p>The Kauri Cluster - This should be seen as a qualifying matter in its own right or included within the Riccarton House and Bush qualifying matter. The Board's preference would be to include it within the Riccarton House and Bush qualifying matter.</p> <p>The Board fully supports the submission by the Riccarton Bush /Kilmarnock Residents' Association that a broader area be considered.</p>	Support

Waipuna Halswell-Hornby-Riccarton Community Board/902.29	Kāinga Ora/ #FS2082.1291	Seek Amendment	<p>[That] the RiccartonBush Interface [Area is extended to include:]</p> <ul style="list-style-type: none"> • The southern side of Rata Street to Rimu Street and Kauri Street. • Kahu Road opposite the entrance to Riccarton House. • The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side. • all [both sides of] Ngahere Street [and] Girvan Street. • Houses adjoining the Avon e.g. 36a Kahu Road and adjoining houses. • the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association. <p>The Board supports the recognition of the importance of Riccarton Bush and the RiccartonBush Interface.</p> <p>The landscape architect from WSP NZ focused in her report on views of Riccarton Bush.An area was suggested for lower height. (The report will be provided at a later date).However, Council planners made the decision that only partly met the suggested mapping.</p> <p>The Kauri Cluster - This should be seen as a qualifying matter in its own right or includedwithin the Riccarton House and Bush qualifying matter. The Board's preference would be toinclude it within the Riccarton House and Bush qualifying matter.</p> <p>The Board fully supports the submission by the Riccarton Bush /Kilmarnock Residents'Association that a broader area be considered.</p>	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/902.29	The Riccarton Bush Trust/ #FS2085.42	Seek Amendment	<p>[That] the RiccartonBush Interface [Area is extended to include:]</p> <ul style="list-style-type: none"> • The southern side of Rata Street to Rimu Street and Kauri Street. • Kahu Road opposite the entrance to Riccarton House. • The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side. • all [both sides of] Ngahere Street [and] Girvan Street. • Houses adjoining the Avon e.g. 36a Kahu Road and adjoining houses. • the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association. <p>The Board supports the recognition of the importance of Riccarton Bush and the RiccartonBush Interface.</p> <p>The landscape architect from WSP NZ focused in her report on views of Riccarton Bush.An area was suggested for lower height. (The report will be provided at a later date).However, Council planners made the decision that only partly met the suggested mapping.</p> <p>The Kauri Cluster - This should be seen as a qualifying matter in its own right or includedwithin the Riccarton House and Bush qualifying matter. The Board's preference would be toinclude it within the Riccarton House and Bush qualifying matter.</p> <p>The Board fully supports the submission by the Riccarton Bush /Kilmarnock Residents'Association that a broader area be considered.</p>	Support
Declan Bransfield/ #905.1		Oppose	[Remove Riccarton Bush Interface Area]	
Declan Bransfield/905.1	Christchurch International Airport Limited/ #FS2052.242	Oppose	[Remove Riccarton Bush Interface Area] You are creating an island in an area that should be a thriving areal suspect that CCC is being swayed by a small group of NIMBY citizens who do not have Riccartons best intentions at heart and areinstead hindering growth by preserving their little enclave	Oppose
Declan Bransfield/905.1	The Riccarton Bush Trust/ #FS2085.46	Oppose	[Remove Riccarton Bush Interface Area] You are creating an island in an area that should be a thriving areal suspect that CCC is being swayed by a small group of NIMBY citizens who do not have Riccartons best intentions at heart and areinstead hindering growth by preserving their little enclave	Oppose
Anne Dingwall/ #908.1		Seek Amendment	[Seeks that] Hagley Park be included in PC14 as aQualifying Matter.	
Anne Dingwall/908.1	Anne Dingwall/ #FS2037.670	Seek Amendment	[Seeks that] Hagley Park be included in PC14 as aQualifying Matter.	Support

			<p>In addition to the mandatory requirement for a district plan to give effect to a national policy statement, S74(2)(b)(i) RMA requires a territorial authority, when changing a district plan, to have regard to any management plans prepared under other Acts to the extent that their content has a bearing on resource management issues of the district.</p> <p>The Hagley Park Management Plan 2007 was prepared under the Reserves Act 1977 and approved by the Council, as the administering body of Hagley Park. However, the Council did not have regard to this statutory management plan before deciding to notify PC14. This omission cannot stand.</p> <p>Hagley Park Management Plan 2007 ('HPMP') https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Park-management-plans/Hagley-Park-Management-Plan-August-2007-Optimized.pdf</p> <p>Listed below are references in the HPMP that are relevant to consideration of PC14:</p> <p>From HPMP Pg3 Under the heading 'STRATEGIC OBJECTIVES', one of the stated objectives is:</p> <ul style="list-style-type: none"> • To investigate the potential provision in the City of Christchurch City Plan of a special conservation zone around Hagley Park to protect the integrity of the visual landscape character of the park. <p>From HPMP Pg22 Under the heading 'Part A: Hagley Park Landscape Character Analysis' and under the subheading 'Expressions':</p> <p>(ii) Open Space</p> <p><i>..A wide skyscape is an important element of the experience one has in the larger open space areas within the Park. Therefore, it is desirable, on landscape grounds, that this is not further intruded into the perimeter of the Park by tall buildings on adjacent land.</i></p> <p>PART II POLICIES</p> <p>From HPMP Pg78</p> <p>2.0 OPEN SPACE COMPONENT OBJECTIVE</p> <p>2: To protect the open spaces of Hagley Park and the visual amenity of the road users. To promote Hagley Park as a major feature of the open space system of the inner city.</p> <p>POLICY:</p> <p>2.3 A study shall be carried out in conjunction with neighbourhood studies to identify opportunities and develop proposals to reinforce the linkages that exist between Hagley Park and the city. Comment: The Avon River and roading network offers considerable opportunity to extend the features of the Park into the surrounding city.</p> <p>2.4 Roadway design and construction in the vicinity of Hagley Park shall take the character of the Park into consideration and reinforce the Park boundary. Comment: For example, trees are a major feature of Hagley Park that can be incorporated into the surrounding roadways.</p>	
St John/ #909.8		Support	[Regarding the radiocommunication pathways qualifying matter and Planning Map 39] Retain as notified.	
Ministry of Justice/ #910.8		Support	[Regarding the radiocommunication pathway qualifying matter and planning map 39] Retain as notified.	
Department of Corrections/ #911.8		Support	[Regarding the radiocommunication pathway qualifying matter and planning map 39] Retain as notified.	
Canterbury Civil Defence and Emergency Management Group/ #912.8		Support	[Regarding the radiocommunication pathway qualifying matter and planning map 39] Retain as notified.	
Davie Lovell-Smith Ltd / #914.19		Seek Amendment	Include the Coastal Confined Aquifer as a new Qualifying Matter	
Davie Lovell-Smith Ltd / #914.26		Seek Amendment	Remove the advice note and create a new qualifying matter on areas which has infrastructure capacity constraints	

Davie Lovell-Smith Ltd /914.26	Catholic Diocese of Christchurch/ #FS2044.154	Seek Amendment	Remove the advice note and create a new qualifying matter on areas which has infrastructure capacity constraints We consider that the advice note stipulating that there may be no infrastructure capacity is ultra vires and should be removed as an advice note. We suggest that areas which have capacity constraints become qualifying matters.	Oppose
Davie Lovell-Smith Ltd /914.26	Carter Group Limited/ #FS2045.167	Seek Amendment	Remove the advice note and create a new qualifying matter on areas which has infrastructure capacity constraints We consider that the advice note stipulating that there may be no infrastructure capacity is ultra vires and should be removed as an advice note. We suggest that areas which have capacity constraints become qualifying matters.	Oppose
Davie Lovell-Smith Ltd /914.26	LMM Investments 2012 Limited/ #FS2049.161	Seek Amendment	Remove the advice note and create a new qualifying matter on areas which has infrastructure capacity constraints We consider that the advice note stipulating that there may be no infrastructure capacity is ultra vires and should be removed as an advice note. We suggest that areas which have capacity constraints become qualifying matters.	Oppose

Planning Maps > Any other zones

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Guy Mortlock/ #32.2		Seek Amendment	Rezone the block bounded by Creyke Road, Ilam Road, Wilfrid Street and Barlow Street from Residential Suburban Zone to either Medium Density Residential Zone or Residential Suburban Density Transition Zone	
Guy Mortlock/32.2	Christchurch International Airport Limited/ #FS2052.123	Seek Amendment	Rezone the block bounded by Creyke Road, Ilam Road, Wilfrid Street and Barlow Street from Residential Suburban Zone to either Medium Density Residential Zone or Residential Suburban Density Transition Zone The Airport Noise qualifying matter is being given too much emphasis with the result that areas of Christchurch that should be available for higher density housing are inappropriately being excluded from such development. In particular the block bounded by Creyke Road, Ilam Road, Wilfrid Street and Barlow Street should be zoned either MRZ or RSdT. I work in an office on the corner of Ilam Road and Creyke Road and hardly ever hear airplanes. I also live in a property closer to the airport (on the boundary of the noise qualifying matter) and hardly ever hear airplanes - which suggests that the boundary is unnecessarily conservative. There is steady demand for all the rentals in this area (not only from University students but also University employees and visitors) and re-development with higher density would help fill that demand. I note that Ilam Road is going to have its speed limit reduced and cycle lanes installed making it a more pleasant residential area - so it makes sense to have as many people living in this area as possible (rather than living further away and having to commute to the University). Airplanes are getting quieter over time - but the airport noise zones are not getting smaller.	Oppose
Alana Harper/ #36.4		Support	Cashmere Estate in Cracroft should remain Residential Hills Zone or be Future Urban Zone.	
Shirley van Essen/ #54.6		Seek Amendment	The airport noise contour to be widened to include 34, 36A and 38 Kahu Road, and more properties west and south of Kahu Road between the two bridges over the Avon River. Properties within the amended noise contour to be zoned Residential Suburban.	
Shirley van Essen/54.6	Anne Dingwall/ #FS2037.91	Seek Amendment	The airport noise contour to be widened to include 34, 36A and 38 Kahu Road, and more properties west and south of Kahu Road between the two bridges over the Avon River. Properties within the amended noise contour to be zoned Residential Suburban. Flight approach path (provided attached) shows recent flight path activity that is outside of the noise contour. There are properties not within airport noise contour; however, planes fly over property leading to noise concerns. Contour should cover actual flight paths to include 34, 36A and 38 Kahu Road, and more properties west and south of Kahu Road between the two bridges over the Avon River. Properties like these and others under a wider airport noise contour to remain Residential Suburban.	Support
Shirley van Essen/ #54.8		Seek Amendment	[S]eek[s] that TC3 land (high liquification risk) should remain residential suburban.	
Shirley van Essen/54.8	David Mountfort/ #FS2070.6	Seek Amendment	[S]eek[s] that TC3 land (high liquification risk) should remain residential suburban. Tonkin and Taylor divided the city into TC1 TC2 and TC3 areas after the 2011 earthquake, TC3 being the least able to support the weight of buildings and the most at risk of subsidence and liquefaction. Accordingly it was recommended that buildings in TC3 areas be as lightweight as possible, at most 2 storeys high, and have a TC3 Ribraft	Oppose

			<p>foundation, consisting of 2 slabs of reinforced concrete, the upper slab being adjustable, in order to level the house after the next earthquake. The next earthquake will cause liquefaction and uneven settling of the loose alluvium.</p> <p>Densification will need considerable underground infrastructure investment by the Council to service a hugely increased local population. This investment is likely to be obliterated by liquefying and settling in TC3 locations in the next earthquake. TC3 land is absolutely unsuited to large heavy buildings covering most of the site. I submit that all TC3 land remain Residential Suburban.</p>	
Lisa Fabri/ #66.4		Seek Amendment	Amend the zoning of the farm and lifestyle blocks on John Paterson Drive [from the Rural Urban Fringe Zone] to the Medium Density Residential Zone or the High Density Residential Zone.	
Darren Fabri/ #68.3		Seek Amendment	Rezone John Paterson Drive from rural to residential.	
Sheila McLaughlin/ #75.2		Seek Amendment	Retain existing [RMD & RSdT] zoning in the area west of Riccarton Mall	
Cameron Matthews/ #121.17		Oppose	Remove Residential Mixed Density Precinct – Redmund Spur and Residential Hills zoning, applying MDRS and NPS-UD, as applicable.	
Cameron Matthews/121.17	Christchurch International Airport Limited/ #FS2052.207	Oppose	<p>Remove Residential Mixed Density Precinct – Redmund Spur and Residential Hills zoning, applying MDRS and NPS-UD, as applicable.</p> <p>Residential Hills Precinct, Residential Mixed Density Precinct – Redmund Spur, and Residential Hills Zone all serve to limit the permitted residential density in the wealthy and desirable suburbs of the northward Port Hills. In addition, Residential Suburban zoning remains in place for large parts of the city. These do not meet the density standards required by MDRS and NPS-UD, and should be removed from the proposed plan, or their rules changed such that their density limitations are no more than permitted by MDRS and NPS-UD rules.</p> <p>As the density restrictions in Residential Hills Precinct, Residential Mixed Density Precinct – Redmund Spur, and Residential Hills Zone exceed the limits defined under MDRS, and are not attributed to any Qualifying Matter, they are not allowed by MDRS legislation and should be removed or revised.</p> <p>In addition, Residential Suburban zoning is included in the proposed plan, despite those rules limiting permitted density in affected sites to below MDRS standards. In large part this zoning is not the effective limit to density, as in all cases council also propose an overlapping, equally restrictive Qualifying Matter. However, many of those proposed Qualifying Matters have tenuous evidence/rationale and should themselves be removed from the plan or substantially adjusted. If QMs are removed or adjusted, it is important to also re-zone the underlying sites to a more appropriate zone which complies with NPS-UD and MDRS, such as MRZ, HRZ, etc. to ensure that density restrictions exceeding MDRS and NPS-UD allowances are eliminated from the plan.</p> <p>The sites in the predominantly north-facing Port Hills covered by the proposed Residential Hills Precinct, Residential Mixed Density Precinct – Redmund Spur, and Residential Hills Zone also enjoy excellent and unique amenity values – such as elevated views of the city, plains, mountains and ocean, and access to natural landscapes of the Port Hills above – reflected in their higher capital values (see Figure 12) compared to much of the rest of the city. These high values are evidence that these areas have “high demand for housing or for business land”. NPS-UD Objective 3c requires that “...district plans enable more people to live in...” such areas.</p> <p>These same unique amenity values also create a somewhat isolated land and development sub-market compared to the rest of the city. The proposed zoning reduces the otherwise-plan-enabled housing capacity for this sub-market, inflating housing unit price despite theoretical surplus housing capacity existing elsewhere. NPS-UD makes clear – through Policy 1(a)(i): ...have or enable a variety of homes that...meet the needs, in terms of type, price, and location, of different households – that such unit price inflation due to council-imposed supply constraints does not represent a “well-functioning urban environment”. Therefore, these zones and precinct run counter to both Objectives 1 and 2 of the NPS-UD.</p> <p>To conclude and re-iterate: the Residential Hills Precinct, Residential Mixed Density Precinct – Redmund Spur, Residential Hills Zone, and RS zone should be removed from the proposed plan, or their rules changed such that their density limitations are no more than permitted by MDRS and NPS-UD rules.</p>	Oppose

			<p>Hill zones have above-average capital value, reflecting high demand, but have little proposed intensification</p> <p>Rating Units-Copy</p> <p>Capital Value (\$)</p> <ul style="list-style-type: none"> > 1,178,307 774,919 < 371,531 <p>Figure 12 Average capital valuation for residential land across Christchurch, with blue showing higher values. Data mapped from CanterburyMaps Open Data portal https://opendata.canterburymaps.govt.nz</p>	
Cameron Matthews/121.17	Red Spur Ltd/ #FS2068.41	Oppose	<p>Remove Residential Mixed Density Precinct – Redmund Spur and Residential Hills zoning, applying MDRS and NPS-UD, as applicable.</p> <p>Residential Hills Precinct, Residential Mixed Density Precinct – Redmund Spur, and Residential Hills Zone all serve to limit the permitted residential density in the wealthy and desirable suburbs of the northward Port Hills. In addition, Residential Suburban zoning remains in place for large parts of the city. These do not meet the density standards required by MDRS and NPS-UD, and should be removed from the proposed plan, or their rules changed such that their density limitations are no more than permitted by MDRS and NPS-UD rules.</p> <p>As the density restrictions in Residential Hills Precinct, Residential Mixed Density Precinct – Redmund Spur, and Residential Hills Zone exceed the limits defined under MDRS, and are not attributed to any Qualifying Matter, they are not allowed by MDRS legislation and should be removed or revised.</p> <p>In addition, Residential Suburban zoning is included in the proposed plan, despite those rules limiting permitted density in affected sites to below MDRS standards. In large part this zoning is not the effective limit to density, as in all cases council also propose an overlapping, equally restrictive Qualifying Matter. However, many of those proposed Qualifying Matters have tenuous evidence/rationale and should themselves be removed from the plan or substantially adjusted. If QMs are removed or adjusted, it is important to also re-zone the underlying sites to a more appropriate zone which complies with NPS-UD and MDRS, such as MRZ, HRZ, etc. to ensure that density restrictions exceeding MDRS and NPS-UD allowances are eliminated from the plan.</p>	Support

The sites in the predominantly north-facing Port Hills covered by the proposed Residential Hills Precinct, Residential Mixed Density Precinct – Redmund Spur, and Residential Hills Zone also enjoy excellent and unique amenity values – such as elevated views of the city, plains, mountains and ocean, and access to natural landscapes of the Port Hills above – reflected in their higher capital values (see Figure 12) compared to much of the rest of the city. These high values are evidence that these areas have “high demand for housing or for business land”. NPS-UD Objective 3c requires that “...district plans enable more people to live in...” such areas.

These same unique amenity values also create a somewhat isolated land and development sub-market compared to the rest of the city. The proposed zoning reduces the otherwise-plan-enabled housing capacity for this sub-market, inflating housing unit price despite theoretical surplus housing capacity existing elsewhere. NPS-UD makes clear – through Policy 1(a)(i): ...have or enable a variety of homes that...meet the needs, in terms of type, price, and location, of different households – that such unit price inflation due to council-imposed supply constraints does not represent a “well-functioning urban environment”. Therefore, these zones and precinct run counter to both Objectives 1 and 2 of the NPS-UD.

To conclude and re-iterate: the Residential Hills Precinct, Residential Mixed Density Precinct – Redmund Spur, Residential Hills Zone, and RS zone should be removed from the proposed plan, or their rules changed such that their density limitations are no more than permitted by MDRS and NPS-UD rules.

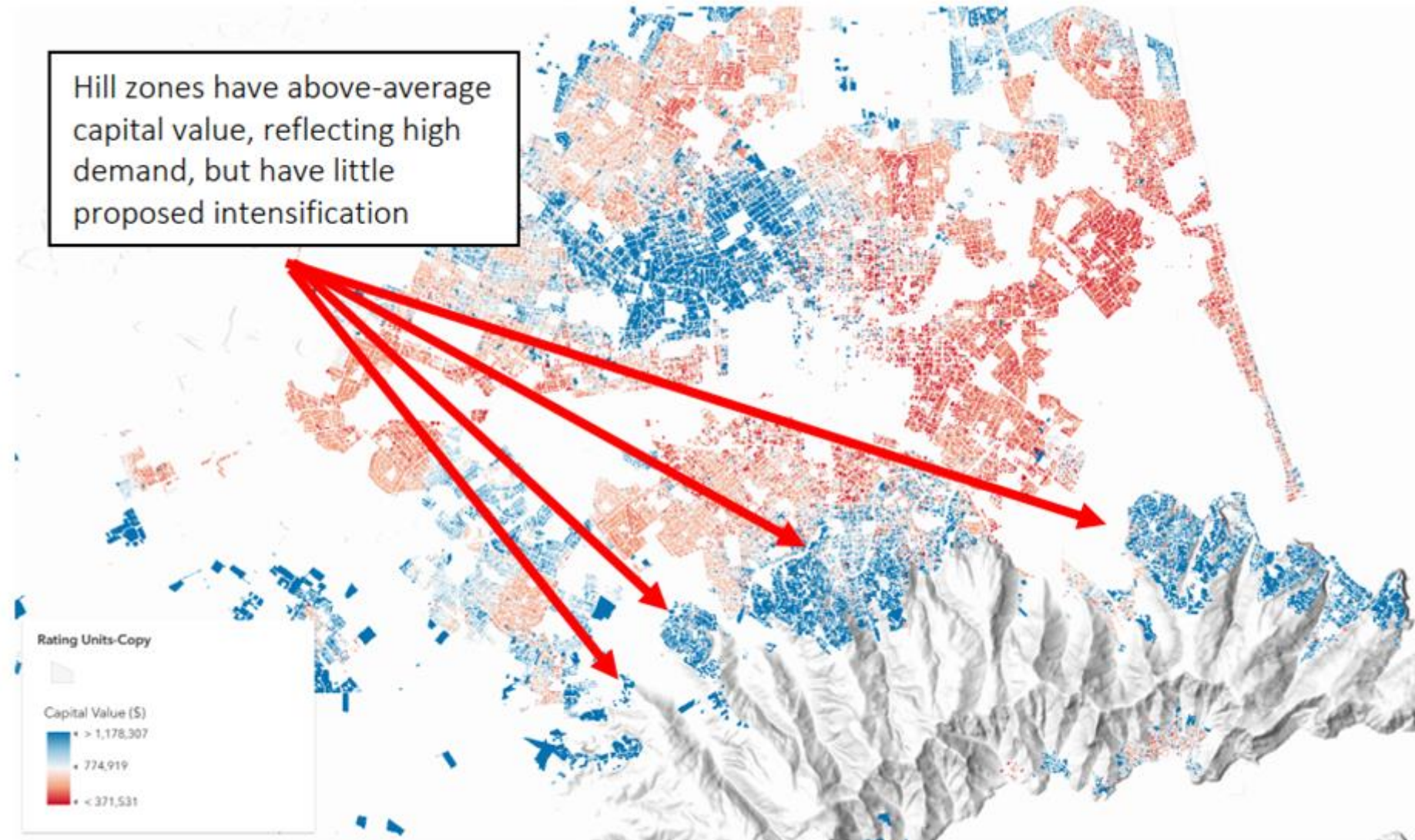


Figure 12 Average capital valuation for residential land across Christchurch, with blue showing higher values. Data mapped from CanterburyMaps Open Data portal <https://opendata.canterburymaps.govt.nz>

Cameron
Matthews/121.17

Kāinga Ora/
#FS2082.56

Oppose

Remove Residential Mixed Density Precinct – Redmund Spur and Residential Hills zoning, applying MDRS and NPS-UD, as applicable.

Support

Residential Hills Precinct, Residential Mixed Density Precinct – Redmund Spur, and Residential Hills Zone all serve to limit the permitted residential density in the wealthy and desirable suburbs of the northward Port Hills. In addition, Residential Suburban zoning remains in place for large parts of the city. These do not meet the density standards required by MDRS and NPS-UD, and should be removed from the proposed plan, or their rules changed such that their density limitations are no more than permitted by MDRS and NPS-UD rules.

As the density restrictions in Residential Hills Precinct, Residential Mixed Density Precinct – Redmund Spur, and Residential Hills Zone exceed the limits defined under MDRS, and are not attributed to any Qualifying Matter, they are not allowed by MDRS legislation and should be removed or revised.

In addition, Residential Suburban zoning is included in the proposed plan, despite those rules limiting permitted density in affected sites to below MDRS standards. In large part this zoning is not the effective limit to density, as in all cases council also propose an overlapping, equally restrictive Qualifying Matter. However, many of those proposed Qualifying Matters have tenuous evidence/rationale and should themselves be removed from the plan or substantially adjusted. If QMs are removed or adjusted, it is important to also re-zone the underlying sites to a more appropriate zone which complies with NPS-UD and MDRS, such as MRZ, HRZ, etc. to ensure that density restrictions exceeding MDRS and NPS-UD allowances are eliminated from the plan.

The sites in the predominantly north-facing Port Hills covered by the proposed Residential Hills Precinct, Residential Mixed Density Precinct – Redmund Spur, and Residential Hills Zone also enjoy excellent and unique amenity values – such as elevated views of the city, plains, mountains and ocean, and access to natural landscapes of the Port Hills above – reflected in their higher capital values (see Figure 12) compared to much of the rest of the city. These high values are evidence that these areas have “high demand for housing or for business land”. NPS-UD Objective 3c requires that “...district plans enable more people to live in...” such areas.

These same unique amenity values also create a somewhat isolated land and development sub-market compared to the rest of the city. The proposed zoning reduces the otherwise-plan-enabled housing capacity for this sub-market, inflating housing unit price despite theoretical surplus housing capacity existing elsewhere. NPS-UD makes clear – through Policy 1(a)(i): ...have or enable a variety of homes that...meet the needs, in terms of type, price, and location, of different households – that such unit price inflation due to council-imposed supply constraints does not represent a “well-functioning urban environment”. Therefore, these zones and precinct run counter to both Objectives 1 and 2 of the NPS-UD.

To conclude and re-iterate: the Residential Hills Precinct, Residential Mixed Density Precinct – Redmund Spur, Residential Hills Zone, and RS zone should be removed from the proposed plan, or their rules changed such that their density limitations are no more than permitted by MDRS and NPS-UD rules.

			<p>Hill zones have above-average capital value, reflecting high demand, but have little proposed intensification</p> <p>Rating Units-Copy</p> <p>Capital Value (\$)</p> <ul style="list-style-type: none"> > 1,178,307 774,919 < 371,531 <p>Figure 12 Average capital valuation for residential land across Christchurch, with blue showing higher values. Data mapped from CanterburyMaps Open Data portal https://opendata.canterburymaps.govt.nz</p>	
Sue Sunderland/ #142.3		Seek Amendment	[Retain existing zones in Merivale]	
Te Mana Ora/Community and Public Health/ #145.17		Seek Amendment	Te Mana Ora recommends that Christchurch City Council considers establishing new green spaces within housing intensification, to support the growing population of Ōtautahi Christchurch.	
Te Mana Ora/Community and Public Health/145.17	Anne Dingwall/ #FS2037.208	Seek Amendment	<p>Te Mana Ora recommends that Christchurch City Council considers establishing new green spaces within housing intensification, to support the growing population of Ōtautahi Christchurch.</p> <p>The uneven distribution of urban green spaces is a significant concern in cities worldwide that have focused on intensifying development. Christchurch City Council has the opportunity to consider how to mitigate this problem before the intensification of development begins.</p>	Support


Maureen McGavin/ #156.4		Seek Amendment	[T]hat the boundary line for High Density Residential zoning [in Papanui] be along Harewood Road and Main North Road to the North and West, and the area to the South and East of this boundary line is zoned Residential Suburban.	
Susan Thomas/ #158.3		Seek Amendment	[Retain current zoning in Dallington]	
Marilyn Goulter/ #161.2		Seek Amendment	[Retain existing zones around Oakhampton Street in Hornby]	
Katie Newell/ #167.3		Seek Amendment	An amendment is sought for 76 Patten Street to be classed as a 'Medium Density Residential Zone' [as opposed to 'Residential Suburban'].	
Traci Mendiola/ #172.2		Seek Amendment	That the property located at 8 Gilders Grove, Heathcote, Christchurch to be rezoned [from Rural Urban Fringe zone to] Medium Density Residential Zone.	
Riccarton Bush - Kilmarnock Residents' Association/ #188.9		Seek Amendment	<p>[That all sites located within the Riccarton Bush Interface Area + the Kauri cluster (Kauri St, Rata St, Titoki St, and Rimu St + the north side of Rata Street and the west side of Rimu St extending to Straven Road) are zoned Residential Suburban instead of MRZ]</p>  <p>Figure 6 - Kauri Cluster areas appropriate to retain suburban density</p>	
Riccarton Bush - Kilmarnock Residents' Association/188.9	Tony Dale/ #FS2036.8	Seek Amendment	[That all sites located within the Riccarton Bush Interface Area + the Kauri cluster (Kauri St, Rata St, Titoki St, and Rimu St + the north side of Rata Street and the west side of Rimu St extending to Straven Road) are zoned Residential Suburban instead of MRZ]	Support



Figure 6 - Kauri Cluster areas appropriate to retain suburban density

In parts of the RBIA city council planners propose retaining the underlying RMD zoning, with its more liberal site coverage, recession plane and setback rules, effectively creating hybrid 2-storey medium density zones. These zones will still enable:

- Three dwellings on any site with more liberal recession planes
- A 1.5 metre setback from the footpath and only 1 metre on all other boundaries
- 50% site coverage
- Just 20% of the site as outdoor living space
- Just 20% glazing on street facing facades
- A mere 20% plant or tree coverage on the site

This side-steps WSP's recommendations. It stitches together different rules. It has not been assessed for environmental or social impacts and should not be applied. Mistakes and confusion related to these somewhat arbitrary and hastily cobbled-together zones, has implications in terms of the IHP hearings process which relies on unambiguous, accurate information being provided by the council in plenty of time.

The Kauri Cluster is an area of special importance to the community. The streets fall within what was part of the Deans Farm in the late 19th century.

The entire area around Riccarton Bush including the Kauri Cluster [Fig 10] forms part of a larger precinct that, during the Christchurch Replacement District Plan Review, the city council recommended should not be re-zoned for medium density. The 2015 IHP, chaired by Hon. Sir John Hansen, supported that view [quotes decision]. Unlike PC14,

the 2015 review was wide-ranging, intensively researched and widely consulted on. We submit that panel's decision should be considered relevant in this context. It was well-founded and should be respected.

[In 2007] the council undertook extensive works to renew and enhance the area's local and residential character. This community eschews association with the Riccarton commercial area and identifies strongly with the history and residential character influence of Pūtarīngamotu Riccarton Bush and its surroundings.

The proposed zoning for parts of this area, limiting heights while maintaining higher density, was a hasty desktop review intended as a compromise and its effects have not been adequately assessed.

Riccarton Bush - Kilmarnock Residents' Association/188.9

Anne Dingwall/
#FS2037.246

Seek
Amendment

Support

[That all sites located within the Riccarton Bush Interface Area + the Kauri cluster (Kauri St, Rata St, Titoki St, and Rimu St + the north side of Rata Street and the west side of Rimu St extending to Straven Road) are zoned Residential Suburban instead of MRZ]

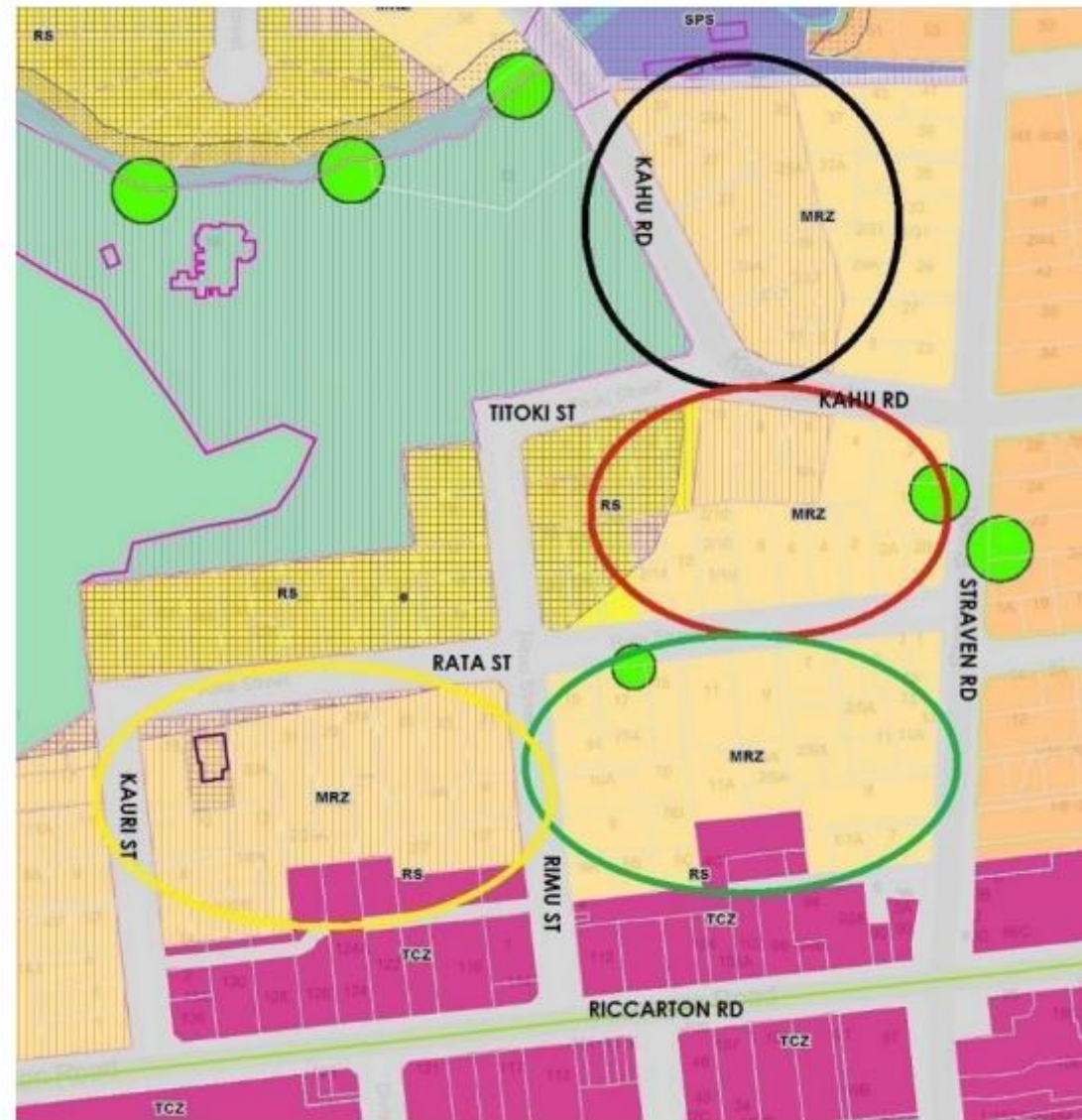


Figure 6 - Kauri Cluster areas appropriate to retain suburban density

In parts of the RBIA city council planners propose retaining the underlying RMD zoning, with its more liberal site coverage, recession plane and setback rules, effectively creating hybrid 2-storey medium density zones. These zones will still enable: ● Three dwelling on any site with more liberal recession planes ● A 1.5 metre setback from the

			<p>footpath and only 1 metre on all other boundaries • 50% site coverage • Just 20% of the site as outdoor living space • Just 20% glazing on street facing facades • A mere 20% plant or tree coverage on the site</p> <p>This side-steps WSP's recommendations. It stitches together different rules. It has not been assessed for environmental or social impacts and should not be applied. Mistakes and confusion related to these somewhat arbitrary and hastily cobbled-together zones, has implications in terms of the IHP hearings process which relies on unambiguous, accurate information being provided by the council in plenty of time.</p> <p>The Kauri Cluster is an area of special importance to the community. The streets fall within what was part of the Deans Farm in the late 19th century.</p> <p>The entire area around Riccarton Bush including the Kauri Cluster [Fig 10] forms part of a larger precinct that, during the Christchurch Replacement District Plan Review, the city council recommended should not be re-zoned for medium density. The 2015 IHP, chaired by Hon. Sir John Hansen, supported that view [quotes decision]. Unlike PC14, the 2015 review was wide-ranging, intensively researched and widely consulted on. We submit that panel's decision should be considered relevant in this context. It was well-founded and should be respected.</p> <p>[In 2007] the council undertook extensive works to renew and enhance the area's local and residential character. This community eschews association with the Riccarton commercial area and identifies strongly with the history and residential character influence of Pūtaringamotu Riccarton Bush and its surroundings.</p> <p>The proposed zoning for parts of this area, limiting heights while maintaining higher density, was a hasty desktop review intended as a compromise and its effects have not been adequately assessed.</p>	
Riccarton Bush - Kilmarnock Residents' Association/188.9	Christchurch International Airport Limited/ #FS2052.280	Seek Amendment	[That all sites located within the Riccarton Bush Interface Area + the Kauri cluster (Kauri St, Rata St, Titoki St, and Rimu St + the north side of Rata Street and the west side of Rimu St extending to Straven Road) are zoned Residential Suburban instead of MRZ]	Support



Figure 6 - Kauri Cluster areas appropriate to retain suburban density

In parts of the RBIA city council planners propose retaining the underlying RMD zoning, with its more liberal site coverage, recession plane and setback rules, effectively creating hybrid 2-storey medium density zones. These zones will still enable:

- Three dwellings on any site with more liberal recession planes
- A 1.5 metre setback from the footpath and only 1 metre on all other boundaries
- 50% site coverage
- Just 20% of the site as outdoor living space
- Just 20% glazing on street facing facades
- A mere 20% plant or tree coverage on the site

This side-steps WSP's recommendations. It stitches together different rules. It has not been assessed for environmental or social impacts and should not be applied. Mistakes and confusion related to these somewhat arbitrary and hastily cobbled-together zones, has implications in terms of the IHP hearings process which relies on unambiguous, accurate information being provided by the council in plenty of time.

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The proposed zoning for parts of this area, limiting heights while maintaining higher density, was a hasty desktop review intended as a compromise and its effects have not been adequately assessed.

Riccarton Bush - Kilmarnock Residents' Association/188.9

Christchurch International Airport Limited/ #FS2052.294

Seek Amendment

Support

[That all sites located within the Riccarton Bush Interface Area + the Kauri cluster (Kauri St, Rata St, Titoki St, and Rimu St + the north side of Rata Street and the west side of Rimu St extending to Straven Road) are zoned Residential Suburban instead of MRZ]




Figure 6 - Kauri Cluster areas appropriate to retain suburban density

In parts of the RBIA city council planners propose retaining the underlying RMD zoning, with its more liberal site coverage, recession plane and setback rules, effectively creating hybrid 2-storey medium density zones. These zones will still enable: ● Three dwelling on any site with more liberal recession planes ● A 1.5 metre setback from the


			<p>footpath and only 1 metre on all other boundaries • 50% site coverage • Just 20% of the site as outdoor living space • Just 20% glazing on street facing facades • A mere 20% plant or tree coverage on the site</p> <p>This side-steps WSP's recommendations. It stitches together different rules. It has not been assessed for environmental or social impacts and should not be applied. Mistakes and confusion related to these somewhat arbitrary and hastily cobbled-together zones, has implications in terms of the IHP hearings process which relies on unambiguous, accurate information being provided by the council in plenty of time.</p> <p>The Kauri Cluster is an area of special importance to the community. The streets fall within what was part of the Deans Farm in the late 19th century.</p> <p>The entire area around Riccarton Bush including the Kauri Cluster [Fig 10] forms part of a larger precinct that, during the Christchurch Replacement District Plan Review, the city council recommended should not be re-zoned for medium density. The 2015 IHP, chaired by Hon. Sir John Hansen, supported that view [quotes decision]. Unlike PC14, the 2015 review was wide-ranging, intensively researched and widely consulted on. We submit that panel's decision should be considered relevant in this context. It was well-founded and should be respected.</p> <p>[In 2007] the council undertook extensive works to renew and enhance the area's local and residential character. This community eschews association with the Riccarton commercial area and identifies strongly with the history and residential character influence of Pūtarīngamotu Riccarton Bush and its surroundings.</p> <p>The proposed zoning for parts of this area, limiting heights while maintaining higher density, was a hasty desktop review intended as a compromise and its effects have not been adequately assessed.</p>	
Riccarton Bush - Kilmarnock Residents' Association/ #188.15		Seek Amendment	[That] Jane Deans Close retain[s] its current zoning of Residential Suburban Density Transition [RSDT] [instead of HRZ]	
Riccarton Bush - Kilmarnock Residents' Association/188.15	Anne Dingwall/ #FS2037.252	Seek Amendment	<p>[That] Jane Deans Close retain[s] its current zoning of Residential Suburban Density Transition [RSDT] [instead of HRZ]</p> <p>[Relates to request for Qualifying Matter character]</p> <p>We submit that [HRZ] level of development is inappropriate because of its special character and social significance, and recognising its importance as an ANZAC memorial street. The zone already adequately provides potential for infill and redevelopment at higher densities than those in a Residential Suburban Zone.</p>	Support
Riccarton Bush - Kilmarnock Residents' Association/188.15	Christchurch International Airport Limited/ #FS2052.300	Seek Amendment	<p>[That] Jane Deans Close retain[s] its current zoning of Residential Suburban Density Transition [RSDT] [instead of HRZ]</p> <p>[Relates to request for Qualifying Matter character]</p> <p>We submit that [HRZ] level of development is inappropriate because of its special character and social significance, and recognising its importance as an ANZAC memorial street. The zone already adequately provides potential for infill and redevelopment at higher densities than those in a Residential Suburban Zone.</p>	Support
Riccarton Bush - Kilmarnock Residents' Association/ #188.18		Seek Amendment	[That] Matai Street West including Kahikatea Lane, Nikau Place, Harakeke St to the bridge, and Kereru Lane is zoned Residential Suburban [instead of HRZ]	
Riccarton Bush - Kilmarnock Residents' Association/188.18	Anne Dingwall/ #FS2037.255	Seek Amendment	<p>[That] Matai Street West including Kahikatea Lane, Nikau Place, Harakeke St to the bridge, and Kereru Lane is zoned Residential Suburban [instead of HRZ]</p> <p>[Relates to request for Qualifying Matter]</p>	Support

			<p>We submit this street, and the area directly north up to the river, is inappropriate for 6-storey development close to the street and river. Both sides of the street as far up as the Avon River (including Kahikatea Lane, Nikau Place, Harakeke St to the bridge, and Kereru Lane), should be zoned Residential Suburban for environmental, safety and character reasons.</p> <p>6-storey high-density development in Matai Street West would, we submit: • Significantly shade the north side of the street including the cycleway (a pedestrian and cycle safety issue, particularly in winter) • Increase vehicle traffic congestion • Place more pressure on on-street parking • Place roadside trees at risk (either from shading, root disturbance, increased traffic or by encouraging their removal by developers). • Result in other mature trees on sites being removed (very few are council-protected) • Overlook and adversely impact the Avon River corridor and properties on the north bank of the river • Overlook Britten Stables and Mona Vale • Adversely affect the character and social coherence that exists in the Matai Street West community.</p> <p>Restricting intensification would maintain existing building heights and recognise the importance of the setting, surroundings and context of the environment, including, but not limited to safety, amenity, character and items of historical significance.</p> <p>This submission is supported in an initial assessment by Landscape Architects, Kamo Marsh [Appendix 4].</p>	
Riccarton Bush - Kilmarnock Residents' Association/188.18	Christchurch International Airport Limited/ #FS2052.303	Seek Amendment	<p>[That] Matai Street West including Kahikatea Lane, Nikau Place, Harakeke St to the bridge, and Kereru Lane is zoned Residential Suburban [instead of HRZ]</p> <p>[Relates to request for Qualifying Matter]</p> <p>We submit this street, and the area directly north up to the river, is inappropriate for 6-storey development close to the street and river. Both sides of the street as far up as the Avon River (including Kahikatea Lane, Nikau Place, Harakeke St to the bridge, and Kereru Lane), should be zoned Residential Suburban for environmental, safety and character reasons.</p> <p>6-storey high-density development in Matai Street West would, we submit: • Significantly shade the north side of the street including the cycleway (a pedestrian and cycle safety issue, particularly in winter) • Increase vehicle traffic congestion • Place more pressure on on-street parking • Place roadside trees at risk (either from shading, root disturbance, increased traffic or by encouraging their removal by developers). • Result in other mature trees on sites being removed (very few are council-protected) • Overlook and adversely impact the Avon River corridor and properties on the north bank of the river • Overlook Britten Stables and Mona Vale • Adversely affect the character and social coherence that exists in the Matai Street West community.</p> <p>Restricting intensification would maintain existing building heights and recognise the importance of the setting, surroundings and context of the environment, including, but not limited to safety, amenity, character and items of historical significance.</p> <p>This submission is supported in an initial assessment by Landscape Architects, Kamo Marsh [Appendix 4].</p>	Support
St George's Hospital/ #194.6		Support	Supports the removal of the St. Georges Heaton Overlay on Planning Map 31	
Amie Cocking/ #208.3		Oppose	Reject the rule changes that allow for higher intensity residential development outside of the inner city (Four Avenues).	
Victor Ong/ #210.1		Seek Amendment	Rezone Rural Urban Fringe (RuUF) around 565 Yaldhurst Road to Medium Density Residential (MRZ)	
Victor Ong/210.1	Christchurch International Airport Limited/ #FS2052.114	Seek Amendment	Rezone Rural Urban Fringe (RuUF) around 565 Yaldhurst Road to Medium Density Residential (MRZ)	Oppose

			<p>By converting more land to residential use, we can help alleviate the density in Christchurch City Centre, leading to a potential reduction in traffic congestion.</p> <p>Releasing land for residential development can contribute to slowing down and stabilizing property prices. Increasing the housing supply can potentially meet the growing demand, reducing the risk of housing price fluctuations and making homeownership more accessible to a broader range of residents.</p> <p>The construction of new housing in this area would enhance the quality of living for residents. New builds often feature improved insulation for better heat and sound insulation, as well as enhanced structural bracing, ensuring increased comfort and safety for occupants</p>	
Russell Wills/ #216.3		Seek Amendment	[Retain current zoning in Hornby]	
Prue Manji/ #238.2		Seek Amendment	[T]hat the streets in the Watford Street, College Avenue, Uranga Avenue and Brenchley Avenue blocks remain [Residential Suburban instead of Medium Density Residential Zone]	
Property Council New Zealand/ #242.13		Support	Support the proposed amendments that seek to introduce Brownfield Overlay in the Industrial General Zone for land close to identified commercial centres that enables residential and mixed-use development.	
Harvey Armstrong/ #244.8		Seek Amendment	Seeks that 75 Alderson Ave be rezoned to Residential Hills zoning or create a special zoning for larger block residential sites of 2500 to 10,000 m2	
Annex Developments / #248.2		Support	Support rezoning the Tannery site at Garlands Road from Industrial General to Mixed Use Zone'	
Eriki Tamihana/ #277.2		Seek Amendment	<p>[Reduce extent of existing zones:</p> <ul style="list-style-type: none"> Residential Hills and Residential Suburban in the hill suburbs/Westmorland, Residential Suburban in Hoon Hay, Hei Hei, Ilam, Avonhead, Casebrook, Belfast, Mairehau/St Albans, Westhaven, Parklands, Burwood and Heathcote.] 	
Eriki Tamihana/277.2	Anne Dingwall/ #FS2037.400	Seek Amendment	<p>[Reduce extent of existing zones:</p> <ul style="list-style-type: none"> Residential Hills and Residential Suburban in the hill suburbs/Westmorland, Residential Suburban in Hoon Hay, Hei Hei, Ilam, Avonhead, Casebrook, Belfast, Mairehau/St Albans, Westhaven, Parklands, Burwood and Heathcote.] <p>The more land in the city that is MDRS, the less urban sprawl onto highly productive land will occur.</p>	Oppose
Chessa Crow/ #294.7		Seek Amendment	Seek to retain existing residential zones (Residential Suburban and Residential Suburban Density Transition) in New Brighton area.	
Chessa Crow/ #294.8		Seek Amendment	<p>Seek to rezone Oram Avenue as Residential Suburban.</p> <p>[Note - Oram Avenue is currently RMD eastern side RSDT western side. PC14 proposes RSDT eastern side and MRZ western side]</p>	
Sam Holdaway/ #300.2		Seek Amendment	Include Kenwyn Ave in Medium Density [or]...introduce a medium zone between the [Residential Suburban Density] and Medium Density.	
Sam Holdaway/300.2	Kāinga Ora/ #FS2082.237	Seek Amendment	<p>Include Kenwyn Ave in Medium Density [or]...introduce a medium zone between the [Residential Suburban Density] and Medium Density. We live in Kenwyn Ave, St Albans.</p> <p>We want the plan amended to include our street as Medium Residential Zone or introduce a medium zone between the RSD and Medium Density. Our street is currently shown as Suburban Density due to a Qualifying Matter ""Areas with little or no public transport allow reduced housing density for new developments."" To put this into perspective we live 600m away from a main arterial route bus stop. 100m away from a cycle way which leads directly into the City. 4km away from the CBD, 1km away from Northlands mall and 20m away from a reserve. We have a 780m2 section with a perfect opportunity to provide a 2nd and possibly 3rd dwelling. The opportunity to provide a zone between suburban density and medium density seems to have been overlooked. A zone that gives the opportunity to build a 2nd or 3rd 2 story dwelling on a large section under 900m2. Somewhere between 3x 3 story dwellings and no option to develop (Residential Suburban Zone).</p>	Support
Matty Lovell/ #306.3		Seek Amendment	[That] St James Avenue, Papanui [retains its existing zoning]	
John Rice/ #313.1		Seek Amendment	[That] the Residential New Neighbourhood - Rural Urban Fringe zone boundary [on Map 50 in the area to the east of Sutherland's Road and to the north of Cashmere road that includes the new Sutherlands basin and the property at 750 Cashmere Road] be amended to be closer to Sutherlands Road:	

				
Jo Jeffery/ #316.6		Seek Amendment	[Retain existing/operative residential zones outside the four avenues]	
Ivan Thomson/ #324.1		Support	[T]he Independent Hearings Panel and Council adopt the proposed Residential Suburban Zone for 287 Centaurus Road and areas in the vicinity as per above as denoted on Planning Map 46.	
Dominic Mahoney/ #329.2		Seek Amendment	Retain [operative] Residential Suburban zoning on Perry Street [Merivale]	
Lorraine Wilmshurst/ #335.7		Seek Amendment	[That suburban areas retain the existing operative zoning]	
Kirsten Templeton/ #340.5		Seek Amendment	[That Avonhead retains Residential Suburban zoning]	
Luke Baker-Garters/ #344.7		Oppose	Removal of all central city maximum building height overlays.	
Luke Baker-Garters/ #344.19		Seek Amendment	Amend plan change 14 to zone all of the central city to mixed use zoning.	
Balmoral Limited / #386.2		Oppose	Rezone the sites at 336 and 340 Prestons Road and 427 and 435 Marshland Road Local Centre Zone (Prestons)	
M.I.I.G Limited/ #388.1		Seek Amendment	[That] the Rural Urban Fringe zoned land located between QEII Drive south and Prestons Local Centre north, and between Prestons to the east and Marshlands Road to the west, in particular Part Rural Section 1705, [is re-zoned to] Medium Density Residential Zone (Planning Maps 19, 25 and 26)	
Mike Singleton/ #390.5		Seek Amendment	[That the] old sale yard site [at Canterbury Agricultural Park is re-zoned to enable] high density/mixed commercial use and development.	
Justin Avi/ #402.3		Seek Amendment	Upzone the Future Urban Zone near the new North Halswell town centre to high density.	
James Thomas/ #419.3		Seek Amendment	Allow further intensification on the Port Hills	
James Thomas/419.3	Kāinga Ora/ #FS2082.306	Seek Amendment	Allow further intensification on the Port Hills Further intensification should be allowed on the current housing areas on the Port hills	Support
Tracey Berry/ #430.3		Oppose	[That all of Westall Lane, Avonhead is zoned to enable residential development instead of Rural Urban Fringe].	
Tracey Berry/430.3	Kāinga Ora/ #FS2082.311	Oppose	[That all of Westall Lane, Avonhead is zoned to enable residential development instead of Rural Urban Fringe]. The submitter lives on Westall Lane, has 3 acres (on town	Support

			water and sewage systems) and are surrounded by residential housing but are unable to develop, build units for renting out and otherwise utilize their land. At a little under 3kms from the airport and in an otherwise highly populated suburb, the submitter feels it very unjust for the airport to have such significant control over the use of land in the area, which is entirely inconsistent with other locations in New Zealand. This stance is entirely contrary to the government objectives for housing intensification.	
David Allan/ #437.3		Seek Amendment	[Retain current zoning outside the central city]	
Jeff Vesey/ #439.3		Seek Amendment	That the area proposed to be Residential Suburban Zone under the Airport Noise Influence Area in Avonhead/Ilam be zoned Medium Density Residential Zone in line with the surrounding area and the National Policy Statement for Urban Development.	
Jeff Vesey/439.3	Christchurch International Airport Limited/ #FS2052.127	Seek Amendment	<p>That the area proposed to be Residential Suburban Zone under the Airport Noise Influence Area in Avonhead/Ilam be zoned Medium Density Residential Zone in line with the surrounding area and the National Policy Statement for Urban Development.</p> <p>The Airport Noise Influence Area is intended to mitigate any noise effects on residents and effects on the airport. To leave the zoning for this area as Residential Suburban is in conflict with the National Policy Statement and does not take into account the large amount of sought after amenity that would support intensification in Ilam/Avonhead.</p> <p>The Airport Noise influence area is seldom an issue as the aircraft use this area for approaches to the airport only on very few days, likely less than 2 per month.</p> <p>The benefits of zoning Avonhead/Ilam Medium Density Residential are summarised below:</p> <ul style="list-style-type: none"> - Avonhead/Ilam amenities which make it ideal for intensification include parks, sports clubs, shopping and schools. The suburbs are also centrally located with good road and public transport links. - Avonhead and Ilam which largely make up this area are well established mature suburbs with a mixture of residents from young families attracted to the schooling and sporting opportunities to university students wanting to be close to class, and older people wanting to stay in the area they know and love and many domiciled since the suburbs were formed. - Much of this area was built in the 1960's and 1970's. While mostly permanent material and some fine examples of architecture from that era those houses are now 40 to 60 years old, many in need of major renovation, cold with minimal insulation if any and single glazing. - Upgrading and replacement housing is now due. There is a smattering of townhouse/units in this area. Most of these units were built 40 to 50 years ago and on cross lease sites and as such need updating. Allowing more town houses to be built would improve the housing stock and allow more people to live in this highly valued area for its amenities. <p>Summary</p> <p>This is a well located area with superb amenities and very good infrastructure it should be at the top of the list to comply with the National Policy Statement and allow well designed intensification. Noise issues are minimal given the very few days the airport uses this area for approaching aircraft. Qualifying matters for this area mitigate any noise nuisance. To suppress new housing in this area will continue the areas decline in warm modern housing for those wanting to live close to all the advantages of living in this area.</p>	Oppose
Summerset Group Holdings Limited/ #443.11		Seek Amendment	[Remove the Future Urban Zone at] Summerseton Cavendish village (147 Cavendish Road,Casebrook, Christchurch) , and legally described as Lot 1 DP 519380 (record of title 815809).	

				
Summerset Group Holdings Limited/ #443.16		Oppose	[Remove the Future Urban Zone at] Summerset on Cavendish village (147 Cavendish Road, Casebrook, Christchurch) , and legally described as Lot 1 DP 519380 (record of title 815809).	
Sarah Lovell/ #446.3		Seek Amendment	[That the Council retain the current zoning in] the bulk of the city's suburbs e.g. St Martins, Hillsborough etc...and not rezone to medium density.	
David Pottinger/ #463.2		Oppose	Do not expand to 'hill areas' for Medium Density residential.	
Stuart Roberts/ #465.4		Seek Amendment	[Retain current zones outside the central city]	
Mark Siddall/ #478.2		Seek Amendment	[Retain existing residential zoning in all suburbs except for] areas surrounding the CBD and suburban shopping areas.	
Selma Claridge / #480.1		Seek Amendment	[That] Harris Crescent [Papanui, retains its operative Residential Suburban zoning].	
Michael Case & RJ Crozier/ #508.2		Seek Amendment	Amend part of the Future Urban Zone for 60 Croziers Road and 340 Cranford Road, Mairehau. Seek that part of these properties are zoned MRZ.	
R.J Crozier/ #511.2		Seek Amendment	Amend part of the Future Urban Zone for 60 Croziers Road and 340 Cranford Road, Mairehau. Seek that part of these properties are zoned Medium Density Residential.	
James Carr/ #519.10		Seek Amendment	Seeks a new mixed use zoning.	
Peter Hobill/ #543.1		Seek Amendment	That the property at 46A Creyke Road (Lot 1 DP 18659 and Lot 2 DP 397744) be zoned as RSDT and any other necessary or further amendments that are required to achieve the outcome sought by this submission or any required as a consequence of the relief [sought]	
Peter Hobill/543.1	Christchurch International Airport Limited/ #FS2052.131	Seek Amendment	That the property at 46A Creyke Road (Lot 1 DP 18659 and Lot 2 DP 397744) be zoned as RSDT and any other necessary or further amendments that are required to achieve the outcome sought by this submission or any required as a consequence of the relief [sought] [T]o match the zoning of the surrounding properties. In addition it is argued that the site is as well located to achieve the outcomes for a moderate increase in residential density given: <ul style="list-style-type: none"> • It better reflects and integrates with the adjoining site zonings and higher density development form that dominates the area, • The site is well located in terms of access to services (public transport), schools and the university as well as the local shopping centre and open space, and • That rezoning the site within the framework the Council has chosen will better give effect to the increase in residential density standards and the National Policy Statement on Urban Development. 	Oppose
Deidre Rance/ #561.3		Seek Amendment	[Retain existing zones in the Strowan area]	
Jaimita de Jongh/ #583.6		Seek Amendment	Seek that increased density is not allowed in areas that drain into the mid-Heathcote Ōpāwaho	
Cashmere Park Ltd, Hartward Investment		Seek Amendment	Rezone land at:	

Trust and Robert Brown/ #593.2			126 Sparks Road (Lot 1 DP 412488) - Rural Urban Fringe to Medium Density 17 Northaw Street (Lot 2 DP 412488) - Rural Urban Fringe to Medium Density 36 Leistrella Road (Lot 3 DP 412488) - Rural Urban Fringe and Residential New Neighbourhood to Medium Density 240 Cashmere Road (Lot 23 DP 3217) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density 236 Cashmere Road (RS 41613) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density 200 Cashmere Road (Lot 1 DP 547021) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density As show on Planning Map 45	
Carol Shu/ #626.2		Seek Amendment	Keep Hyde Park and Avonhead area all RS zoning.	
Plain and Simple Ltd/ #627.24		Seek Amendment	[New] prototypingzones	
Central Riccarton Residents' Association Inc/ #638.5		Seek Amendment	[That current zoning is retained outside of] the CentralCity, defined as The Core and The Frame.	
Central Riccarton Residents' Association Inc/638.5	Chapman Tripp/ #FS2063.58	Seek Amendment	[That current zoning is retained outside of] the CentralCity, defined as The Core and The Frame. That area would be more than enough for all theintensified housing needed in Christchurch.	Oppose
Central Riccarton Residents' Association Inc/638.5	Chapman Tripp/ #FS2064.56	Seek Amendment	[That current zoning is retained outside of] the CentralCity, defined as The Core and The Frame. That area would be more than enough for all theintensified housing needed in Christchurch.	Oppose
Central Riccarton Residents' Association Inc/638.5	Kāinga Ora/ #FS2082.332	Seek Amendment	[That current zoning is retained outside of] the CentralCity, defined as The Core and The Frame. That area would be more than enough for all theintensified housing needed in Christchurch.	Oppose
Michael Palmer/ #647.3		Seek Amendment	[Retain existing zoning in the outer suburbs]	
Liz Oliver/ #667.2		Seek Amendment	[Retain existing zoning in the outer suburbs] the boundaries for MRZ should be closer to the city centre	
Jack Gibbons/ #676.13		Seek Amendment	[That the existing zoning in the proposed Airport Noise Influence Areas be changed to MRZ or HRZ - relates to request to remove QM Airport Noise Influence Area]	
Jack Gibbons/676.13	Christchurch International Airport Limited/ #FS2052.64	Seek Amendment	[That the existing zoning in the proposed Airport Noise Influence Areas be changed to MRZ or HRZ - relates to request to remove QM Airport Noise Influence Area] The airport noise contour thrusts deep into the city covering a considerable amount of urban land. Council is proposing to prevent all zone changes in this area, exempting it from the MDRS / NPS-UD. The area is already urbanized, with plenty of existing residents, and is otherwise indistinguishable from elsewhere in the suburbs. It also covers some areas that should be HRZ. Other councils in New Zealand handle airport noise in areas like this by mandating improved noise insulation in the construction of new buildings, leaving the zoning as it otherwise would be. There is no just explanation why the council has chosen to suppress all construction over this option	Oppose
Andrew McCarthy/ #681.1		Seek Amendment	[That] the entire Residential Hills zone is re-zoned to the Medium Density Residential Zone (Residential Hills Precinct).	
Andrew McCarthy/681.1	Red Spur Ltd/ #FS2068.43	Seek Amendment	[That] the entire Residential Hills zone is re-zoned to the Medium Density Residential Zone (Residential Hills Precinct). - it is clear that the intention of the Act is to allow more dwellings per hectare than waspreviously allowed. - Council has failed to appropriately amend the District Plan to give effect to the RMAA on the hills suburbs. This is both true of the Residential Hills Zone, and in the small area in which intensificationis allowed, the Medium Density Residential Zone (Residential Hills Precinct).	Support
Andrew McCarthy/681.1	Rachel Sanders/ #FS2074.1	Seek Amendment	[That] the entire Residential Hills zone is re-zoned to the Medium Density Residential Zone (Residential Hills Precinct).	Oppose

			<p>- it is clear that the intention of the Act is to allow more dwellings per hectare than was previously allowed.</p> <p>- Council has failed to appropriately amend the District Plan to give effect to the RMAA on the hills suburbs. This is both true of the Residential Hills Zone, and in the small area in which intensification is allowed, the Medium Density Residential Zone (Residential Hills Precinct).</p>	
Ross Clarke/ #691.1		Seek Amendment	[Seeks that] the properties at 370, 390 & 432 Johns Road, Harewood should be rezoned Industrial General, accounting for the attributes of the land/locality and in order to meet the requirements of the NPS-UD.	
Ross Clarke/691.1	Christchurch International Airport Limited/ #FS2052.252	Seek Amendment	<p>[Seeks that] the properties at 370, 390 & 432 Johns Road, Harewood should be rezoned Industrial General, accounting for the attributes of the land/locality and in order to meet the requirements of the NPS-UD.</p> <p>We have recently undertaken an economic assessment of available Industrial General land within Christchurch City and specifically 370, 390 & 432 Johns Road, Harewood with the economic conclusion stated as 'Accordingly, I agree that there is likely to be a shortage of suitable/available industrial land (in the right locations), which the proposal of 370-432 Johns Road would directly address. Accordingly, I would be happy to support the proposal on economic grounds'</p> <p>Other commentary from industry insiders stated 'In terms of developed industrial properties there are very few vacancies that exist. Research shows Christchurch's total industrial vacancy decrease from 2.6% in June 2022 to 0.8% in December 2022. The largest reduction occurred in Grade A stock like Johns Road where vacancy dropped from 2.1% to 0.1% over the same period'</p> <p>Given the context described above, the current zoning of the land is ineffective, inefficient and inappropriate. Conversely, Industrial General (IG) zoning is the most appropriate zoning for the land, accounting for the current and likely future activities on the land and the directives in the NPS-UD, including policies 1, 2, 3 and 4. Accounting for the above, I consider that IG zoning is appropriate for the properties at 370, 390 & 432 Johns Road, Harewood and the planning maps should be amended accordingly.</p> <p>I wish to be heard in support of the submission. If others make a similar submission then I will consider presenting a joint case with them at hearing.</p>	Oppose
KI Commercial Limited/ #694.1		Seek Amendment	Amend the planning maps to rezone the entirety of the site at 51 Heberden Avenue (as shown in Figure 1 above) residential (either Residential Hills or Medium Density Residential) and the removal of all qualifying matters.	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/ #695.10		Support	[Retain] Residential Banks Peninsula Zone [in Lyttelton]	
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.10	Anne Dingwall/ #FS2037.1003	Support	[Retain] Residential Banks Peninsula Zone [in Lyttelton]	Support
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga/695.10	Kāinga Ora/ #FS2082.461	Support	[Retain] Residential Banks Peninsula Zone [in Lyttelton]	Support
Christs College/ #699.3		Seek Amendment	Rezone 21 Gloucester Street from Medium Residential Zone to Specific Purpose (schools) zone.	
WDL Enterprises Limited and Birchs Village Limited / #704.1		Seek Amendment	<p>That the Land be retained as FUZ or all or part of it be rezoned MRZ (or an equivalent zoning).</p> <p>[Please see attached submission for more]</p>	
WDL Enterprises Limited and Birchs Village Limited / #704.6		Seek Amendment	The Submitter's current view is that it would be most appropriate for the FUZ to apply across the Land in replacement of RNN,	
Foodstuffs/ #705.7		Seek Amendment	<p>Rezone the following sites at 159 Main North Road.</p> <p>Head Office: Amend to rezone Lot 2 DP14400 (159 Main North Rd), part of Lot 1 DP 14400 and accessway on Lot 7 DP14400 to IG. This reflects the recent PC5 decision.</p> <p>Pak'n Save: Amend to rezone Lot 5 DP3753, Lot 1 DP76152 and Part Lot 1 DP 21207 to Local Centre Zone to reflect the consented and intended uses as a PAK'nSAVE</p>	


Philippa Tucker/ #709.6		Seek Amendment	[That Windermere Road retains the operative Residential Suburban zoning]	
Michele McKnight/ #726.4		Seek Amendment	[Seeks] the council to mak[e] Gwynfa Ave and any other similiar streets on this hill ... a special character overlay area	
Sutherlands Estates Limited / #728.1		Support	Retain the Future Urban Zoning of Lot 101DP 570868, being the development blocklocated at the end of James MackenzieDrive.	
Sutherlands Estates Limited / #728.11		Seek Amendment	Rezone all of the residential properties that front Storr Close, Glendore Drive, James Mackenzie Drive and Sutherlands Road to Future Urban	
Independent Producers Limited/ #729.1		Seek Amendment	The submitter requests that Council amend the zoning of 330, 250 and 232Styx Mill Road (Lot 4 DP 311370, Lot 5 DP311370, Lot 6 DP 311370) from RuralUrban Fringe to Future Urban Zone,without the Air Noise Contour overlay.	
Independent Producers Limited/729.1	Christchurch International Airport Limited/ #FS2052.117	Seek Amendment	The submitter requests that Council amend the zoning of 330, 250 and 232Styx Mill Road (Lot 4 DP 311370, Lot 5 DP311370, Lot 6 DP 311370) from RuralUrban Fringe to Future Urban Zone,without the Air Noise Contour overlay. The submitter seeks the rezoning of 330, 250 and 232 Styx Mill Road (Lot 4 DP 311370,Lot 5 DP 311370, Lot 6 DP 311370), shown on the existing DistrictPlanning Maps as being Rural Urban Fringe and located within the 50dB Ldn Air Noise Contour to be zoned Future Urban Zone.This rezoning is sought on the basis that the Airport Noise Contourshave been remodelled and have been used as a qualifying matter aspart of PC14 and that the contours will no longer be located on theseparcels of land.	Oppose
Independent Producers Limited/729.1	Christian Jordan/ #FS2084.10	Seek Amendment	The submitter requests that Council amend the zoning of 330, 250 and 232Styx Mill Road (Lot 4 DP 311370, Lot 5 DP311370, Lot 6 DP 311370) from RuralUrban Fringe to Future Urban Zone,without the Air Noise Contour overlay. The submitter seeks the rezoning of 330, 250 and 232 Styx Mill Road (Lot 4 DP 311370,Lot 5 DP 311370, Lot 6 DP 311370), shown on the existing DistrictPlanning Maps as being Rural Urban Fringe and located within the 50dB Ldn Air Noise Contour to be zoned Future Urban Zone.This rezoning is sought on the basis that the Airport Noise Contourshave been remodelled and have been used as a qualifying matter aspart of PC14 and that the contours will no longer be located on theseparcels of land.	Oppose
Gwynfa Ave Residents Association/ #730.2		Seek Amendment	[Seeks that Council retain operative Residential Hills zoning on Gwynfa Ave, Cashmere]	
Christian Jordan/ #737.8		Seek Amendment	The mixed use zone should not apply between Blenheim Rd and the Railway track. The zone isotherwise a positive change.	
Christian Jordan/737.8	Anne Dingwall/ #FS2037.1478	Seek Amendment	The mixed use zone should not apply between Blenheim Rd and the Railway track. The zone isotherwise a positive change. The mixed use zone should not apply between Blenheim Rd and the Railway track. The zone is otherwise a positive change.	Oppose
Ryman Healthcare Limited/ #749.5		Seek Amendment	[That] 20 Radcliffe Road, Northwood (Northwood site) is rezoned from Town Centre Zone (TCZ) to High Density Residential (HRZ)	
Ryman Healthcare Limited/749.5	Kāinga Ora/ #FS2082.498	Seek Amendment	[That] 20 Radcliffe Road, Northwood (Northwood site) is rezoned from Town Centre Zone (TCZ) to High Density Residential (HRZ) Ryman’s Northwood site occupies the entirety of the area currently zoned TCZ. It also understands that the land is no longer needed for long term commercial purposes. Ryman therefore submits it is no longer logical to retain a commercial zoning for the site. It submits this outcome is more aligned with the intent of the Enabling Housing Act and the National Policy Statement on Urban Development 2020, by appropriately providing for a residential activity that is planned to provide housing for Christchurch City’s rapidly growing ageing population.	Oppose
Christchurch City Council/ #751.98		Seek Amendment	Change zoning [of properties at 65-51 Shortland Street (Map 33)] to MRZ [instead of Residential Suburban]. [Refer to ATTACHMENT 2].	
Christchurch City Council/751.98	Anne Dingwall/ #FS2037.920	Seek Amendment	Change zoning [of properties at 65-51 Shortland Street (Map 33)] to MRZ [instead of Residential Suburban]. [Refer to ATTACHMENT 2]. Properties are not within LTPPA butare zoned Residential Suburban.	Support
Christchurch City Council/ #751.100		Seek Amendment	Change [zoning of] areas [on Sir John McKenzie Avenue (Maps 29 & 30) from] RNN to FUZ.	
Christchurch City Council/751.100	Anne Dingwall/ #FS2037.922	Seek Amendment	Change [zoning of] areas [on Sir John McKenzie Avenue (Maps 29 & 30) from] RNN to FUZ. RNN is still showing on planningmaps. This is beneath Airport NoiseInfluence Area. The RNN zone hasbeen proposed to be removed andreplaced by FUZ, in accordance withNational Planning Standards.	Support
Christchurch City Council/ #751.108		Seek Amendment	Within the Qualifying Matter TsunamiManagement Area: 1. Where the operative zoning is Residential Suburban, retain this zoning;	


			<ol style="list-style-type: none"> 2. Where the operative zoning is Residential Suburban Density Transition zone, retain this zoning; 3. Where the operative zoning is Residential Medium Density, change this to Residential Suburban Density Transition zone. 	
Christchurch City Council/751.108	Pene Marshall/ #FS2003.1	Seek Amendment	<p>Within the Qualifying Matter Tsunami Management Area:</p> <ol style="list-style-type: none"> 1. Where the operative zoning is Residential Suburban, retain this zoning; 2. Where the operative zoning is Residential Suburban Density Transition zone, retain this zoning; 3. Where the operative zoning is Residential Medium Density, change this to Residential Suburban Density Transition zone. <p>Within the proposed Tsunami Management Area Qualifying Matter there are a significant number of properties zoned incorrectly in the notified planning maps as they do not align with the s32 report and proposed provisions (policy) associated with the Tsunami Management Area.</p> <p>The intended zoning (as assessed under the s32 report) is for those properties zoned Residential Suburban (RS) and Residential Suburban Density Transition (RSDT) under the Operative District Plan are to retain this zoning under proposed Plan Change 14. Those notified as Residential Medium Density (RMD) are submitted to be rezoned to RSDT Zone. The RSDT zone, specifically the minimum site size and subdivision standards will have the effect of reducing the level of enablement provided for under the Medium Density Residential Standards (applied within the proposed Medium Residential Zone) to a more appropriate level of enablement to remain consistent with the proposed Policy 5.2.2.5.2 Managing development within the Qualifying Matter Tsunami Management Area.</p> <p>On planning map 25 there are parcels notified as High Density Residential Zone however a more appropriate zone is submitted to be the RSDT Zone. Similarly some properties zoned RS and RSDT Zone have been incorrectly changed to MRZ instead of retaining the current zoning. Again, these changes are submitted to be more effective in achieving proposed Policy 5.2.2.5.2.</p> <p>On Nayland Street in Sumner RMD zoning is still showing (which is no longer a proposed zone), and it is submitted a more appropriate zone is the operative RSDT Zone. While the submitted extent of changes to the underlying zoning of the identified parcels is a significant change to the notified proposal, the changes are consistent with the notified section 32 evaluation (section 6.16)</p> <p>Further, the changes to the zoning and associated planning maps, are necessary to ensure the proposed risk-based policy and rule framework operates as intended and avoid significant unintended consequences. The submitted mapping changes will therefore ensure clarity in application of the Tsunami Management Area rule[s].</p>	Support
Christchurch City Council/751.108	Anne Dingwall/ #FS2037.930	Seek Amendment	<p>Within the Qualifying Matter Tsunami Management Area:</p> <ol style="list-style-type: none"> 1. Where the operative zoning is Residential Suburban, retain this zoning; 2. Where the operative zoning is Residential Suburban Density Transition zone, retain this zoning; 3. Where the operative zoning is Residential Medium Density, change this to Residential Suburban Density Transition zone. <p>Within the proposed Tsunami Management Area Qualifying Matter there are a significant number of properties zoned incorrectly in the notified planning maps as they do not align with the s32 report and proposed provisions (policy) associated with the Tsunami Management Area.</p> <p>The intended zoning (as assessed under the s32 report) is for those properties zoned Residential Suburban (RS) and Residential Suburban Density Transition (RSDT) under the Operative District Plan are to retain this zoning under proposed Plan Change 14. Those notified as Residential Medium Density (RMD) are submitted to be rezoned to RSDT Zone. The RSDT zone, specifically the minimum site size and subdivision standards will have the effect of reducing the level of enablement provided for under the Medium Density Residential Standards (applied within the proposed Medium Residential Zone) to a more appropriate level of enablement to remain consistent with the proposed Policy 5.2.2.5.2 Managing development within the Qualifying Matter Tsunami Management Area.</p> <p>On planning map 25 there are parcels notified as High Density Residential Zone however a more appropriate zone is submitted to be the RSDT Zone. Similarly some properties zoned RS and RSDT Zone have been incorrectly changed to MRZ instead of retaining the current zoning. Again, these changes are submitted to be more effective in achieving proposed Policy 5.2.2.5.2.</p>	Support

			<p>On Nayland Street in Sumner RMD zoning is still showing (which is no longer a proposed zone), and it is submitted a more appropriate zone is the operative RSDT Zone. While the submitted extent of changes to the underlying zoning of the identified parcels is a significant change to the notified proposal, the changes are consistent with the notified section 32 evaluation (section 6.16)</p> <p>Further, the changes to the zoning and associated planning maps, are necessary to ensure the proposed risk-based policy and rule framework operates as intended and avoid significant unintended consequences. The submitted mapping changes will therefore ensure clarity in application of the Tsunami Management Area rule[s].</p>	
Christchurch City Council/751.108	Catholic Diocese of Christchurch/ #FS2044.12	Seek Amendment	<p>Within the Qualifying Matter Tsunami Management Area:</p> <ol style="list-style-type: none"> 1. Where the operative zoning is Residential Suburban, retain this zoning; 2. Where the operative zoning is Residential Suburban Density Transition zone, retain this zoning; 3. Where the operative zoning is Residential Medium Density, change this to Residential Suburban Density Transition zone. <p>Within the proposed Tsunami Management Area Qualifying Matter there are a significant number of properties zoned incorrectly in the notified planning maps as they do not align with the s32 report and proposed provisions (policy) associated with the Tsunami Management Area.</p> <p>The intended zoning (as assessed under the s32 report) is for those properties zoned Residential Suburban (RS) and Residential Suburban Density Transition (RSDT) under the Operative District Plan are to retain this zoning under proposed Plan Change 14. Those notified as Residential Medium Density (RMD) are submitted to be rezoned to RSDT Zone. The RSDT zone, specifically the minimum site size and subdivision standards will have the effect of reducing the level of enablement provided for under the Medium Density Residential Standards (applied within the proposed Medium Residential Zone) to a more appropriate level of enablement to remain consistent with the proposed Policy 5.2.2.5.2 Managing development within the Qualifying Matter Tsunami Management Area.</p> <p>On planning map 25 there are parcels notified as High Density Residential Zone however a more appropriate zone is submitted to be the RSDT Zone. Similarly some properties zoned RS and RSDT Zone have been incorrectly changed to MRZ instead of retaining the current zoning. Again, these changes are submitted to be more effective in achieving proposed Policy 5.2.2.5.2.</p> <p>On Nayland Street in Sumner RMD zoning is still showing (which is no longer a proposed zone), and it is submitted a more appropriate zone is the operative RSDT Zone. While the submitted extent of changes to the underlying zoning of the identified parcels is a significant change to the notified proposal, the changes are consistent with the notified section 32 evaluation (section 6.16)</p> <p>Further, the changes to the zoning and associated planning maps, are necessary to ensure the proposed risk-based policy and rule framework operates as intended and avoid significant unintended consequences. The submitted mapping changes will therefore ensure clarity in application of the Tsunami Management Area rule[s].</p>	Oppose
Christchurch City Council/751.108	Carter Group Limited/ #FS2045.10	Seek Amendment	<p>Within the Qualifying Matter Tsunami Management Area:</p> <ol style="list-style-type: none"> 1. Where the operative zoning is Residential Suburban, retain this zoning; 2. Where the operative zoning is Residential Suburban Density Transition zone, retain this zoning; 3. Where the operative zoning is Residential Medium Density, change this to Residential Suburban Density Transition zone. <p>Within the proposed Tsunami Management Area Qualifying Matter there are a significant number of properties zoned incorrectly in the notified planning maps as they do not align with the s32 report and proposed provisions (policy) associated with the Tsunami Management Area.</p> <p>The intended zoning (as assessed under the s32 report) is for those properties zoned Residential Suburban (RS) and Residential Suburban Density Transition (RSDT) under the Operative District Plan are to retain this zoning under proposed Plan Change 14. Those notified as Residential Medium Density (RMD) are submitted to be rezoned to RSDT Zone. The RSDT zone, specifically the minimum site size and subdivision standards will have the effect of reducing the level of enablement provided for under the Medium Density Residential Standards (applied within the proposed Medium Residential Zone) to a more appropriate level of enablement to remain consistent with the proposed Policy 5.2.2.5.2 Managing development within the Qualifying Matter Tsunami Management Area.</p> <p>On planning map 25 there are parcels notified as High Density Residential Zone however a more appropriate zone is submitted to be the RSDT Zone. Similarly some properties zoned RS and RSDT Zone have been incorrectly changed to MRZ instead of retaining the current zoning. Again, these changes are submitted to be more effective in achieving proposed Policy 5.2.2.5.2.</p>	Oppose



			<p>On Nayland Street in Sumner RMD zoning is still showing (which is no longer a proposed zone), and it is submitted a more appropriate zone is the operative RSDT Zone. While the submitted extent of changes to the underlying zoning of the identified parcels is a significant change to the notified proposal, the changes are consistent with the notified section 32 evaluation (section 6.16)</p> <p>Further, the changes to the zoning and associated planning maps, are necessary to ensure the proposed risk-based policy and rule framework operates as intended and avoid significant unintended consequences. The submitted mapping changes will therefore ensure clarity in application of the Tsunami Management Area rule[s].</p>	
Christchurch City Council/751.108	LMM Investments 2012 Limited/ #FS2049.4	Seek Amendment	<p>Within the Qualifying Matter Tsunami Management Area:</p> <ol style="list-style-type: none"> 1. Where the operative zoning is Residential Suburban, retain this zoning; 2. Where the operative zoning is Residential Suburban Density Transition zone, retain this zoning; 3. Where the operative zoning is Residential Medium Density, change this to Residential Suburban Density Transition zone. <p>Within the proposed Tsunami Management Area Qualifying Matter there are a significant number of properties zoned incorrectly in the notified planning maps as they do not align with the s32 report and proposed provisions (policy) associated with the Tsunami Management Area.</p> <p>The intended zoning (as assessed under the s32 report) is for those properties zoned Residential Suburban (RS) and Residential Suburban Density Transition (RSDT) under the Operative District Plan are to retain this zoning under proposed Plan Change 14. Those notified as Residential Medium Density (RMD) are submitted to be rezoned to RSDT Zone. The RSDT zone, specifically the minimum site size and subdivision standards will have the effect of reducing the level of enablement provided for under the Medium Density Residential Standards (applied within the proposed Medium Residential Zone) to a more appropriate level of enablement to remain consistent with the proposed Policy 5.2.2.5.2 Managing development within the Qualifying Matter Tsunami Management Area.</p> <p>On planning map 25 there are parcels notified as High Density Residential Zone however a more appropriate zone is submitted to be the RSDT Zone. Similarly some properties zoned RS and RSDT Zone have been incorrectly changed to MRZ instead of retaining the current zoning. Again, these changes are submitted to be more effective in achieving proposed Policy 5.2.2.5.2.</p> <p>On Nayland Street in Sumner RMD zoning is still showing (which is no longer a proposed zone), and it is submitted a more appropriate zone is the operative RSDT Zone. While the submitted extent of changes to the underlying zoning of the identified parcels is a significant change to the notified proposal, the changes are consistent with the notified section 32 evaluation (section 6.16)</p> <p>Further, the changes to the zoning and associated planning maps, are necessary to ensure the proposed risk-based policy and rule framework operates as intended and avoid significant unintended consequences. The submitted mapping changes will therefore ensure clarity in application of the Tsunami Management Area rule[s].</p>	Oppose
Christchurch City Council/751.108	Kāinga Ora/ #FS2082.510	Seek Amendment	<p>Within the Qualifying Matter Tsunami Management Area:</p> <ol style="list-style-type: none"> 1. Where the operative zoning is Residential Suburban, retain this zoning; 2. Where the operative zoning is Residential Suburban Density Transition zone, retain this zoning; 3. Where the operative zoning is Residential Medium Density, change this to Residential Suburban Density Transition zone. <p>Within the proposed Tsunami Management Area Qualifying Matter there are a significant number of properties zoned incorrectly in the notified planning maps as they do not align with the s32 report and proposed provisions (policy) associated with the Tsunami Management Area.</p> <p>The intended zoning (as assessed under the s32 report) is for those properties zoned Residential Suburban (RS) and Residential Suburban Density Transition (RSDT) under the Operative District Plan are to retain this zoning under proposed Plan Change 14. Those notified as Residential Medium Density (RMD) are submitted to be rezoned to RSDT Zone. The RSDT zone, specifically the minimum site size and subdivision standards will have the effect of reducing the level of enablement provided for under the Medium Density Residential Standards (applied within the proposed Medium Residential Zone) to a more appropriate level of enablement to remain consistent with the proposed Policy 5.2.2.5.2 Managing development within the Qualifying Matter Tsunami Management Area.</p> <p>On planning map 25 there are parcels notified as High Density Residential Zone however a more appropriate zone is submitted to be the RSDT Zone. Similarly some properties zoned RS and RSDT Zone have been incorrectly changed to MRZ instead of retaining the current zoning. Again, these changes are submitted to be more effective in achieving proposed Policy 5.2.2.5.2.</p>	Oppose

			<p>On Nayland Street in Sumner RMD zoning is still showing (which is no longer a proposed zone), and it is submitted a more appropriate zone is the operative RSDT Zone. While the submitted extent of changes to the underlying zoning of the identified parcels is a significant change to the notified proposal, the changes are consistent with the notified section 32 evaluation (section 6.16)</p> <p>Further, the changes to the zoning and associated planning maps, are necessary to ensure the proposed risk-based policy and rule framework operates as intended and avoid significant unintended consequences. The submitted mapping changes will therefore ensure clarity in application of the Tsunami Management Area rule[s].</p>	
Christchurch City Council/751.108	Cheryl Horrell/ #FS2086.1	Seek Amendment	<p>Within the Qualifying Matter Tsunami Management Area:</p> <ol style="list-style-type: none"> 1. Where the operative zoning is Residential Suburban, retain this zoning; 2. Where the operative zoning is Residential Suburban Density Transition zone, retain this zoning; 3. Where the operative zoning is Residential Medium Density, change this to Residential Suburban Density Transition zone. <p>Within the proposed Tsunami Management Area Qualifying Matter there are a significant number of properties zoned incorrectly in the notified planning maps as they do not align with the s32 report and proposed provisions (policy) associated with the Tsunami Management Area.</p> <p>The intended zoning (as assessed under the s32 report) is for those properties zoned Residential Suburban (RS) and Residential Suburban Density Transition (RSDT) under the Operative District Plan are to retain this zoning under proposed Plan Change 14. Those notified as Residential Medium Density (RMD) are submitted to be rezoned to RSDT Zone. The RSDT zone, specifically the minimum site size and subdivision standards will have the effect of reducing the level of enablement provided for under the Medium Density Residential Standards (applied within the proposed Medium Residential Zone) to a more appropriate level of enablement to remain consistent with the proposed Policy 5.2.2.5.2 Managing development within the Qualifying Matter Tsunami Management Area.</p> <p>On planning map 25 there are parcels notified as High Density Residential Zone however a more appropriate zone is submitted to be the RSDT Zone. Similarly some properties zoned RS and RSDT Zone have been incorrectly changed to MRZ instead of retaining the current zoning. Again, these changes are submitted to be more effective in achieving proposed Policy 5.2.2.5.2.</p> <p>On Nayland Street in Sumner RMD zoning is still showing (which is no longer a proposed zone), and it is submitted a more appropriate zone is the operative RSDT Zone. While the submitted extent of changes to the underlying zoning of the identified parcels is a significant change to the notified proposal, the changes are consistent with the notified section 32 evaluation (section 6.16)</p> <p>Further, the changes to the zoning and associated planning maps, are necessary to ensure the proposed risk-based policy and rule framework operates as intended and avoid significant unintended consequences. The submitted mapping changes will therefore ensure clarity in application of the Tsunami Management Area rule[s].</p>	Seek Amendment
Christchurch City Council/ #751.112		Seek Amendment	<p>Remove HRZ [from 114 Mackworth Street and 180 Smith Street (map 39)]. Instead, zone those properties RSDT. [Refer to ATTACHMENT 23]</p> <p>Also remove the Town Centre Intensification Precinct from any residential site not zoned HRZ.</p>	
Christchurch City Council/751.112	Anne Dingwall/ #FS2037.934	Seek Amendment	<p>Remove HRZ [from 114 Mackworth Street and 180 Smith Street (map 39)]. Instead, zone those properties RSDT. [Refer to ATTACHMENT 23]</p> <p>Also remove the Town Centre Intensification Precinct from any residential site not zoned HRZ.</p> <p>The Smith Street / Mackworth streets area is within a Policy 3(d) intensification area, however is also subject to the Tsunami Management Area (QM). Therefore zoning for this area should be no greater than RSDT to align with the QM response for the Tsunami hazard.</p>	Support
Christchurch City Council/751.112	Kāinga Ora/ #FS2082.512	Seek Amendment	<p>Remove HRZ [from 114 Mackworth Street and 180 Smith Street (map 39)]. Instead, zone those properties RSDT. [Refer to ATTACHMENT 23]</p> <p>Also remove the Town Centre Intensification Precinct from any residential site not zoned HRZ.</p> <p>The Smith Street / Mackworth streets area is within a Policy 3(d) intensification area, however is also subject to the Tsunami Management Area (QM). Therefore zoning for this area should be no greater than RSDT to align with the QM response for the Tsunami hazard.</p>	Oppose

Christchurch City Council/ #751.116		Seek Amendment	<p>Change [FUZ] zoning [on Highsted Road] within the identified residential parcels (only) to MRZ [Refer to ATTACHMENT 25].</p> 	
Christchurch City Council/751.116	Anne Dingwall/ #FS2037.938	Seek Amendment	<p>Change [FUZ] zoning [on Highsted Road] within the identified residential parcels (only) to MRZ [Refer to ATTACHMENT 25].</p>  <p>This area has been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone is the appropriate zone to give effect to the Act.</p>	Support
Christchurch City Council/751.116	Kāinga Ora/ #FS2082.514	Seek Amendment	<p>Change [FUZ] zoning [on Highsted Road] within the identified residential parcels (only) to MRZ [Refer to ATTACHMENT 25].</p>	Support

				
			<p>This area has been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone is the appropriate zone to give effect to the Act.</p>	
Christchurch City Council/ #751.118		Seek Amendment	<p>Change zoning within residential parcels (only) [from FUZ] to MRZ, [in the following areas]:</p> <ul style="list-style-type: none"> • Bill Harvey Drive, Map 44 [Refer to ATTACHMENT 26]. • Quaifes / Sabys Road, Map 49 [Refer to ATTACHMENT 27]. • Glovers Road, Map 49 [Refer to ATTACHMENT 28]. • Leistrella Road, Map 45 [Refer to ATTACHMENT 29]. 	
Christchurch City Council/751.118	Anne Dingwall/ #FS2037.940	Seek Amendment	<p>Change zoning within residential parcels (only) [from FUZ] to MRZ, [in the following areas]:</p> <ul style="list-style-type: none"> • Bill Harvey Drive, Map 44 [Refer to ATTACHMENT 26]. • Quaifes / Sabys Road, Map 49 [Refer to ATTACHMENT 27]. • Glovers Road, Map 49 [Refer to ATTACHMENT 28]. • Leistrella Road, Map 45 [Refer to ATTACHMENT 29]. <p>Th[ese] area[s] ha[ve] been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone is the appropriate zone to give effect to the Act.</p>	Support
Christchurch City Council/751.118	Andrew Mactier/ #FS2066.3	Seek Amendment	<p>Change zoning within residential parcels (only) [from FUZ] to MRZ, [in the following areas]:</p> <ul style="list-style-type: none"> • Bill Harvey Drive, Map 44 [Refer to ATTACHMENT 26]. • Quaifes / Sabys Road, Map 49 [Refer to ATTACHMENT 27]. • Glovers Road, Map 49 [Refer to ATTACHMENT 28]. 	Oppose

			<ul style="list-style-type: none"> Leistrella Road, Map 45 [Refer to ATTACHMENT 29]. <p>Th[ese]area[s] ha[ve] been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone is the appropriate zone to give effect to the Act.</p>	
Christchurch City Council/751.118	Kāinga Ora/ #FS2082.516	Seek Amendment	<p>Change zoning within residential parcels (only) [from FUZ] to MRZ, [in the following areas]:</p> <ul style="list-style-type: none"> Bill Harvey Drive, Map 44 [Refer to ATTACHMENT 26]. Quaifes / Sabys Road, Map 49 [Refer to ATTACHMENT 27]. Glovers Road, Map 49 [Refer to ATTACHMENT 28]. Leistrella Road, Map 45 [Refer to ATTACHMENT 29]. <p>Th[ese]area[s] ha[ve] been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone is the appropriate zone to give effect to the Act.</p>	Support
Christchurch City Council/ #751.120		Seek Amendment	Change zoning within residential parcels (only) [from FUZ to] MRZ with Residential Hills Precinct [at] Steve Askin Drive / Carex Rise [and] Round Hill Rise (Map 50) [Refer to ATTACHMENT 30]	
Christchurch City Council/751.120	Anne Dingwall/ #FS2037.942	Seek Amendment	<p>Change zoning within residential parcels (only) [from FUZ to] MRZ with Residential Hills Precinct [at] Steve Askin Drive / Carex Rise [and] Round Hill Rise (Map 50) [Refer to ATTACHMENT 30]</p> <p>Th[ese]area[s] ha[ve] been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone is the appropriate zone to give effect to the Act.</p>	Support
Christchurch City Council/751.120	Kāinga Ora/ #FS2082.518	Seek Amendment	<p>Change zoning within residential parcels (only) [from FUZ to] MRZ with Residential Hills Precinct [at] Steve Askin Drive / Carex Rise [and] Round Hill Rise (Map 50) [Refer to ATTACHMENT 30]</p> <p>Th[ese]area[s] ha[ve] been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone is the appropriate zone to give effect to the Act.</p>	Support
Christchurch City Council/ #751.122		Seek Amendment	[That u]ndeveloped areas [on Sutherland / Cashmere Road, labelled A below, are zoned Future Urban Zone instead of RNN. Refer to ATTACHMENT 31].	

					
Christchurch City Council/751.122	Anne Dingwall/ #FS2037.944	Seek Amendment	<p>[That u]ndeveloped areas [on Sutherland / Cashmere Road, labelled A below, are zoned Future Urban Zone instead of RNN. Refer to ATTACHMENT 31].</p>  <p>Area under 'A' has not beendeveloped and should not be shownas Residential New NeighbourhoodZone as no such zone is proposedunder Plan Change 14. Theappropriate zone forunderdeveloped greenfield land isFuture Urban zone.</p>		Support
Christchurch City Council/751.122	Kāinga Ora/ #FS2082.519	Seek Amendment	<p>[That u]ndeveloped areas [on Sutherland / Cashmere Road, labelled A below, are zoned Future Urban Zone instead of RNN. Refer to ATTACHMENT 31].</p>		Oppose



Area under 'A' has not been developed and should not be shown as Residential New Neighbourhood Zone as no such zone is proposed under Plan Change 14. The appropriate zone for underdeveloped greenfield land is Future Urban zone.

Christchurch City Council/ #751.123		Seek Amendment	<ol style="list-style-type: none"> 1. Within areas [on Cashmere Road] marked 'B', change zoning within residential parcels (only) to [from MRZ to] Residential Suburban with the Low Public Transport Accessibility Area overtop. 2. Change zoning of undeveloped area [on Cashmere Road] marked 'A' [from MRZ] to FUZ.
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Christchurch City Council/751.123	Anne Dingwall/ #FS2037.945	Seek Amendment	<ol style="list-style-type: none"> 1. Within areas [on Cashmere Road] marked 'B', change zoning within residential parcels (only) to [from MRZ to] Residential Suburban with the Low Public Transport Accessibility Area overtop. 2. Change zoning of undeveloped area [on Cashmenre Road] marked 'A' [from MRZ] to FUZ. 	Support
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Area under 'A' has not been developed and should not be shown as Residential New Neighbourhood Zone as no such zone is proposed under Plan Change 14. The appropriate zone for underdeveloped greenfield land is Future Urban zone. Area shown as 'B' is not in an accessible PT area and has not recently been developed.

Christchurch City Council/751.123

Kāinga Ora/
#FS2082.520

Seek
Amendment

1. Within areas [on Cashmere Road] marked 'B', change zoning within residential parcels (only) to [from MRZ to] Residential Suburban with the Low Public Transport Accessibility Area overtop.
2. Change zoning of undeveloped area [on Cashmenre Road] marked 'A' [from MRZ] to FUZ.

Oppose




Area under 'A' has not been developed and should not be shown as Residential New Neighbourhood Zone as no such zone is proposed under Plan Change 14. The appropriate zone for underdeveloped greenfield land is Future Urban zone. Area shown as 'B' is not in an accessible PT area and has not recently been developed.

Christchurch City Council/ #751.127		Seek Amendment	Change zoning within residential parcels [on the corner of Hendersons / Cashmere Roads] shown as MRZ (only) to FUZ [Refer to ATTACHMENT 33].	
Christchurch City Council/751.127	Anne Dingwall/ #FS2037.949	Seek Amendment	Change zoning within residential parcels [on the corner of Hendersons / Cashmere Roads] shown as MRZ (only) to FUZ [Refer to ATTACHMENT 33]. Operative zoning is RNN and the site has not been developed, therefore MRZ is not appropriate.	Support
Christchurch City Council/ #751.128		Seek Amendment	Within the extent [of Mt Pleasant Road / 2 Crest Lane – Monks Spur, Maps 47 & 48]] currently captured as FUZ: remove the Residential Hills Precinct and change the underlying zoning to Residential Hills [Refer to ATTACHMENT 34].	
Christchurch City Council/751.128	Anne Dingwall/ #FS2037.950	Seek Amendment	Within the extent [of Mt Pleasant Road / 2 Crest Lane – Monks Spur, Maps 47 & 48]] currently captured as FUZ: remove the Residential Hills Precinct and change the underlying zoning to Residential Hills [Refer to ATTACHMENT 34]. The operative zoning is RH and contains no development plan. The Residential s32 has identified that the existing Density Overlay cannot progress as part of the Plan Change. The Residential Hills Precinct is also only intended for those areas that are proposed as MRZ and lie within the operative RH zone; it is not intended for FUZ. This area also lies within the LPTAA.	Support
Christchurch City Council/751.128	Kāinga Ora/ #FS2082.522	Seek Amendment	Within the extent [of Mt Pleasant Road / 2 Crest Lane – Monks Spur, Maps 47 & 48]] currently captured as FUZ: remove the Residential Hills Precinct and change the underlying zoning to Residential Hills [Refer to ATTACHMENT 34]. The operative zoning is RH and contains no development plan. The Residential s32 has identified that the	Oppose

			existing Density Overlay cannot progress as part of the Plan Change. The Residential Hills Precinct is also only intended for those areas that are proposed as MRZ and lie within the operative RH zone; it is not intended for FUZ. This area also lies within the LPTAA.	
Christchurch City Council/ #751.132		Seek Amendment	[At Mathers/ Hoon Hay Road, Map 45] Change RS zoning to MRZ [Refer to ATTACHMENT 35].	
Christchurch City Council/751.132	Anne Dingwall/ #FS2037.954	Seek Amendment	[At Mathers/ Hoon Hay Road, Map 45] Change RS zoning to MRZ [Refer to ATTACHMENT 35]. This area is not within the LPTAA and should be zoned MRZ.	Support
Christchurch City Council/751.132	Kāinga Ora/ #FS2082.525	Seek Amendment	[At Mathers/ Hoon Hay Road, Map 45] Change RS zoning to MRZ [Refer to ATTACHMENT 35]. This area is not within the LPTAA and should be zoned MRZ.	Support
Christchurch City Council/ #751.135		Seek Amendment	Change RS zoning to MRZ [at the following sites]: <ul style="list-style-type: none"> • Harrowdale Drive / Nortons Road, Map 30 [Refer to ATTACHMENT 37] • Queenswood Gardens, Map 25 [Refer to ATTACHMENT 38] 	
Christchurch City Council/751.135	Anne Dingwall/ #FS2037.957	Seek Amendment	Change RS zoning to MRZ [at the following sites]: <ul style="list-style-type: none"> • Harrowdale Drive / Nortons Road, Map 30 [Refer to ATTACHMENT 37] • Queenswood Gardens, Map 25 [Refer to ATTACHMENT 38] The site[s are] not within the LPTAA and should be [zoned] MRZ.	Support
Christchurch City Council/751.135	Kāinga Ora/ #FS2082.528	Seek Amendment	Change RS zoning to MRZ [at the following sites]: <ul style="list-style-type: none"> • Harrowdale Drive / Nortons Road, Map 30 [Refer to ATTACHMENT 37] • Queenswood Gardens, Map 25 [Refer to ATTACHMENT 38] The site[s are] not within the LPTAA and should be [zoned] MRZ.	Support
Christchurch City Council/ #751.146		Seek Amendment	Change the zone of Buchan Park from PC 14 Proposed Mixed Use Zone to Operative OpenSpace Community Parks Zone	
Christchurch City Council/751.146	Anne Dingwall/ #FS2037.968	Seek Amendment	Change the zone of Buchan Park from PC 14 Proposed Mixed Use Zone to Operative OpenSpace Community Parks Zone An error in zoning has occurred at Buchan Park, the park is zoned OpenSpace Community Parks Zone in the Christchurch District Plan which is not a relevant residential zone, or a commercial zone that is required to give effect to the NPS UD. Therefore, the proposed rezoning is outside the scope of PC 14 and needs to be changed back to Open Space Community Parks Zone.	Support
Christchurch NZ/ #760.26		Seek Amendment	Retain the operative Open Space Community Parks zoning at Buchan Park.	
New Zealand Institute of Architects Canterbury Branch/ #762.39		Seek Amendment	[T]hat the Victoria Street overlay is considered to extended to also include the section between Kilmore Street and Chester street west.	
New Zealand Institute of Architects Canterbury Branch/762.39	Anne Dingwall/ #FS2037.804	Seek Amendment	[T]hat the Victoria Street overlay is considered to extended to also include the section between Kilmore Street and Chester street west. We propose that the Victoria Street overlay is considered to extended to also include the section between Kilmore Street and Chester street west, and if feasible a restriction on development to maintain the continuation of the historic route of Victoria Street to Victoria Square be put in place as one of the Cities key historic and cultural routes into the city.	Support
New Zealand Institute of Architects Canterbury Branch/762.39	Kāinga Ora/ #FS2082.565	Seek Amendment	[T]hat the Victoria Street overlay is considered to extended to also include the section between Kilmore Street and Chester street west. We propose that the Victoria Street overlay is considered to extended to also include the section between Kilmore Street and Chester street west, and if feasible a restriction on development to maintain the continuation of the historic route of Victoria Street to Victoria Square be put in place as one of the Cities key historic and cultural routes into the city.	Oppose

Brigitte Masse/ #775.2		Oppose	Seeks to retain streets in Spreydon as Residential Suburban Density Transition Zone, as opposed to zoning them as Medium Residential Zone.	
Jessica Adams/ #784.9		Oppose	Rezone Prestons subdivision from MRZ to Residential Suburban Zone.	
Greater Hornby Residents Association/ #788.9		Oppose	Remove HRZ from area surrounding Ravensdown Hornby a Fertiliser factory	
Eric Woods/ #789.14		Seek Amendment	Rezone the area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone" [instead of Residential Suburban]	
Eric Woods/ #789.15		Seek Amendment	rezone the Residential Suburban portion of Keyes Road, to "Medium Density Residential Zone"	
Eric Woods/ #789.17		Seek Amendment	rezone this area from 157 to 193 Wainoni Road (and further afield), to "Medium Density Residential Zone" [instead o Residential Suburban]	
Carmel Woods/ #792.11		Oppose	Oppose the Residential Suburban Zone as it applies to 157 to 193 Wainoni Road, and the surrounding area. Seek that this be zoned MRZ.	
Carmel Woods/ #792.12		Oppose	Oppose Residential Suburban Zone as it applies to 135 to 185 Wainoni Road. Seek that it be zoned MRZ.	
Carmel Woods/ #792.14		Oppose	Oppose Residential Suburban Zone as it applies to 100 to 300 Wainoni Road.	
Andrew Stevenson/ #795.14		Seek Amendment	[T]hat CCC rezone the area from 157 to 193 Wainoni Road, including the surrounding region, to a "Medium Density Residential Zone" [from Residential Suburban Zone].	
Andrew Stevenson/ #795.15		Seek Amendment	[T]hat the CCC should rezone the area spanning from approximately 100 to 300 Wainoni Road and beyond as a "Medium Density Residential Zone" [from Residential Suburban zone].	
Andrew Stevenson/ #795.16		Seek Amendment	[R]equest that CCC consider rezoning the area from 135 to 185 Wainoni Road and beyond to a "Medium Density Residential Zone" [from Residential Suburban zone].	
Andrew Stevenson/ #795.17		Seek Amendment	[R]ezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone".	
Justin Woods/ #796.12		Seek Amendment	[R]ezone this area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone" [from Residential Suburban Zone].	
Justin Woods/ #796.13		Seek Amendment	[R]ezone this area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone" [from Residential Suburban Zone].	
Justin Woods/ #796.14		Seek Amendment	[R]ezone this area [from ~100 to ~300 Wainoni Road (and further afield)] to "Medium Density Residential Zone" [from Residential Suburban zone].	
Justin Woods/ #796.15		Seek Amendment	[R]ezone the Residential Suburban portion of Keyes Road, to "Medium Density Residential Zone" [from Residential Suburban zone].	
Zsuzsanna Hajnal/ #797.14		Seek Amendment	[R]ezone the area between 135 to 185 Wainoni Road, and beyond, to "Medium Density Residential Zone" [from Residential Suburban Zone].	
Zsuzsanna Hajnal/ #797.15		Seek Amendment	[R]ezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone"	
Zsuzsanna Hajnal/ #797.16		Seek Amendment	[R]econsider zoning the area from 157 to 193 Wainoni Road and beyond [from Suburban Residential zone to Medium Density Residential].	
Ramon Gelonch Roca/ #800.9		Seek Amendment	Consider rezoning the area from 157 to 193 Wainoni Road, and surrounding areas, to the "Medium Density Residential Zone" [from Residential Suburban Zone].	
Ramon Gelonch Roca/ #800.11		Seek Amendment	Rezone the area from 135 to 185 Wainoni Road and beyond to "Medium Density Residential Zone" [from Residential Suburban Zone].	
Ramon Gelonch Roca/ #800.14		Seek Amendment	Rezone the area spanning from approximately 100 to 300 Wainoni Road and beyond as a "Medium Density Residential Zone" [from Suburban Residential Zone]	
Ramon Gelonch Roca/ #800.16		Seek Amendment	Rezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone"	
Jean Turner/ #801.11		Oppose	[R]ezone the area from 157 to 193 Wainoni Road, and the surrounding area, to "Medium Density Residential Zone"	
Jean Turner/ #801.13		Oppose	[R]ezone the area between 135 to 185 Wainoni Road, and beyond, to "Medium Density Residential Zone"	
Anita Moir/ #802.11		Oppose	[R]ezone this area from 157 to 193 Wainoni Road (and further afield), to "Medium Density Residential Zone".	
Anita Moir/ #802.14		Oppose	[R]ezone this area from ~100 to ~300 Wainoni Road (and further afield), to "Medium Density Residential Zone".	
Anita Moir/ #802.17		Seek Amendment	[R]ezone the Residential Suburban portion of Keyes Road, to "Medium Density Residential Zone"	
Tamsin Woods/ #803.11		Seek Amendment	[That] the area from 135 to 185 Wainoni Road [157-193 Wainoni Road and 100-300 Wainoni Road] (and further afield) [is zoned] "Medium Density Residential Zone" [instead of Residential Suburban]	

Waka Kotahi (NZ Transport Agency) / #805.25		Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.	
Waka Kotahi (NZ Transport Agency) /805.25	Miles Premises Ltd/ #FS2050.16	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Support
Waka Kotahi (NZ Transport Agency) /805.25	Christchurch International Airport Limited/ #FS2052.41	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Support
Waka Kotahi (NZ Transport Agency) /805.25	New Zealand Airports Association/ #FS2071.3	Seek Amendment	<p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p> <p>Waka Kotahi supports the general intent of the qualifying matter to address effects related to noise from aircraft on residential properties, which reflects the noise rules in the District Plan. However, it is considered that the qualifying matter should not result in the downzoning of these residential properties and should be subject to MDRS provisions.</p> <p>It is recommended that the residential properties within the Airport Noise Influence Area overlay be rezoned in accordance with MDRS while remaining subject to this qualifying matter, but provide for a consenting pathway where increased density can occur if they can address effects of noise associated with the operation of the airport.</p>	Oppose
Carter Group Limited/ #814.242		Oppose	Amend the planning maps in respect of either side of Beachville Road, Redcliffs to rezone the land from RS to MRZ.	
Carter Group Limited/814.242	Kāinga Ora/ #FS2082.1072	Oppose	<p>Amend the planning maps in respect of either side of Beachville Road, Redcliffs to rezone the land from RS to MRZ.</p> <p>For the reasons expressed in the submissionabove, the submitter opposes the zoningand overlays applying to the land either sideof Beachville Road in Redcliffs (as indicatedin the figure included with this submissionpoint).Specifically, the submitter:</p> <p>d. Opposes Residential Suburbanzoning, on the basis that the landprovides an attractive and appropriate location for mediumdensity development. The attributesof the land are comparable to theMRZ adjacent to The Esplanade inSumner. Accordingly, the submitterseeks that the land be rezoned MRZ.</p>	Seek Amendment

				
Benrogan Estates Ltd/ #819.10		Seek Amendment	Rezoning 1.58ha at 376 Sparks Road from Rural Urban Fringe to Future Urban Zone.	
Benrogan Estates Ltd/ #819.11		Seek Amendment	Rezoning the residential portions of Lots 1 and 2 DP 82730 and Lot 302 DP 571794, being 376, 388 and 396 Sparks Road Halswell from Medium Density Residential to Future Urban Zone.	
Knights Stream Estates Ltd/ #820.6		Seek Amendment	Rezoning Lot 30 DP 571567 to Future Urban Zone.	
Athena Enterprises Limited and Josephine Enterprises Limited/ #821.4		Seek Amendment	[Seeks that the] properties at 9, 9A and 9B Sheffield Crescent (the site) [be rezoned to a commercial zone].	
Athena Enterprises Limited and Josephine Enterprises Limited/821.4	Christchurch International Airport Limited/ #FS2052.162	Seek Amendment	<p>[Seeks that the] properties at 9, 9A and 9B Sheffield Crescent (the site) [be rezoned to a commercial zone].</p> <p>The submitter's site is developed with commercial buildings, which the submitters lease to several different commercial organisations. The tenancies include office activities, which have been established since the Canterbury Earthquakes and prior to the current version of the Christchurch District Plan. The character of activity on the site is commercial.</p> <p>A commercial zone would more appropriately reflect the character of existing activity on the site. Office tenancies on the site have been long established but are not enabled or protected by the existing Industrial General zoning. The existing zoning does not reflect the high degree of established commercial and office activity on the site and in the surrounding area. The submitters consider that a commercial zoning would more appropriately reflect the existing environment.</p> <p>Rezoning the site to an appropriate commercial zone along with commensurate changes to the District Plan to provide for this submission and give effect to the NPS-UD will:</p> <p>(a) achieve the outcomes sought in PC14;</p> <p>(b) contribute to the social and economic well-being of communities and meet the reasonably foreseeable needs of future generations;</p> <p>(c) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means;</p> <p>(d) give effect to the NPS-UD (notably Policy 3) and Canterbury Regional Policy Statement; and</p> <p>(e) promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the Resource Management Act 1991 and ultimately achieve its purpose.</p>	Oppose

The Catholic Diocese of Christchurch / #823.205		Seek Amendment	Amend the planning maps by rezoning the land identified adjacent to Our Lady of the Assumption school in Sparks Road, Hoon Hay [pictured in the original submission, page 84] as SPS (with a consequential change to Appendix 13.6.6.2 made, to identify an underlying zoning of MRZ).	
The Catholic Diocese of Christchurch /823.205	Anne Dingwall/ #FS2037.1437	Seek Amendment	Amend the planning maps by rezoning the land identified adjacent to Our Lady of the Assumption school in Sparks Road, Hoon Hay [pictured in the original submission, page 84] as SPS (with a consequential change to Appendix 13.6.6.2 made, to identify an underlying zoning of MRZ). The Diocese has interests in land adjoining Our Lady of the Assumption school in Sparks Road, Hoon Hay. That school is subject to SPS zoning, but the adjacent land is zoned MRZ which limits the scope to establish school-related activity over these sites. Accounting for this, the Diocese seeks SPS zoning of the land.	Oppose
The Catholic Diocese of Christchurch /823.205	Carter Group Limited/ #FS2045.378	Seek Amendment	Amend the planning maps by rezoning the land identified adjacent to Our Lady of the Assumption school in Sparks Road, Hoon Hay [pictured in the original submission, page 84] as SPS (with a consequential change to Appendix 13.6.6.2 made, to identify an underlying zoning of MRZ). The Diocese has interests in land adjoining Our Lady of the Assumption school in Sparks Road, Hoon Hay. That school is subject to SPS zoning, but the adjacent land is zoned MRZ which limits the scope to establish school-related activity over these sites. Accounting for this, the Diocese seeks SPS zoning of the land.	Support
The Catholic Diocese of Christchurch /823.205	Kāinga Ora/ #FS2082.1215	Seek Amendment	Amend the planning maps by rezoning the land identified adjacent to Our Lady of the Assumption school in Sparks Road, Hoon Hay [pictured in the original submission, page 84] as SPS (with a consequential change to Appendix 13.6.6.2 made, to identify an underlying zoning of MRZ). The Diocese has interests in land adjoining Our Lady of the Assumption school in Sparks Road, Hoon Hay. That school is subject to SPS zoning, but the adjacent land is zoned MRZ which limits the scope to establish school-related activity over these sites. Accounting for this, the Diocese seeks SPS zoning of the land.	Seek Amendment
The Catholic Diocese of Christchurch / #823.206		Seek Amendment	Amend the planning maps to identify a Brownfield Precinct overlay, over the Industrial General zoned school site [2 Lydia Street, Papanui] ; and delete the Industrial Interface overlay for those properties with frontage to Northcote Road or Lydia Street.	
The Catholic Diocese of Christchurch /823.206	Anne Dingwall/ #FS2037.1438	Seek Amendment	Amend the planning maps to identify a Brownfield Precinct overlay, over the Industrial General zoned school site [2 Lydia Street, Papanui] ; and delete the Industrial Interface overlay for those properties with frontage to Northcote Road or Lydia Street. The Diocese has interests in land in and adjoining Lydia Street, Redwood. The majority of this land is being developed for the new Marian School campus, in accordance with a designation that applies to the land. However, the land remains subject to an IG zone under PC14, with this zoning reflecting the former use of the land. Due to the IG zoning, an Industrial Interface qualifying matter applies to the adjacent residential land on Lydia Street and Northcote Road. The Diocese consider that a Brownfield Precinct overlay should be applied to the land to recognise the attributes of the land and that any use of surplus school land may be appropriate for residential development. The Diocese also questions the appropriateness of the Industrial Interface overlay applying to those sites along Lydia Street and Northcote Road, given that they will be adjoining a school and supermarket (both under development) rather than industrial activities which the interface overlay is intended to address.	Oppose
The Catholic Diocese of Christchurch /823.206	Carter Group Limited/ #FS2045.379	Seek Amendment	Amend the planning maps to identify a Brownfield Precinct overlay, over the Industrial General zoned school site [2 Lydia Street, Papanui] ; and delete the Industrial Interface overlay for those properties with frontage to Northcote Road or Lydia Street. The Diocese has interests in land in and adjoining Lydia Street, Redwood. The majority of this land is being developed for the new Marian School campus, in accordance with a designation that applies to the land. However, the land remains subject to an IG zone under PC14, with this zoning reflecting the former use of the land. Due to the IG zoning, an Industrial Interface qualifying matter applies to the adjacent residential land on Lydia Street and Northcote Road. The Diocese consider that a Brownfield Precinct overlay should be applied to the land to recognise the attributes of the land and that any use of surplus school land may be appropriate for residential development. The Diocese also questions the appropriateness of the Industrial Interface overlay applying to those sites along Lydia Street and Northcote Road, given that they will be adjoining a school and supermarket (both under development) rather than industrial activities which the interface overlay is intended to address.	Support

The Catholic Diocese of Christchurch /823.206	Kāinga Ora/ #FS2082.1216	Seek Amendment	<p>Amend the planning maps to identify a Brownfield Precinct overlay, over the Industrial General zoned school site [2 Lydia Street, Papanui] ; and delete the Industrial Interface overlay for those properties with frontage to Northcote Road or Lydia Street.</p> <p>The Diocese has interests in land in and adjoining Lydia Street, Redwood. The majority of this land is being developed for the new Marian School campus, in accordance with a designation that applies to the land.</p> <p>However, the land remains subject to an IG zone under PC14, with this zoning reflecting the former use of the land. Due to the IG zoning, an Industrial Interface qualifying matter applies to the adjacent residential land on Lydia Street and Northcote Road.</p> <p>The Diocese consider that a Brownfield Precinct overlay should be applied to the land to recognise the attributes of the land and that any use of surplus school land may be appropriate for residential development.</p> <p>The Diocese also questions the appropriateness of the Industrial Interface overlay applying to those sites along Lydia Street and Northcote Road, given that they will be adjoining a school and supermarket (both under development) rather than industrial activities which the interface overlay is intended to address.</p>	Seek Amendment
The Catholic Diocese of Christchurch / #823.208		Support	Retain the SPS and CCMUZ zoning of the land at 136 Barbadoes Street [identified in original submission], but delete the heritage listing/outline from the planning maps.	
The Catholic Diocese of Christchurch /823.208	Anne Dingwall/ #FS2037.1440	Support	Retain the SPS and CCMUZ zoning of the land at 136 Barbadoes Street [identified in original submission], but delete the heritage listing/outline from the planning maps. The zoning of the land at 136 Barbadoes Street is supported. However, given PC13 proposes to remove the heritage listing for the Cathedral, it is no longer appropriate for any of the planning maps to show a heritage item on the site. The Diocese therefore seek that the heritage listing shown at 136 Barbadoes Street is removed from the electronic planning map.	Oppose
The Catholic Diocese of Christchurch /823.208	Carter Group Limited/ #FS2045.381	Support	Retain the SPS and CCMUZ zoning of the land at 136 Barbadoes Street [identified in original submission], but delete the heritage listing/outline from the planning maps. The zoning of the land at 136 Barbadoes Street is supported. However, given PC13 proposes to remove the heritage listing for the Cathedral, it is no longer appropriate for any of the planning maps to show a heritage item on the site. The Diocese therefore seek that the heritage listing shown at 136 Barbadoes Street is removed from the electronic planning map.	Support
The Catholic Diocese of Christchurch /823.208	Kāinga Ora/ #FS2082.1218	Support	Retain the SPS and CCMUZ zoning of the land at 136 Barbadoes Street [identified in original submission], but delete the heritage listing/outline from the planning maps. The zoning of the land at 136 Barbadoes Street is supported. However, given PC13 proposes to remove the heritage listing for the Cathedral, it is no longer appropriate for any of the planning maps to show a heritage item on the site. The Diocese therefore seek that the heritage listing shown at 136 Barbadoes Street is removed from the electronic planning map.	Seek Amendment
The Catholic Diocese of Christchurch / #823.209		Support	Retain the Special Purpose School zoning of the land at 373-375 Manchester Street [identified in original submission].	
The Catholic Diocese of Christchurch /823.209	Anne Dingwall/ #FS2037.1441	Support	Retain the Special Purpose School zoning of the land at 373-375 Manchester Street [identified in original submission]. The zoning of the land at 373-375 Manchester Street is supported.	Oppose
The Catholic Diocese of Christchurch /823.209	Carter Group Limited/ #FS2045.382	Support	Retain the Special Purpose School zoning of the land at 373-375 Manchester Street [identified in original submission]. The zoning of the land at 373-375 Manchester Street is supported.	Support
The Catholic Diocese of Christchurch /823.209	Kāinga Ora/ #FS2082.1219	Support	Retain the Special Purpose School zoning of the land at 373-375 Manchester Street [identified in original submission]. The zoning of the land at 373-375 Manchester Street is supported.	Seek Amendment
Peebles Group Limited / #848.1		Seek Amendment	Amend the planning maps to rezone the properties at 468-470 Cranford Street as LCZ, as indicated below.	
Peebles Group Limited /848.1	Christian Jordan/ #FS2084.11	Seek Amendment	<p>Amend the planning maps to rezone the properties at 468-470 Cranford Street as LCZ, as indicated below.</p> <p>To provide for the more efficient and effective utilisation of the land resource, than would otherwise occur under RuUF zoning. LCZ would better enable the establishment of business activities in a manner consistent with the NPS-UD including those provisions concerning sufficient development capacity, accessibility, and well functioning urban environments.</p>	Oppose

			The RuUF zoning of the land is ineffective, inefficient and inappropriate. Conversely, LCZ zoning is the most appropriate zoning for the land, accounting for the provisions in the NPS-UD, including policies 1, 2, 3 and 4.	
Entropy MMX Limited / #849.2		Seek Amendment	Amend the planning maps to rezone the properties at 142- 144 Winters Road as IG, MRZ, or RS.	
Crichton Development Group Limited/ #850.1		Seek Amendment	Amend the planning maps to rezone the properties at 5-19 John Paterson Drive and 451 Halswell Junction Road as MRZ.	
Christchurch International Airport Limited (CIAL) / #852.13		Oppose	Amend the planning maps to remove Residential New Neighbourhood zoning and rename to Residential Suburban or Residential Suburban Density Transition zone.	
Christchurch International Airport Limited (CIAL) / #852.13	Sarah Harrow/ #FS2017.13	Oppose	Amend the planning maps to remove Residential New Neighbourhood zoning and rename to Residential Suburban or Residential Suburban Density Transition zone. A portion of land in Yaldhurst remains zoned Residential New Neighbourhood (RNN) on the proposed PC14 maps. As Chapter 14 is to be renamed Future Urban Zone (FUZ) under PC14, this would leave the RNN without any applicable zone provisions. CIAL presumes this is a mapping error and seeks that the land be identified as Residential Suburban or Residential Suburban Density Transition consistent with the surrounding residential land.	Oppose
Christchurch International Airport Limited (CIAL) / #852.13	Stantec/ #FS2032.60	Oppose	Amend the planning maps to remove Residential New Neighbourhood zoning and rename to Residential Suburban or Residential Suburban Density Transition zone. A portion of land in Yaldhurst remains zoned Residential New Neighbourhood (RNN) on the proposed PC14 maps. As Chapter 14 is to be renamed Future Urban Zone (FUZ) under PC14, this would leave the RNN without any applicable zone provisions. CIAL presumes this is a mapping error and seeks that the land be identified as Residential Suburban or Residential Suburban Density Transition consistent with the surrounding residential land.	Oppose
Sally & Declan Bransfield/ #860.2		Support	Retain Residential Suburban Zone around Deans Bush Interface Area as notified.	
Sally & Declan Bransfield/ #860.2	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.46	Support	Retain Residential Suburban Zone around Deans Bush Interface Area as notified. Maintain residential zone on Deans Bush Interface all else to High Density , Proximity to schools shops public transport routes hospitals etc Hagley Park not affected by high rise developments All other areas around Deans Bush to be high Density You are creating an island in an area that should be a thriving area I suspect that CCC is being swayed by a small group of NIMBY citizens who do not have Riccarton's best intentions at heart and are instead hindering growth by preserving their little enclave	Support
Alan and Robyn Ogle/ #876.9		Seek Amendment	All areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review (recommended for inclusion in the RBIA), and those sites on the north side of Ngahere St and in the area between the Avon River and Kahu Rd, should be limited to 2-storeys and remain Residential Suburban density.	
Alan and Robyn Ogle/ #876.9	Riccarton Bush Kilmarnock Residents Association ./ #FS2062.8	Seek Amendment	All areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review (recommended for inclusion in the RBIA), and those sites on the north side of Ngahere St and in the area between the Avon River and Kahu Rd, should be limited to 2-storeys and remain Residential Suburban density. We submit the Kauri Cluster should not be disaggregated or dismantled, and all areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review (recommended for inclusion in the RBIA) should be limited to 2-storeys and remain Residential Suburban density. Likewise, those sites on the north side of Ngahere St and in the area between the Avon River and Kahu Rd should also be included in the RBIA, and retain their Residential Suburban zoning	Support
Alan and Robyn Ogle/ #876.9	Robert Broughton/ #FS2083.17	Seek Amendment		Support

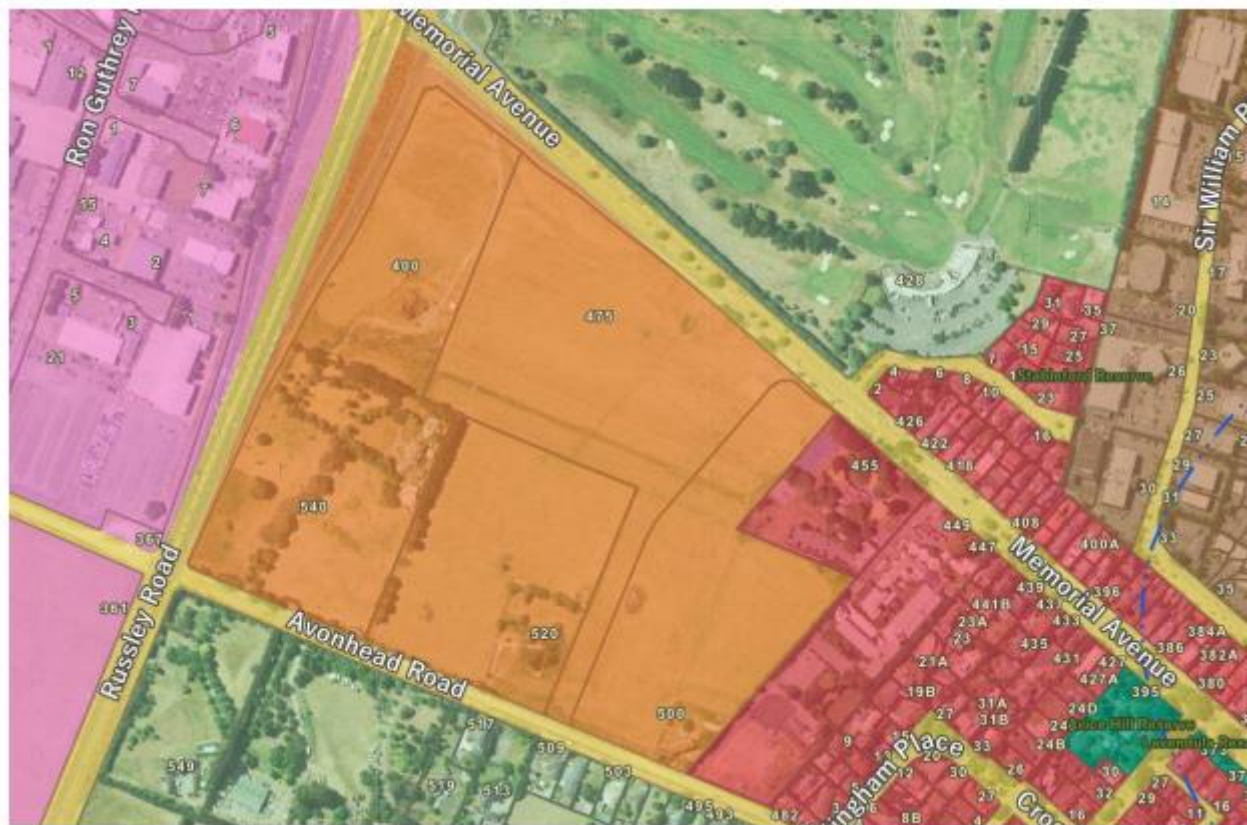
			<p>All areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review (recommended for inclusion in the RBIA), and those sites on the north side of Ngahere St and in the area between the Avon River and Kahu Rd, should be limited to 2-storeys and remain Residential Suburban density.</p> <p>We submit the Kauri Cluster should not be disaggregated or dismantled, and all areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review (recommended for inclusion in the RBIA) should be limited to 2-storeys and remain Residential Suburban density. Likewise, those sites on the north side of Ngahere St and in the area between the Avon River and Kahu Rd should also be included in the RBIA, and retain their Residential Suburban zoning</p>	
Alan and Robyn Ogle/876.9	The Riccarton Bush Trust/ #FS2085.38	Seek Amendment	<p>All areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review (recommended for inclusion in the RBIA), and those sites on the north side of Ngahere St and in the area between the Avon River and Kahu Rd, should be limited to 2-storeys and remain Residential Suburban density.</p> <p>We submit the Kauri Cluster should not be disaggregated or dismantled, and all areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review (recommended for inclusion in the RBIA) should be limited to 2-storeys and remain Residential Suburban density. Likewise, those sites on the north side of Ngahere St and in the area between the Avon River and Kahu Rd should also be included in the RBIA, and retain their Residential Suburban zoning</p>	Support
Cathedral City Development Ltd / #880.4		Oppose	Rezone 85 Harry Ell Drive from Rural Port Hills Zone to MRZ or FUZ.	
Red Spur Ltd / #881.23		Seek Amendment	[Seeks to] [a]mend the residential zone boundaries of Redmund Spur as shown on the map i.e rezone the areas identified as B.1 – B.4 to Residential Hills/ Medium Density Residential (Redmund Spur Precinct); and rezone the areas identified as A.1 – A.2 to Rural Port Hills	
Red Spur Ltd / #881.24		Seek Amendment	[Seeks to] [a]mend the location of the Redmund Spur Neighbourhood Centre on the relevant planning maps and Table 15.1 below to be consistent with the location and size of the NC approved under Stage6 subdivision consent (RMA/2022/2892) [refer to attachment].	
Latimer Community Housing Trust/ #882.1		Seek Amendment	<p>Request the introduction of inclusionary Housing Plan which lists within the District Plan along the lines of the Queenstown Lakes Council, requir[ing] developers of new residential housing in the area to make a financial contribution to a fund to be used to provide affordable housing.</p> <p>We support the submission of Te Whare Roimata Trust [#105] and its recommendations.</p>	
Latimer Community Housing Trust/882.1	Chapman Tripp/ #FS2063.179	Seek Amendment	<p>Request the introduction of inclusionary Housing Plan which lists within the District Plan along the lines of the Queenstown Lakes Council, requir[ing] developers of new residential housing in the area to make a financial contribution to a fund to be used to provide affordable housing.</p> <p>We support the submission of Te Whare Roimata Trust [#105] and its recommendations.</p> <p>We support the submission of Te Whare Roimata Trust [#105] and its recommendations.</p> <p>What we want is to see is an inclusionary Housing Plan which lists within the District Plan along the lines of the Queenstown Lakes Council, which requires developers of new residential housing in the area to make a financial contribution to a fund to be used to provide affordable housing. Such a fund is similar to the contribution developers pay towards protecting our environment.</p> <p>The Latimer Community Housing Trust operates in the Inner City East/Linwood area The Trust's purpose is to house the most financially stressed renters - single people, couples, single parent families and the working poor, to secure affordable housing and ensure local residents displaced as a consequence of housing intensification can be rehoused in this neighbourhood.</p>	Oppose
Latimer Community Housing Trust/882.1	Chapman Tripp/ #FS2064.173	Seek Amendment	<p>Request the introduction of inclusionary Housing Plan which lists within the District Plan along the lines of the Queenstown Lakes Council, requir[ing] developers of new residential housing in the area to make a financial contribution to a fund to be used to provide affordable housing.</p> <p>We support the submission of Te Whare Roimata Trust [#105] and its recommendations.</p> <p>We support the submission of Te Whare Roimata Trust [#105] and its recommendations.</p>	Oppose

			<p>What we want is to see is an inclusionary Housing Plan which lists within the District Plan along the lines of the Queenstown Lakes Council, which requires developers of new residential housing in the area to make a financial contribution to a fund to be used to provide affordable housing. Such a fund is similar to the contribution developers pay towards protecting our environment.</p> <p>The Latimer Community Housing Trust operates in the Inner City East/Linwood area The Trust's purpose is to house the most financially stressed renters - single people, couples, single parent families and the working poor, to secure affordable housing and ensure local residents displaced as a consequence of housing intensification can be rehoused in this neighbourhood.</p>	
Latimer Community Housing Trust/882.1	Kāinga Ora/ #FS2082.815	Seek Amendment	<p>Request the introduction of inclusionary Housing Plan which lists within the District Plan along the lines of the Queenstown Lakes Council, requir[ing] developers of new residential housing in the area to make a financial contribution to a fund to be used to provide affordable housing.</p> <p>We support the submission of Te Whare Roimata Trust [#105] and its recommendations.</p> <p>We support the submission of Te Whare Roimata Trust [#105] and its recommendations.</p> <p>What we want is to see is an inclusionary Housing Plan which lists within the District Plan along the lines of the Queenstown Lakes Council, which requires developers of new residential housing in the area to make a financial contribution to a fund to be used to provide affordable housing. Such a fund is similar to the contribution developers pay towards protecting our environment.</p> <p>The Latimer Community Housing Trust operates in the Inner City East/Linwood area The Trust's purpose is to house the most financially stressed renters - single people, couples, single parent families and the working poor, to secure affordable housing and ensure local residents displaced as a consequence of housing intensification can be rehoused in this neighbourhood.</p>	Oppose
Miles Premises Ltd/ #883.2		Oppose	Rezone 400, 475 Memorial Avenue and 500, 520 and 540 Avonhead Road from Industrial Park Zone to either Future Urban Zone or Medium Density Residential Zone.	
Miles Premises Ltd/ #883.5		Seek Amendment	Rezone 400, 475 Memorial Avenue and 500, 520 and 540 Avonhead Road from Industrial Park Zone to either Future Urban Zone or Medium Density Residential Zone.	
Miles Premises Ltd/883.5	Christchurch International Airport Limited/ #FS2052.108	Seek Amendment	<p>Rezone 400, 475 Memorial Avenue and 500, 520 and 540 Avonhead Road from Industrial Park Zone to either Future Urban Zone or Medium Density Residential Zone.</p> <p>Rezone/amend the current urban zoning of 400, 475 Memorial Avenue and 500, 520 and 540 Avonhead Road to allow the full range of business and related activities (industrial, office, accommodation, health, community, entertainment, recreation etc) and/or rezone in full or part Future Urban Zone or Medium Density Residential, in all cases with no restrictions in activity type or standards due to airport noise effects.</p>	Oppose



Rezone 400, 475 Memorial Avenue and 500, 520 and 540 Avonhead Road from Industrial Park Zone to either Future Urban Zone or Medium Density Residential Zone.

Rezone/amend the current urban zoning of 400, 475 Memorial Avenue and 500, 520 and 540 Avonhead Road to allow the full range of business and related activities (industrial, office, accommodation, health, community, entertainment, recreation etc) and/or rezone in full or part Future Urban Zone or Medium Density Residential, in all cases with no restrictions in activity type or standards due to airport noise effects.



Rezone 120, 100, 88, 76, 68, 66, 60, 46, 44, 42, 40 and 38 Hawthornden Road Future Urban Zone or Medium Density Residential.

Troy Lange/ #884.3

Seek
Amendment

Troy Lange/884.3	Christchurch International Airport Limited/ #FS2052.111	Seek Amendment	<p>Rezone 120, 100, 88, 76, 68, 66, 60, 46, 44, 42, 40 and 38 Hawthornden Road Future Urban Zone or Medium Density Residential.</p> <p>The land between the 50 and 55 dBA Ldn noise contours remains zoned Rural Urban Fringe with a minimum lot size of 4 ha for subdivision and a dwelling. The land is highly fragmented with existing lots generally 4 ha or smaller (due to historic planning regimes which enabled residential development on smaller lots where supported by, at that time, an economic horticultural use). The land is now almost exclusively used for rural lifestyle purposes, and is exempted from the National Policy Statement – Highly Productive Land (NPS-HPL) under Clause 3.5.7 ai) because the nearest equivalent zone is the Rural Lifestyle Zone.</p> <p>The inappropriateness of retaining the land between the current urban boundary and CIAL 50 dBA Ldn noise contour in rural zoning was recognized by the Commissioners for Change 1 to the Canterbury Regional Policy (CRPS). In their 2009 recommendation on submissions and further submissions, they identified Special Treatment Areas in their recommended Policy 12 below1 :</p> <p>Policy 12: Special Treatment Areas Specific analysis and planning shall be undertaken to achieve the sustainable management of the natural and physical resources of the following areas and to meet the stated expectations: (a) In Northwest Christchurch (STA1) to determine the medium and long-term sustainable future of the area affected by airport noise.</p> <p>Methods 12.1 Christchurch City Council shall undertake specific planning investigations in relation to the three Special Treatment Areas by 2012 in conjunction with landowners within the areas and other stakeholders...</p> <p>12.3 Christchurch City Council shall include appropriate zoning and/or other provisions with the district plan as a result of Method 12.1</p> <p>Subsequent planning processes were ‘overtaken’ by legislative changes and earthquake related processes which followed after the 2010/11 Canterbury earthquakes. The expedited Land Use Recovery Plan (LURP) processes replaced the Commissioners decision on Change 1 to the CRPS, and all appeals, including those in relation to the location of the airport noise constrained land, and the basis for the same, were extinguished. The CRPS has not been reviewed since, so that ‘untested’ approach to airport noise constraints (which is out of step with national and international standards) remains.</p> <p>Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment.</p>	Oppose
Jane Harrow/ #887.3		Seek Amendment	<p>Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road as identified on the aerial photograph below. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urban Zone or Medium Density Residential.</p>	
Jane Harrow/887.3	Sarah Harrow/ #FS2017.29	Seek Amendment	<p>Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road as identified on the aerial photograph below. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urban Zone or Medium Density Residential.</p> <p>Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment.</p> <p><i>[Please refer attachment for full reasons given]</i></p>	Support
Jane Harrow/887.3	Christchurch International Airport Limited/ #FS2052.103	Seek Amendment	<p>Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road as identified on the aerial photograph below. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urban Zone or Medium Density Residential.</p> <p>Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment.</p> <p><i>[Please refer attachment for full reasons given]</i></p>	Oppose
Jane Harrow/887.3	Troy Lange/ #FS2087.6	Seek Amendment	<p>Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road as identified on the aerial photograph below. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urban Zone or Medium Density Residential.</p>	Support

			<p>Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment.</p> <p><i>[Please refer attachment for full reasons given]</i></p>	
Jane Harrow/887.3	Fiona Aston/ #FS2088.7	Seek Amendment	<p>Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road as identified on the aerial photograph below. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urban Zone or Medium Density Residential.</p> <p>Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment.</p> <p><i>[Please refer attachment for full reasons given]</i></p>	Support
Jane Harrow/887.3	Fiona Aston/ #FS2089.6	Seek Amendment	<p>Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road as identified on the aerial photograph below. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urban Zone or Medium Density Residential.</p> <p>Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council’s obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment.</p> <p><i>[Please refer attachment for full reasons given]</i></p>	Support
Denis McMurtrie/ #898.2		Seek Amendment	[That] the area to the South and East of Harewood Road and Main North Road [around Paparoa Street / Strowan] is zoned Residential Suburban.	
Summit Road Society/ #900.1		Support	We support no change/extensions to the existing residential areas on the Port Hills.	
Waipuna Halswell- Hornby-Riccarton Community Board/ #902.30		Seek Amendment	<p>[That all sites within the Riccarton Bush Interface Area and on Matai Street] retain Suburban Density Zoning.</p> <p>[Note: Area includes sought extension to RBI: The southern side of Rata Street to Rimu Street and Kauri Street; Kahu Road opposite the entrance to Riccarton House; The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side; all [both sides of] Ngahere Street [and] Girvan Street; Houses adjoining the Avon e.g. 36a Kahu Road and adjoining houses; the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association].</p>	
Waipuna Halswell- Hornby-Riccarton Community Board/902.30	Kāinga Ora/ #FS2082.1292	Seek Amendment	<p>[That all sites within the Riccarton Bush Interface Area and on Matai Street] retain Suburban Density Zoning.</p> <p>[Note: Area includes sought extension to RBI: The southern side of Rata Street to Rimu Street and Kauri Street; Kahu Road opposite the entrance to Riccarton House; The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side; all [both sides of] Ngahere Street [and] Girvan Street; Houses adjoining the Avon e.g. 36a Kahu Road and adjoining houses; the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association].</p> <p>Matai Street has a Council tree-lined cycleway. The Board shares residents’ view that if housing was to go to six stories on both sides of the street this would be an uninviting and cold part of the current tree lined Central City/University cycleway. It is also some distance from the main commercial centre.</p> <p>[In] the area from Kauri Street to Matai Street, [t]echnical evidence on this area was submitted to the Independent Hearings Panel on the Christchurch Replacement District Plan chaired by Sir John Hansen in 2015, with the panel deciding to retain suburban density and residential suburban transitional density zoning, influenced by the need for particular care in ensuring appropriate residential design outcomes, especially given the established amenity values in the vicinity of Riccarton Bush, coupled with the concerns expressed by residents as to how Residential Medium Density zoning would impact on the amenity values of their neighbourhood.</p> <p>The Board notes that as the foundation borough of Christchurch Riccarton has many historical buildings. Many visitors visit these places and the Board contends that the whole ambience of the area would be affected by possible six storied buildings surrounding these historical buildings. It would be cold and uninviting.</p>	Oppose

			There does not appear to be any clear reason to put aside the mapping of WSP. There will be little parking available for the Riccarton House Farmers market, if the area is zoned medium density. If zoned medium density, Riccarton House and Bush will be diminished. The heritage of this area is possibly taken for granted, but will become more important in future years. With the current eight metre setback for suburban density most residents have flourishing front gardens.	
Waipuna Halswell-Hornby-Riccarton Community Board/902.30	The Riccarton Bush Trust/ #FS2085.43	Seek Amendment	<p>[That all sites within the Riccarton Bush Interface Area and on Matai Street] retain Suburban Density Zoning.</p> <p>[Note: Area includes sought extension to RBI: The southern side of Rata Street to Rimu Street and Kauri Street; Kahu Road opposite the entrance to Riccarton House; The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side; all [both sides of] Ngahere Street [and] Girvan Street; Houses adjoining the Avon e.g. 36a Kahu Road and adjoining houses; the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association].</p> <p>Matai Street has a Council tree-lined cycleway. The Board shares residents' view that if housing was to go to six stories on both sides of the street this would be an uninviting and cold part of the current tree lined Central City/University cycleway. It is also some distance from the main commercial centre.</p> <p>[In] the area from Kauri Street to Matai Street, [t]echnical evidence on this area was submitted to the Independent Hearings Panel on the Christchurch Replacement District Plan chaired by Sir John Hansen in 2015, with the panel deciding to retain suburban density and residential suburban transitional density zoning, influenced by the need for particular care in ensuring appropriate residential design outcomes, especially given the established amenity values in the vicinity of Riccarton Bush, coupled with the concerns expressed by residents as to how Residential Medium Density zoning would impact on the amenity values of their neighbourhood.</p> <p>The Board notes that as the foundation borough of Christchurch Riccarton is has many historical buildings. Many visitors visit these places and the Board contends that the whole ambience of the area would be affected by possible six storied buildings surrounding these historical buildings. It would be cold and uninviting.</p> <p>There does not appear to be any clear reason to put aside the mapping of WSP. There will be little parking available for the Riccarton House Farmers market, if the area is zoned medium density. If zoned medium density, Riccarton House and Bush will be diminished. The heritage of this area is possibly taken for granted, but will become more important in future years. With the current eight metre setback for suburban density most residents have flourishing front gardens.</p>	Support
Danne Mora Limited/ #903.8		Seek Amendment	Remove Meadowlands Exemplar	
880 Main North Road Limited/ #904.1		Seek Amendment	Seek that a Brownfield Overlay is applied to 874-880 Main North Road, North Belfast (currently zoned Industrial General Zone).	
Davie Lovell-Smith Ltd / #914.18		Seek Amendment	The waterbodies on the planning maps are to be identified as 'indicative location only' or alternatively to show them in their correct location or not at all.	
25 KBR Limited / #915.2		Seek Amendment	Retain the Future Urban Zone over the residential portion of 432 Spark Road.	
Milns Park Limited / #916.1		Support	Retain the Future Urban (FUZ) zoning for 25-51 Milns Road (Lot 600 DP 579587)	
Milns Park Limited / #916.2		Seek Amendment	Rezone Lot 500 DP 5795877 in Kearns Drive, Halswell to Future Urban Zone	
Milns Park Limited / #916.12		Seek Amendment	The waterbodies on the planning maps are to be identified as 'indicative location only' or alternatively to show them in their correct location or not at all.	
Milns Park Limited / #916.13		Support	"Retain the Future Urban (FUZ) zoning for 25-51 Milns Road (Lot 600 DP 579587)"	
Cyril Warren Price/ #1023.1		Seek Amendment	Seek that Paparoa Street, Papanui, Christchurch become part of a Residential Suburban Zone restricted to urban residential living.	
Elliot Sinclair / #2108.2		Seek Amendment	Retain Residential Hills zone at 22 Red Rock Lane and surrounding area but seek amendments to development provisions to allow more housing choice.	
Elliot Sinclair / 2108.2	Rachel Sanders/ #FS2110.1	Seek Amendment	Retain Residential Hills zone at 22 Red Rock Lane and surrounding area but seek amendments to development provisions to allow more housing choice. The submitter supports the zoning proposed under PC14 for 22 Red Rock Lane which to be Residential Hills ("RH") however, requests amendment of the RH zone to incorporate amended rules that would provide for some additional housing by inserting "Multi-unit" provisions into the RH zone, consistent with how they are applied elsewhere in the District. This would enable additional housing that is subject to a simpler resource consent process than would be currently provided for, that matches the appropriate built form standards and existing character of the RH zone. This is on the basis that intensification (additional housing) could be appropriate where a landowner is able to satisfactorily address the cultural significance qualifying matter overlay. The submitter understands the cultural significance qualifying matter overlay will replicate and adopts the existing district plan provisions for the existing Ngā Tūranga Tūpuna. This is shown in Figure 2. This currently relates to earthwork activities on the Port Hills, which allow cultural input into the resource consent applications where earthworks are proposed. The site is not in an existing silent file area.	Oppose

Tony Simons/ #2111.1		Seek Amendment	Submit that the entire area designated as part of the Riccarton Bush Interface Area Qualifying Matter remain zoned residential suburban, including the area known as the Kauri Cluster which sits between the bush/grounds and Riccarton Rd, and extends east to Straven Rd.
Tony Simons/ #2111.5		Seek Amendment	Further submit that the small area directly north of the bush and grounds, bounded by Ngahere St, Totara St, and Kahu Rd also remain zoned residential suburban for the same reasons
Tony Simons/ #2111.6		Seek Amendment	Further submit that the small area east and south-east of the bush and grounds, namely 1-33 Kahu Rd. also remain zoned residential suburban for the same reasons.

All of Plan

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Richard Abey-Nesbit/ #3.3		Support	Support the current proposed change providing for intensification of the city.	
Colleen Borrie/ #10.1		Oppose	Oppose all of proposed plan change introducing greater intensification to Christchurch. Do not give effect to s77G of the Resource Management Act 1991.	
Cheryl Horrell/ #11.9		Oppose	<i>[Numerous statements within the submission indicate opposition to medium and high density residential development. Decision sought is not specified]</i>	
Patricia Dench/ #19.1		Seek Amendment	Resource consent should be required for any development that PC14 has considered.	
Les Drury/ #20.1		Seek Amendment	Resource consent should be required for any development related to PC14.	
John Hurley/ #24.2		Seek Amendment	Prioritise liveability over intensification.	
Steve Parkes/ #27.1		Seek Amendment	That resource consent should be required before ANY development can proceed.	
Susanne Trim/ #37.2		Support	[Supports] the general direction of the Council's proposals.	
Susanne Trim/37.2	Anne Dingwall/ #FS2037.61	Support	[Supports] the general direction of the Council's proposals. Much as I dislike the idea of intensification I see it is a must for the future and agree with the general direction of the Council's proposals.	Support
Shirley van Essen/ #54.3		Seek Amendment	Investigate the social effects and consequences of Plan Change 14.	
Shirley van Essen/54.3	Anne Dingwall/ #FS2037.88	Seek Amendment	<p>Investigate the social effects and consequences of Plan Change 14.</p> <p>I seek that the council delay the closure date for submissions until the requirements of the resource management act have been met - a minimum of six weeks is needed. Investigation into the social consequences and effects of Plan Change 14 should be performed and published. A minimum of six weeks is then needed before submissions close on all the aspects of the Plan Change including the social effects.</p> <p>I object to the notification of Plan Change 14 by the Christchurch City Council. The plan change goes against the wishes of many of the Residents and all of the Residents Associations in the city. The Councillors who voted to notify had been warned that if they did not agree to notify, something worse would be imposed by the Government. It is clear that the Councillors notified because they feared "something worse" and not because they believed that the Plan Change 14 was good for the city. The City Plan implemented after the 2011 quake allows for densification which does not adversely affect the character of the city, and that is the plan we should follow.</p> <p>I do not agree with the statements made about the future growth of Christchurch. New Zealand's birth rate is low, there is expectation that the world population is going to decrease in the next decades, so unless there is mass immigration, the population of Christchurch is not going to "double" anytime soon. I suggest that other more realistic "modelling" be undertaken.</p> <p>Investigate the social effects and consequences of Plan Change 14.</p>	Support

			<p>I seek that the council delay the closure date for submissions until the requirements of the resource management act have been met - a minimum of six weeks is needed. Investigation into the social consequences and effects of Plan Change 14 should be performed and published. A minimum of six weeks is then needed before submissions close on all the aspects of the Plan Change including the social effects.</p> <p>I object to the notification of Plan Change 14 by the Christchurch City Council. The plan change goes against the wishes of many of the Residents and all of the Residents Associations in the city. The Councillors who voted to notify had been warned that if they did not agree to notify, something worse would be imposed by the Government. It is clear that the Councillors notified because they feared "something worse" and not because they believed that the Plan Change 14 was good for the city. The City Plan implemented after the 2011 quake allows for densification which does not adversely affect the character of the city, and that is the plan we should follow.</p> <p>I do not agree with the statements made about the future growth of Christchurch. New Zealand's birth rate is low, there is expectation that the world population is going to decrease in the next decades, so unless there is mass immigration, the population of Christchurch is not going to "double" anytime soon. I suggest that other more realistic "modelling" be undertaken.</p>	
Shirley van Essen/ #54.4		Seek Amendment	Review population future growth modelling	
Shirley van Essen/54.4	Anne Dingwall/ #FS2037.89	Seek Amendment	<p>Review population future growth modelling</p> <p>I seek that the council delay the closure date for submissions until the requirements of the resource management act have been met - a minimum of six weeks is needed. Investigation into the social consequences and effects of Plan Change 14 should be performed and published. A minimum of six weeks is then needed before submissions close on all the aspects of the Plan Change including the social effects.</p> <p>I object to the notification of Plan Change 14 by the Christchurch City Council. The plan change goes against the wishes of many of the Residents and all of the Residents Associations in the city. The Councillors who voted to notify had been warned that if they did not agree to notify, something worse would be imposed by the Government. It is clear that the Councillors notified because they feared "something worse" and not because they believed that the Plan Change 14 was good for the city. The City Plan implemented after the 2011 quake allows for densification which does not adversely affect the character of the city, and that is the plan we should follow.</p> <p>I do not agree with the statements made about the future growth of Christchurch. New Zealand's birth rate is low, there is expectation that the world population is going to decrease in the next decades, so unless there is mass immigration, the population of Christchurch is not going to "double" anytime soon. I suggest that other more realistic "modelling" be undertaken.</p> <p>Review population future growth modelling</p> <p>I seek that the council delay the closure date for submissions until the requirements of the resource management act have been met - a minimum of six weeks is needed. Investigation into the social consequences and effects of Plan Change 14 should be performed and published. A minimum of six weeks is then needed before submissions close on all the aspects of the Plan Change including the social effects.</p> <p>I object to the notification of Plan Change 14 by the Christchurch City Council. The plan change goes against the wishes of many of the Residents and all of the Residents Associations in the city. The Councillors who voted to notify had been warned that if they did not agree to notify, something worse would be imposed by the Government. It is clear that the Councillors notified because they feared "something worse" and not because they believed that the Plan Change 14 was good for the city. The City Plan implemented after the 2011 quake allows for densification which does not adversely affect the character of the city, and that is the plan we should follow.</p> <p>I do not agree with the statements made about the future growth of Christchurch. New Zealand's birth rate is low, there is expectation that the world population is going to decrease in the next decades, so unless there is mass immigration, the population of Christchurch is not going to "double" anytime soon. I suggest that other more realistic "modelling" be undertaken.</p>	Support

Shirley van Essen/ #54.5		Seek Amendment	Delay the closure date for submissions.	
Shirley van Essen/54.5	Anne Dingwall/ #FS2037.90	Seek Amendment	<p>Delay the closure date for submissions.</p> <p>I seek that the council delay the closure date for submissions until the requirements of the resource management act have been met - a minimum of six weeks is needed. Investigation into the social consequences and effects of Plan Change 14 should be performed and published. A minimum of six weeks is then needed before submissions close on all the aspects of the Plan Change including the social effects.</p> <p>I object to the notification of Plan Change 14 by the Christchurch City Council. The plan change goes against the wishes of many of the Residents and all of the Residents Associations in the city. The Councillors who voted to notify had been warned that if they did not agree to notify, something worse would be imposed by the Government. It is clear that the Councillors notified because they feared "something worse" and not because they believed that the Plan Change 14 was good for the city. The City Plan implemented after the 2011 quake allows for densification which does not adversely affect the character of the city, and that is the plan we should follow.</p> <p>I do not agree with the statements made about the future growth of Christchurch. New Zealand's birth rate is low, there is expectation that the world population is going to decrease in the next decades, so unless there is mass immigration, the population of Christchurch is not going to "double" anytime soon. I suggest that other more realistic "modelling" be undertaken.</p> <p>Delay the closure date for submissions.</p> <p>I seek that the council delay the closure date for submissions until the requirements of the resource management act have been met - a minimum of six weeks is needed. Investigation into the social consequences and effects of Plan Change 14 should be performed and published. A minimum of six weeks is then needed before submissions close on all the aspects of the Plan Change including the social effects.</p> <p>I object to the notification of Plan Change 14 by the Christchurch City Council. The plan change goes against the wishes of many of the Residents and all of the Residents Associations in the city. The Councillors who voted to notify had been warned that if they did not agree to notify, something worse would be imposed by the Government. It is clear that the Councillors notified because they feared "something worse" and not because they believed that the Plan Change 14 was good for the city. The City Plan implemented after the 2011 quake allows for densification which does not adversely affect the character of the city, and that is the plan we should follow.</p> <p>I do not agree with the statements made about the future growth of Christchurch. New Zealand's birth rate is low, there is expectation that the world population is going to decrease in the next decades, so unless there is mass immigration, the population of Christchurch is not going to "double" anytime soon. I suggest that other more realistic "modelling" be undertaken.</p>	Support
Tobias Meyer/ #55.20		Seek Amendment	Support proposed plan with some changes.	
Joanna Knight/ #56.1		Oppose	I wish for the council to be able to use the plan they made initially after the earthquakes.	
Stephen Walsh/ #58.1		Seek Amendment	Introduce this plan [change] in smaller manageable stages	
Victoria Neighbourhood Association (VNA) / #61.12		Oppose	Evaluate whether the existing Plan can, without change, enable sufficient intensification for the needs of Christchurch without any change via PC14.	
Victoria Neighbourhood Association (VNA) /61.12	Anne Dingwall/ #FS2037.100	Oppose	Evaluate whether the existing Plan can, without change, enable sufficient intensification for the needs of Christchurch without any change via PC14.	Support

			<p>Agree to properly research and evaluate the effects of over-enabling housing development in a city such as Christchurch.</p> <p>Review and adjust the Plan in 10 years' time for the next decade's needs.</p> <p>Do not treat every central city area to be the same thereby removing housing choices for both existing and future residents, create areas that offer diversity of character and style rather than all central city suburbs being inflicted with the same ad hoc mash up proposed PC 14 enables. This is not delivering choice, it's restricting choice and character by making every city and every suburb the same.</p> <p>The consultation period is reset and given at least 9 months for the public to be able to provide submissions that the Council can use to enable well considered feedback, and for the voice of residents to be fairly and equitably represented.</p> <p>The public are given a team of full-time experts and access to specialists paid for by the Government that represent the people of Christchurch. This is to enable and ensure a meaningful, and most importantly balanced conversation is had between both parties. Currently the CCC can use ratepayer money to commission expert reports that favour the brief that Council have given and the outcome that the Government want.</p> <p>We want an independent social impact report where community representatives get to participate in the brief.</p> <p>We consider based on this background that it is important that PC14 does not over-enable intensification, particularly as we have seen no detailed evaluation of the potential adverse consequences of enabling substantially more intensification than is needed. We have undertaken some limited research in the time available (eg Leipzig overcapacity) but we consider this needs serious, extensive investigation to properly understand and evaluate the possible social, health, cultural, environmental, and financial effects.</p> <p>In the interim we recommend that PC14 enables only the extent of intensification needed to match the expected demands of the city, with an industry-recognised reasonable margin for unexpected additional growth.</p> <p>Limiting housing choice: the PC14 headline the Council uses is to give people "greater housing choice." However, consider this: if all NZ tier 1 cities and their suburbs have the same Rules applied and the same enablement applied then this in fact removes choice of where people can and want to live. People choose their place (city and suburb) to with their lifestage, lifestyle and the personal values that are most important to them. Every individual makes decisions based on what's important in their values set, vs what they can afford. The NPS-UD and subsequent PC14 in fact removes these choices as it treats all Central City Residential and all medium density suburbs the same thereby removing choice and applying a one size fits all to every suburb and every city. This removes people's choice and freedoms in choosing where to live.</p> <p>The public are not technically able to understand complex, specialised reports and to then meaningfully interpret what the proposed changes mean for them, therefore are not able to be in a position to provide solid feedback in the process of notifying PC14. The interactive map is used by Council as the key information for members of the public but this does not provide sufficient information for people to understand the impact on their economic, social and environmental wellbeing.</p> <p>There has not been enough time (6 weeks) for the public to be able to gather support and materials to suitably inform others of the implications of these proposed changes given the complexity and size of the reports provided by Council. There are well over a thousand pages to read and understand, and at times the information is conflicting, which requires technical expertise to fully comprehend. The timeframe of 6 weeks to be able to read, understand, gather input, synthesis and communicate to others is neither fair nor reasonable to be considered democratic.</p> <p>The public do not have a fair voice in the process of "consultation" that is in keeping with the social, economic and environmental wide-reaching impact that PC14 has on current residents' lives, wealth, and the broader community well-being, there are no independent reports that clearly articulates these impacts and advocate for the current residents of Christchurch (CHC).</p> <p>Developers are at significant advantage to be able to gather and respond appropriately to this proposed plan change PC14 vs members of the public, again demonstrating that the "consultation" process is unfairly weighted against the public, who also make up the vast majority of stakeholders affected in these proposed plan changes.</p>	
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Victoria Neighbourhood Association (VNA) /61.12	Kāinga Ora/ #FS2082.22	Oppose	<p>Evaluate whether the existing Plan can, without change, enable sufficient intensification for the needs of Christchurch without any change via PC14.</p> <p>Agree to properly research and evaluate the effects of over-enabling housing development in a city such as Christchurch.</p> <p>Review and adjust the Plan in 10 years' time for the next decade's needs.</p> <p>Do not treat every central city area to be the same thereby removing housing choices for both existing and future residents, create areas that offer diversity of character and style rather than all central city suburbs being inflicted with the same ad hoc mash up proposed PC 14 enables. This is not delivering choice, it's restricting choice and character by making every city and every suburb the same.</p> <p>The consultation period is reset and given at least 9 months for the public to be able to provide submissions that the Council can use to enable well considered feedback, and for the voice of residents to be fairly and equitably represented.</p> <p>The public are given a team of full-time experts and access to specialists paid for by the Government that represent the people of Christchurch. This is to enable and ensure a meaningful, and most importantly balanced conversation is had between both parties. Currently the CCC can use ratepayer money to commission expert reports that favour the brief that Council have given and the outcome that the Government want.</p> <p>We want an independent social impact report where community representatives get to participate in the brief.</p> <p>We consider based on this background that it is important that PC14 does not over-enable intensification, particularly as we have seen no detailed evaluation of the potential adverse consequences of enabling substantially more intensification than is needed. We have undertaken some limited research in the time available (eg Leipzig overcapacity) but we consider this needs serious, extensive investigation to properly understand and evaluate the possible social, health, cultural, environmental, and financial effects.</p> <p>In the interim we recommend that PC14 enables only the extent of intensification needed to match the expected demands of the city, with an industry-recognised reasonable margin for unexpected additional growth.</p> <p>Limiting housing choice: the PC14 headline the Council uses is to give people "greater housing choice." However, consider this: if all NZ tier 1 cities and their suburbs have the same Rules applied and the same enablement applied then this in fact removes choice of where people can and want to live. People choose their place (city and suburb) to with their lifestage, lifestyle and the personal values that are most important to them. Every individual makes decisions based on what's important in their values set, vs what they can afford. The NPS-UD and subsequent PC14 in fact removes these choices as it treats all Central City Residential and all medium density suburbs the same thereby removing choice and applying a one size fits all to every suburb and every city. This removes people's choice and freedoms in choosing where to live.</p> <p>The public are not technically able to understand complex, specialised reports and to then meaningfully interpret what the proposed changes mean for them, therefore are not able to be in a position to provide solid feedback in the process of notifying PC14. The interactive</p>	Oppose

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Victoria Neighbourhood Association (VNA) /61.12	Kāinga Ora/ #FS2082.23	Oppose	<p>Evaluate whether the existing Plan can, without change, enable sufficient intensification for the needs of Christchurch without any change via PC14.</p> <p>Agree to properly research and evaluate the effects of over-enabling housing development in a city such as Christchurch.</p> <p>Review and adjust the Plan in 10 years’ time for the next decade’s needs.</p> <p>Do not treat every central city area to be the same thereby removing housing choices for both existing and future residents, create areas that offer diversity of character and style rather than all central city suburbs being inflicted with the same ad hoc mash up proposed PC 14 enables. This is not delivering choice, it’s restricting choice and character by making every city and every suburb the same.</p> <p>The consultation period is reset and given at least 9 months for the public to be able to provide submissions that the Council can use to enable well considered feedback, and for the voice of residents to be fairly and equitably represented.</p> <p>The public are given a team of full-time experts and access to specialists paid for by the Government that represent the people of Christchurch. This is to enable and ensure a meaningful, and most importantly balanced conversation is had between both parties. Currently the CCC can use ratepayer money to commission expert reports that favour the brief that Council have given and the outcome that the Government want.</p> <p>We want an independent social impact report where community representatives get to participate in the brief.</p> <p>We consider based on this background that it is important that PC14 does not over-enable intensification, particularly as we have seen no detailed evaluation of the potential adverse consequences of enabling substantially more intensification than is needed. We</p>	Oppose

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Victoria Neighbourhood Association (VNA) / #61.46		Seek Amendment	Seek opportunities to enable more sunlight access where beneficial, and housing demand is still met	
Victoria Neighbourhood Association (VNA) /61.46	Anne Dingwall/ #FS2037.119	Seek Amendment	<p>Seek opportunities to enable more sunlight access where beneficial, and housing demand is still met</p> <p>We strongly support the application of a Sunlight Access Qualifying Matter to the MRZ and HRZ zones of Christchurch, for the reasons CCC have identified in the S77 evaluation within the Section 32 Evaluation Report, particularly identifying changes that are beneficial to the environment, energy efficiency, health, and affordability.</p> <p>We note the high level of over-enabling of intensification under PC14. Therefore, we see this as a win-win-win scenario which both reduces the over-enablement, still provides much more intensification than is needed to meet demand projections, and improves the quality and affordability of the outcome.</p>	Support

			<p>Where identified elsewhere, we challenge the writers of PC14 to consider the shading defined by the proposal in this QM as an upper limit, seeking opportunities to enable the advantages of even more sunlight access provided the capacity for intensification still remains sufficiently within the demand. This approach will maximise the positive impacts of PC14.</p> <p>Regarding exemptions:</p> <p>Section 32 Appendix 34 Sunlight Qualifying Matter also states that the average road frontage in HRZ is 19.8m, whilst this may be true as an average it doesn't reflect the actual reality of many central city sites. In the VNA area, many sections are less than 10m wide. The access to direct sunlight to heat homes and encourage efficient, sustainable energy sources will be significantly compromised if a one size fits all approach is taken to enabled build heights in central city areas like the VNA which has a high volume of narrow sections that run north to south. Size of section, aspect, street width, recession plains need to be considered in HRZ such as the streets covered by the VNA to ensure good urban planning and the economic, social, and environment benefits of further densification. Adding across the board higher density by enabling 4 storeys in already high density without considering each site on its own merits makes no sense.</p>	
Victoria Neighbourhood Association (VNA) /61.46	Cambridge 137 Limited/ #FS2042.27	Seek Amendment	<p>Seek opportunities to enable more sunlight access where beneficial, and housing demand is still met</p> <p>We strongly support the application of a Sunlight Access Qualifying Matter to the MRZ and HRZ zones of Christchurch, for the reasons CCC have identified in the S77 evaluation within the Section 32 Evaluation Report, particularly identifying changes that are beneficial to the environment, energy efficiency, health, and affordability.</p> <p>We note the high level of over-enabling of intensification under PC14. Therefore, we see this as a win-win-win scenario which both reduces the over-enablement, still provides much more intensification than is needed to meet demand projections, and improves the quality and affordability of the outcome.</p> <p>Where identified elsewhere, we challenge the writers of PC14 to consider the shading defined by the proposal in this QM as an upper limit, seeking opportunities to enable the advantages of even more sunlight access provided the capacity for intensification still remains sufficiently within the demand. This approach will maximise the positive impacts of PC14.</p> <p>Regarding exemptions:</p> <p>Section 32 Appendix 34 Sunlight Qualifying Matter also states that the average road frontage in HRZ is 19.8m, whilst this may be true as an average it doesn't reflect the actual reality of many central city sites. In the VNA area, many sections are less than 10m wide. The access to direct sunlight to heat homes and encourage efficient, sustainable energy sources will be significantly compromised if a one size fits all approach is taken to enabled build heights in central city areas like the VNA which has a high volume of narrow sections that run north to south. Size of section, aspect, street width, recession plains need to be considered in HRZ such as the streets covered by the VNA to ensure good urban planning and the economic, social, and environment benefits of further densification. Adding across the board higher density by enabling 4 storeys in already high density without considering each site on its own merits makes no sense.</p>	Oppose
Victoria Neighbourhood Association (VNA) /61.46	Kāinga Ora/ #FS2082.37	Seek Amendment	<p>Seek opportunities to enable more sunlight access where beneficial, and housing demand is still met</p> <p>We strongly support the application of a Sunlight Access Qualifying Matter to the MRZ and HRZ zones of Christchurch, for the reasons CCC have identified in the S77 evaluation within the Section 32 Evaluation Report, particularly identifying changes that are beneficial to the environment, energy efficiency, health, and affordability.</p> <p>We note the high level of over-enabling of intensification under PC14. Therefore, we see this as a win-win-win scenario which both reduces the over-enablement, still provides much more intensification than is needed to meet demand projections, and improves the quality and affordability of the outcome.</p> <p>Where identified elsewhere, we challenge the writers of PC14 to consider the shading defined by the proposal in this QM as an upper limit, seeking opportunities to enable the advantages of even more sunlight access provided the capacity for intensification still remains sufficiently within the demand. This approach will maximise the positive impacts of PC14.</p>	Oppose

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Carl van Essen/ #64.1		Oppose	Oppose plan because it is unnecessary under current population growth levels.	
Paul Wing/ #70.1		Seek Amendment	Housing intensification should be better planned. Current plan will lead to bad design. Intensification should be done at the block level not at the section level. As a minimum all new builds should be built to passive house standards, we need more better design and planned house, not the unplanned low standard intensification of this Plan Change	
Paul Wing/70.1	Anne Dingwall/ #FS2037.142	Seek Amendment	Housing intensification should be better planned. Current plan will lead to bad design. Intensification should be done at the block level not at the section level. As a minimum all new builds should be built to passive house standards, we need more better design and planned house, not the unplanned low standard intensification of this Plan Change Housing intensification should be better planned. Current plan will lead to bad design. Intensification should be done at the block level not at the section level. As a minimum all new builds should be built to passive house standards, we need more better design and planned house, not the unplanned low standard intensification of this Plan Change	Support
Linda Blake/ #78.1		Support	Supports the implementation of Plan Change 14.	
Lorraine Raxworthy/ #85.1		Oppose	Do not wish to see 'infill housing' in our lovely Christchurch suburbs.	
Rebecca Perkins/ #94.2		Oppose	I object to plan change 14 in its entirety.	
Mary Clay/ #100.1		Oppose	Oppose plan change 14 in its entirety.	
Damian Blogg/ #103.1		Oppose	[That further consultation and assessment is undertaken]	
Ann Clay/ #104.1		Oppose	[That further consultation and assessment is undertaken]	
Te Whare Roimata / #105.2		Seek Amendment	That the present market-led, compact city model favoured in Plan Change 14 is replaced by the notion of the "Just City" now advanced in the literature as the means of addressing the distributive inequalities of urban growth which sees equity and urban justice put at the centre of planning decisions.	
Te Whare Roimata /105.2	Anne Dingwall/ #FS2037.173	Seek Amendment	That the present market-led, compact city model favoured in Plan Change 14 is replaced by the notion of the "Just City" now advanced in the literature as the means of addressing the distributive inequalities of urban growth which sees equity and urban justice put at the centre of planning decisions. The growing intensification of the Inner City East / Linwood West highlights the inability of a market-led planning approach to significantly improve housing affordability for entry level homeowners and the City's least advantaged residents. We would like to see a greater understanding of the patterns and causes of urban disadvantage so that an inclusionary approach is embraced in the City's planning process which would entwine both planning measures with interventions to support affordable housing. It would also enable planning exceptions to be made to the current uniformed approach to high density residential areas of the Inner City	Support
Te Whare Roimata /105.2	Kāinga Ora/ #FS2082.49	Seek Amendment	That the present market-led, compact city model favoured in Plan Change 14 is replaced by the notion of the "Just City" now advanced in the literature as the means of addressing the distributive inequalities of urban growth which sees equity and urban justice put at the centre of planning decisions.	Oppose

			<p>The growing intensification of the Inner City East / Linwood West highlights the inability of a market-led planning approach to significantly improve housing affordability for entry level homeowners and the City's least advantaged residents.</p> <p>We would like to see a greater understanding of the patterns and causes of urban disadvantage so that an inclusionary approach is embraced in the City's planning process which would entwine both planning measures with interventions to support affordable housing. It would also enable planning exceptions to be made to the current uniformed approach to high density residential areas of the Inner City</p>	
Nikki Smetham/ #112.16		Seek Amendment	<p>[Clarify and strengthen] these matters:</p> <ul style="list-style-type: none"> • The monitoring process • Increased stormwater generally 	
Connor McIver/ #114.5		Seek Amendment	Please look at the way Auckland Council has consulted on their equivalent plan changes. That was significantly easier to engage with than this.	
Ian Tinkler/ #117.2		Support	It is important that Christchurch be developed in a sustainable way.	
Ian Tinkler/117.2	Anne Dingwall/ #FS2037.198	Support	It is important that Christchurch be developed in a sustainable way. It does appear that the population of greater Christchurch will continue to increase for the foreseeable future. The area covered by the plan is large. While the population will continue, there will not be a time when the residential property will be converted to having the full entitlement multistorey units as permitted in the plan. If that were the case, the population of Christchurch would be far larger than expected. It is far better that land currently used for housing provides more places to live, rather than increasing Christchurch into productive food-producing areas within the city and neighbouring district councils.	Support
Terry Blogg/ #134.1		Oppose	Reject the Plan Change in its entirety.	
Te Mana Ora/Community and Public Health/ #145.1		Support	While Te Mana Ora recognises that there has been controversy in applying the Medium-Density Residential Standards (MDRS) set out in the Resource Management (Enabling Housing and Other Matters) Amendment Act and the National Policy Statement on Urban Development (NPS-UD) 2020 in Ōtautahi Christchurch, Te Mana Ora supports this Government direction.	
Te Mana Ora/Community and Public Health/145.1	Anne Dingwall/ #FS2037.203	Support	<p>While Te Mana Ora recognises that there has been controversy in applying the Medium-Density Residential Standards (MDRS) set out in the Resource Management (Enabling Housing and Other Matters) Amendment Act and the National Policy Statement on Urban Development (NPS-UD) 2020 in Ōtautahi Christchurch, Te Mana Ora supports this Government direction.</p> <p>Te Mana Ora recognises the value of building up in existing commercial centres where there is already infrastructure and services in place. Increasing the density of housing, creating more compact urban environments and enabling more affordable housing, can have a positive influence on population health outcomes.</p>	Oppose
Te Mana Ora/Community and Public Health/ #145.2		Seek Amendment	Te Mana Ora challenges Christchurch City Council to see these plan changes as an opportunity to influence the health and wellbeing of residents in Ōtautahi Christchurch and create better conditions for more health promoting communities.	
Trudi Bishop/ #155.5		Oppose	The proposed changes to Plan 14 are not taking into account the wellbeing of the city's residents from living in close proximity to each other.	
Marilyn Goulter/ #161.3		Oppose	Improved communication methods - objecting to the manner in which Council chose to communicate this zoning change to residents.	
Stantec/ #184.14		Support	<p>The University is generally supportive of PC14 and efforts to enable more development in the city's existing urban footprint.</p> <p>The University considers that amendments are required to the planning framework to enable intensification, recognizing the need for housing supply, while not compromising on good design and amenity outcomes.</p>	
Riccarton Bush - Kilmarnock Residents' Association/ #188.1		Seek Amendment	The plan change should be reviewed once a proper social impact assessment has been completed.	
Riccarton Bush - Kilmarnock Residents' Association/188.1	Tony Dale/ #FS2036.1	Seek Amendment	<p>The plan change should be reviewed once a proper social impact assessment has been completed.</p> <p>The social impacts of the levels of intensification proposed in Plan Change 14 are, we submit, significant, and yet PC14 appears to lack any adequate social impact assessment, as required by s32 of the Resource Management Act. s32 of the RMA requires an evaluation report 'with a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal'. It must also 'identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions.'</p>	Support

			<p>Further, the Act requires that this detailed report must have been made available for public inspection before or at the same time as the proposal is notified.</p> <p>We support other submitters [including the Christchurch Civic Trust] arguing that these requirements have not been met, particularly in terms of the social effects of the proposal, nor with a level of detail or rigour corresponding to the proposal's scale and significance, nor in time for proper consultation.</p>	
Riccarton Bush - Kilmarnock Residents' Association/188.1	Anne Dingwall/ #FS2037.238	Seek Amendment	<p>The plan change should be reviewed once a proper social impact assessment has been completed.</p> <p>The social impacts of the levels of intensification proposed in Plan Change 14 are, we submit, significant, and yet PC14 appears to lack any adequate social impact assessment, as required by s32 of the Resource Management Act. s32 of the RMA requires an evaluation report 'with a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal'. It must also 'identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions.'</p> <p>Further, the Act requires that this detailed report must have been made available for public inspection before or at the same time as the proposal is notified.</p> <p>We support other submitters [including the Christchurch Civic Trust] arguing that these requirements have not been met, particularly in terms of the social effects of the proposal, nor with a level of detail or rigour corresponding to the proposal's scale and significance, nor in time for proper consultation.</p>	Support
Riccarton Bush - Kilmarnock Residents' Association/188.1	Christchurch International Airport Limited/ #FS2052.286	Seek Amendment	<p>The plan change should be reviewed once a proper social impact assessment has been completed.</p> <p>The social impacts of the levels of intensification proposed in Plan Change 14 are, we submit, significant, and yet PC14 appears to lack any adequate social impact assessment, as required by s32 of the Resource Management Act. s32 of the RMA requires an evaluation report 'with a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal'. It must also 'identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions.'</p> <p>Further, the Act requires that this detailed report must have been made available for public inspection before or at the same time as the proposal is notified.</p> <p>We support other submitters [including the Christchurch Civic Trust] arguing that these requirements have not been met, particularly in terms of the social effects of the proposal, nor with a level of detail or rigour corresponding to the proposal's scale and significance, nor in time for proper consultation.</p>	Support
Riccarton Bush - Kilmarnock Residents' Association/188.1	Kauri Lodge Rest Home 2008 Limited/ #FS2059.24	Seek Amendment	<p>The plan change should be reviewed once a proper social impact assessment has been completed.</p> <p>The social impacts of the levels of intensification proposed in Plan Change 14 are, we submit, significant, and yet PC14 appears to lack any adequate social impact assessment, as required by s32 of the Resource Management Act. s32 of the RMA requires an evaluation report 'with a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal'. It must also 'identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions.'</p> <p>Further, the Act requires that this detailed report must have been made available for public inspection before or at the same time as the proposal is notified.</p> <p>We support other submitters [including the Christchurch Civic Trust] arguing that these requirements have not been met, particularly in terms of the social effects of the proposal, nor with a level of detail or rigour corresponding to the proposal's scale and significance, nor in time for proper consultation.</p>	Oppose
Riccarton Bush - Kilmarnock Residents' Association/188.1	Robert Broughton/ #FS2083.40	Seek Amendment	<p>The plan change should be reviewed once a proper social impact assessment has been completed.</p> <p>The social impacts of the levels of intensification proposed in Plan Change 14 are, we submit, significant, and yet PC14 appears to lack any adequate social impact assessment, as required by s32 of the Resource Management Act. s32 of the RMA requires an evaluation report 'with</p>	Support

			<p>a level of detail that correspondsto the scale and significance of the environmental, economic, social, and cultural effects that areanticipated from the implementation of the proposal'.It must also 'identify and assess the benefits and costs of the environmental, economic, social, andcultural effects that are anticipated from the implementation of the provisions.'</p> <p>Further, the Act requires that this detailed report must have been made available for publicinspection before or at the same time as the proposal is notified.</p> <p>We support other submitters [including the Christchurch Civic Trust] arguing that theserequirements have not been met, particularly in terms of the social effects of the proposal, nor witha level of detail or rigour corresponding to the proposal's scale and significance, nor in time forproper consultation.</p>	
Steve Smith/ #197.1		Oppose	more public consultation/ discussion	
Steve Smith/ #197.2		Seek Amendment	[Retain current District Plan rules and introduce changes more gradually]	
Robert J Manthei/ #200.1		Seek Amendment	<ol style="list-style-type: none"> 1. Restart process based on accurate projections for future housing needs and population trends, or do no more than what is required 2. Directly address the ongoing (and growing) problem of a lack of affordable housing. 3. stop any further work on the proposed PC14 and consider instead how to best fulfil its stated aims by responding in the least disruptive way to the requirements set out in the NPS-UD 	
Robert J Manthei/200.1	Anne Dingwall/ #FS2037.284	Seek Amendment	<ol style="list-style-type: none"> 1. Restart process based on accurate projections for future housing needs and population trends, or do no more than what is required 2. Directly address the ongoing (and growing) problem of a lack of affordable housing. 3. stop any further work on the proposed PC14 and consider instead how to best fulfil its stated aims by responding in the least disruptive way to the requirements set out in the NPS-UD <p>I oppose the entirebasis/assumptions on which theCCC's District Plan Change 14was based.</p> <ol style="list-style-type: none"> 1. While I understand that the Government has imposed certain nation-wide residential and commercial building standards to increase densification, there is considerable latitude within those standards for Tier 1 cities to adopt individual solutions. The CCC's Consultation document which is meant to describe and justify the proposed changes to our District Plan to meet/deal with the Gov't requirements begins with this false and misleading statement : "Over the next 30 years it's predicted we'll need more than 40,000 new houses in Otautahi Christchurch to ensure everyone has a place to live. This means re-thinking some of our planning rules to allow more housing choice and provide greater opportunities for business development." (p.5, Consultation Document) However, the CCC's own figures (see Table 4; Greater Chch Housing Development Capacity Assessment 30/7/21) project not a deficit of 40,000 new houses, but a surplus of 60,700 over the same time frame! <p>Why was this deliberatelydeceptive approach chosen?If there is no adequateexplanation, then FURTHERPLANNING AND DISCUSSIONOF THE DOCUMENT SHOULD BE HALTED AND THEPLANNING PROCESSRESTARTED—based onaccurate projections forfuture housing needs andpopulation trends.IF IT IS TOO LATE TO DO THAT, THEN THE CCCSHOULD DO ONLY THE MINIMUM REQUIRED BY THEGOV'T'S NPS-UD. By taking a DO NO MORE THAN WHAT IS REQUIRED approach, there would still be many opportunities to develop, enhance and densify the city. The main driver inthis approach should be environment considerations and the effects of climate change.</p> <p>There is no risk in taking this'conservative' approach,since whatever currentversion of PC14 is adopted, areview of it must becommenced within 10 years(District Plan TextAmendments, Chap 3, 3.1.c,p. 2).</p> <p>I can only conclude that the increases in housing and business capacity in the City Centreare an overly literal interpretation of Policy 3 of the NPS-UD that directs: "...District plansenable: in city centre zones, building heights and density of urban form to realise as muchdevelopment capacity as possible, to maximise the benefits of intensification..." That thereis demonstrated excess capacity in both of these areas without these drastic changes beingmade seems to have been cast aside.</p>	Support

			<p>2. PC14 says very little that I can see on the topic of providing additional affordable housing to those on low incomes. Densification to the degree being planned could create many new dwellings, but there is nothing I have read in the documentation that shows PC14 will help the persistent and urgent problem of providing sufficient up-to-standard housing for those on low incomes.</p> <p>3. The CCC opposed Government's NPS-UD when it was first proposed, saying: • "One solution will not work for all ... • Less directive policies are preferred. • The NPS-UD is likely to require greater intensification than what is enabled in Christchurch's recently-developed District Plan, without considering the lack of demonstrable need for this additional capacity, local priorities specific to Christchurch, and the potential impact on neighbourhood amenity. • ... the removal of all parking requirements will result in negative consequences, especially in terms of parking spill over and access for the disabled and service providers. • Community involvement in urban planning needs to be factored into the draft NPSUD, and more clearly provided for. This includes community involvement in the discussion about intensification, and the need to consider the diversity and character of neighbourhoods." Curiously, the CCC abandoned its opposition when writing the current version of PC14 and, instead did a 180° about-face by proposing changes that are far more drastic than those required by the NPS-UD. There is no explanation or strategy offered for doing this. Nor is there any detailed discussion listing the social, economic, environmental, and well-being benefits for doing so.</p>	
Robert J Manthei/200.1	Kāinga Ora/ #FS2082.109	Seek Amendment	<ol style="list-style-type: none"> 1. Restart process based on accurate projections for future housing needs and population trends, or do no more than what is required 2. Directly address the ongoing (and growing) problem of a lack of affordable housing. 3. stop any further work on the proposed PC14 and consider instead how to best fulfil its stated aims by responding in the least disruptive way to the requirements set out in the NPS-UD <p>I oppose the entire basis/assumptions on which the CCC's District Plan Change 14 was based.</p> <ol style="list-style-type: none"> 1. While I understand that the Government has imposed certain nation-wide residential and commercial building standards to increase densification, there is considerable latitude within those standards for Tier 1 cities to adopt individual solutions. The CCC's Consultation document which is meant to describe and justify the proposed changes to our District Plan to meet/deal with the Gov't requirements begins with this false and misleading statement: "Over the next 30 years it's predicted we'll need more than 40,000 new houses in Otautahi Christchurch to ensure everyone has a place to live. This means re-thinking some of our planning rules to allow more housing choice and provide greater opportunities for business development." (p.5, Consultation Document) However, the CCC's own figures (see Table 4; Greater Chch Housing Development Capacity Assessment 30/7/21) project not a deficit of 40,000 new houses, but a surplus of 60,700 over the same time frame! <p>Why was this deliberately deceptive approach chosen? If there is no adequate explanation, then FURTHER PLANNING AND DISCUSSION OF THE DOCUMENT SHOULD BE HALTED AND THE PLANNING PROCESS RESTARTED—based on accurate projections for future housing needs and population trends. IF IT IS TOO LATE TO DO THAT, THEN THE CCC SHOULD DO ONLY THE MINIMUM REQUIRED BY THE GOV'T'S NPS-UD. By taking a DO NO MORE THAN WHAT IS REQUIRED approach, there would still be many opportunities to develop, enhance and densify the city. The main driver in this approach should be environment considerations and the effects of climate change.</p> <p>There is no risk in taking this 'conservative' approach, since whatever current version of PC14 is adopted, a review of it must be commenced within 10 years (District Plan Text Amendments, Chap 3, 3.1.c, p. 2).</p> <p>I can only conclude that the increases in housing and business capacity in the City Centre are an overly literal interpretation of Policy 3 of the NPS-UD that directs: "...District plans enable: in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise the benefits of intensification..." That there is demonstrated excess capacity in both of these areas without these drastic changes being made seems to have been cast aside.</p> <ol style="list-style-type: none"> 2. PC14 says very little that I can see on the topic of providing additional affordable housing to those on low incomes. Densification to the degree being planned could create many new dwellings, but there is nothing I have read in the documentation that shows PC14 will help the persistent and urgent problem of providing sufficient up-to-standard housing for those on low incomes. 3. The CCC opposed Government's NPS-UD when it was first proposed, saying: • "One solution will not work for all ... • Less directive policies are preferred. • The NPS-UD is likely to require greater intensification than what is enabled in Christchurch's recently-developed District Plan, without considering the lack of demonstrable need for this additional capacity, local priorities specific to Christchurch, and the potential 	Oppose

			<p>impact on neighbourhood amenity. • ... the removal of all parking requirements will result in negative consequences, especially in terms of parking spill over and access for the disabled and service providers. • Community involvement in urban planning needs to be factored into the draft NPSUD, and more clearly provided for. This includes community involvement in the discussion about intensification, and the need to consider the diversity and character of neighbourhoods.” Curiously, the CCC abandoned its opposition when writing the current version of PC14 and, instead did a 180° about-face by proposing changes that are far more drastic than those required by the NPS-UD. There is no explanation or strategy offered for doing this. Nor is there any detailed discussion listing the social, economic, environmental, and well-being benefits for doing so.</p>	
Robert J Manthei/200.1	Kāinga Ora/ #FS2082.187	Seek Amendment	<p>1. Restart process based on accurate projections for future housing needs and population trends, or do no more than what is required</p> <p>2. Directly address the ongoing (and growing) problem of a lack of affordable housing.</p> <p>3. stop any further work on the proposed PC14 and consider instead how to best fulfil its stated aims by responding in the least disruptive way to the requirements set out in the NPS-UD</p> <p>I oppose the entire basis/assumptions on which the CCC’s District Plan Change 14 was based.</p> <p>1. While I understand that the Government has imposed certain nation-wide residential and commercial building standards to increase densification, there is considerable latitude within those standards for Tier 1 cities to adopt individual solutions. The CCC’s Consultation document which is meant to describe and justify the proposed changes to our District Plan to meet/deal with the Gov’t requirements begins with this false and misleading statement : “Over the next 30 years it’s predicted we’ll need more than 40,000 new houses in Otautahi Christchurch to ensure everyone has a place to live. This means re-thinking some of our planning rules to allow more housing choice and provide greater opportunities for business development.” (p.5, Consultation Document) However, the CCC’s own figures (see Table 4; Greater Chch Housing Development Capacity Assessment 30/7/21) project not a deficit of 40,000 new houses, but a surplus of 60,700 over the same time frame!</p> <p>Why was this deliberately deceptive approach chosen? If there is no adequate explanation, then FURTHER PLANNING AND DISCUSSION OF THE DOCUMENT SHOULD BE HALTED AND THE PLANNING PROCESS RESTARTED—based on accurate projections for future housing needs and population trends. IF IT IS TOO LATE TO DO THAT, THEN THE CCC SHOULD DO ONLY THE MINIMUM REQUIRED BY THE GOV’T’S NPS-UD. By taking a DO NO MORE THAN WHAT IS REQUIRED approach, there would still be many opportunities to develop, enhance and densify the city. The main driver in this approach should be environment considerations and the effects of climate change.</p> <p>There is no risk in taking this ‘conservative’ approach, since whatever current version of PC14 is adopted, a review of it must be commenced within 10 years (District Plan Text Amendments, Chap 3, 3.1.c, p. 2).</p> <p>I can only conclude that the increases in housing and business capacity in the City Centre are an overly literal interpretation of Policy 3 of the NPS-UD that directs: “...District plans enable: in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise the benefits of intensification...” That there is demonstrated excess capacity in both of these areas without these drastic changes being made seems to have been cast aside.</p> <p>2. PC14 says very little that I can see on the topic of providing additional affordable housing to those on low incomes. Densification to the degree being planned could create many new dwellings, but there is nothing I have read in the documentation that shows PC14 will help the persistent and urgent problem of providing sufficient up-to-standard housing for those on low incomes.</p> <p>3. The CCC opposed Government’s NPS-UD when it was first proposed, saying: • “One solution will not work for all ... • Less directive policies are preferred. • The NPS-UD is likely to require greater intensification than what is enabled in Christchurch’s recently-developed District Plan, without considering the lack of demonstrable need for this additional capacity, local priorities specific to Christchurch, and the potential impact on neighbourhood amenity. • ... the removal of all parking requirements will result in negative consequences, especially in terms of parking spill over and access for the disabled and service providers. • Community involvement in urban planning needs to be factored into the draft NPSUD, and more clearly provided for. This includes community involvement in the discussion about intensification, and the need to consider the diversity and character of neighbourhoods.” Curiously, the CCC abandoned its opposition when writing the current version of PC14 and, instead did a 180° about-face by proposing changes that are far more drastic than those required by the NPS-UD. There is no explanation or strategy offered for doing this. Nor is there any detailed discussion listing the social, economic, environmental, and well-being benefits for doing so.</p>	Oppose

Robert J Manthei/ #200.9		Seek Amendment	<ol style="list-style-type: none"> 1. Begin now to establish a Street Running Large Spacing Busway system of public transport. 2. Reinstate the inner city Shuttle bus immediately. 	
Robert J Manthei/200.9	Anne Dingwall/ #FS2037.289	Seek Amendment	<ol style="list-style-type: none"> 1. Begin now to establish a Street Running Large Spacing Busway system of public transport. 2. Reinstate the inner city Shuttle bus immediately. <ol style="list-style-type: none"> 1. In the introduction to the City Spine Transport Corridor Planning document it says that “Planning is underway for Ōtautahi Christchurch to cater for a population of one million people, over the long term” and that the main spine of the City’s transport corridor will connect the north to the west and run through the City. This population ‘guesstimate’ is useless for planning when actual projections for Chch suggest Greater Chch [my emphasis] will have 621,00 people in 2038 and 653,000 in 2048 (from: Canterbury Well-Being Index: canterburywellbeing.org.nz/our.population/). There is no certainty that Chch will ever reach 1,000,000 residents given future uncertainties in relation to epidemics, an aging population, natural disaster, dropping fertility rates worldwide and other unforeseen events/factors, including climate change events. Therefore, future public transport planning should, in my opinion be more present and reality focussed. Planners need to adopt a ‘do-something-now’ mentality, choose a solution that is relatively low cost, and one that retains maximum flexibility to deal with changing needs, demands, residential solutions, etc. Prioritising Mass Rapid Transit (MRT) fails on all three of these counts. It is hugely expensive to build, involves a massive disruption to the environment to establish and results in a fixed-route solution to what will likely be a changing set of variables. The most sensible and affordable option for Christchurch would be to opt for either a bus system involving a large spacing busway, or a bus system utilizing a corridor running system. Both are described in Creating What Matters for the Future Generations. Greater Chch Public Transport Futures, MRT Interim Report –18 June 2021 (final). Of these two systems the set-up costs are vastly lower than those for MRT and significantly lower than for the large spacing busway. It would make sense for the City to pursue the ‘large spacing busway’ option and build on the work that has already gone into establishing a ‘city spine transport corridor’. The key is to build the cheapest, quickest, most flexible system and then incentivise people to use it. 2. In relation to ‘walkability’ and/or accessibility of services in the inner city, the CCC in consultation with ECAN should immediately restore/bring back the ‘Shuttle’ bus service (whether the service is free or ‘gold coin’ matters little). This service would help solve parking problems, traffic congestion by giving visitors and more people living within the 4- Aves an alternative to using their cars to move around the city, and it would extend the walkability distances described in PC14. Previously, the Shuttle was heavily and happily used by a variety of people and the same would occur now. Several months ago the CCC made an astonishing decision to spend \$50m on 5000 more seats for the new stadium, pushing the capacity to 25,000. Given that the stadium will be used for less than 26 occasions per year that in theory might seldom need anywhere near the stadium’s seating capacity, this expenditure was daft. The same amount of money could be used to fund the ‘Shuttle’ for almost 28 years (using an estimate of \$1.8m per year operating cost; two years ago, the estimate was \$1.5m per year). The Shuttle would be used daily by several thousand people, year around. Which expenditure is the most sensible and better facilitates the functioning of a successful, environmentally sound City 	Support
Robert J Manthei/ #200.10		Seek Amendment	Any future version of PlanChange 14 should incorporate regulations mandating ‘Sponge city’ concepts, no matter what the final density targets become. The CCC should set a sponginess rating of 35%, the same as Auckland’s.	
Robert J Manthei/200.10	Anne Dingwall/ #FS2037.290	Seek Amendment	Any future version of PlanChange 14 should incorporate regulations mandating ‘Sponge city’ concepts, no matter what the final density targets become. The CCC should set a sponginess rating of 35%, the same as Auckland’s. Water infrastructure capacity has been exceeded by demand (due to housing densification) in some parts of the city. A relatively simple, inexpensive and environmentally sustainable solution to this problem is to increase the city’s sponginess. This involves using ‘water sensitive urban design’ to incorporate such things as “green roofs, rain gardens and permeable pavements to absorb and filter water. In an international comparison of seven cities’ ‘sponginess’, Auckland “...came out top with a 35% sponge rating – largely thanks to its stormwater systems, many golf courses, green parks and good-sized residential gardens.” (from: Kim Harrisberg, What are ‘sponge cities’ and how can they prevent floods? https://climatechampions.unfccc.int/what-are-sponge-cities-and-how-can-they-prevent-floods/). Christchurch should set a sponginess rating target of 35% to match Auckland’s	Support
Steve Petty/ #203.7		Oppose	Opposes implementation of Plan Change 14.	
Halswell Residents' Association / #204.2		Seek Amendment	Mandate rainwater harvesting with all developments under this plan change	
Halswell Residents' Association /204.2	Kāinga Ora/ #FS2082.120	Seek Amendment	<p>Mandate rainwater harvesting with all developments under this plan change</p> <ol style="list-style-type: none"> 1. The Plan change needs to mandate rainwater harvesting, to minimise impact on the stormwater network. 	Oppose

			<ol style="list-style-type: none"> 1. At a staff briefing for Spreydon-Cashmere-Heathcote Community Board, council staff noted the impact on stormwater volumes and that systematic upgrading of the stormwater system will be needed. This programme will be both expensive and long-running. 2. To minimise this impact (and to make better use of our water resources), the Plan Change needs to mandate on-site rainwater harvesting. 	
Addington Neighbourhood Association / #205.27		Support	Encourage intensification while considering the potential loss of amenity for existing house owners.	
Addington Neighbourhood Association /205.27	Kāinga Ora/ #FS2082.147	Support	<p>Encourage intensification while considering the potential loss of amenity for existing house owners.</p> <p>Existing amenity should be protected at the same time as intensification is encouraged.</p> <p>Loss of sunlight and warmth from the sun on a property, through being overshadowed by a larger building being built next door, is akin to a seat being reclined by the passenger in front of you on a plane. There is a sense of loss of something you believed you were entitled to have.</p> <p>With a long term plan, people will know to consider the intensification potential of their neighbours' properties when they buy a property, They can vote with their feet, by buying in an area which has the right sunlight availability for them</p>	Oppose
Addington Neighbourhood Association / #205.38		Support	Encourage intensification while considering the potential loss of amenity for existing house owners.	
Addington Neighbourhood Association /205.38	Kāinga Ora/ #FS2082.158	Support	<p>Encourage intensification while considering the potential loss of amenity for existing house owners.</p> <p>Existing amenity should be protected at the same time as intensification is encouraged.</p> <p>Loss of sunlight and warmth from the sun on a property, through being overshadowed by a larger building being built next door, is akin to a seat being reclined by the passenger in front of you on a plane. There is a sense of loss of something you believed you were entitled to have.</p> <p>With a long term plan, people will know to consider the intensification potential of their neighbours' properties when they buy a property, They can vote with their feet, by buying in an area which has the right sunlight availability for them</p>	Support
Addington Neighbourhood Association / #205.39		Seek Amendment	Areas of higher density should provide residents with access to public green spaces within a distance of no more than one kilometre.	
Addington Neighbourhood Association /205.39	Kāinga Ora/ #FS2082.159	Seek Amendment	Areas of higher density should provide residents with access to public green spaces within a distance of no more than one kilometre. Areas of higher density should provide residents with access to public green spaces within a distance of no more than one kilometre.	Oppose
Mitchell Cocking/ #207.2		Oppose	Reject the plan change	
BP Oil New Zealand Ltd, Z Energy Limited and Mobil Oil New Zealand Ltd (referred to as The Fuel Companies) / #212.1		Support	Support general intent of the Plan Change 14.	
Michael Boissard/ #214.1		Oppose	Your proposal will destroy the character of a very pleasant part of the city. Also there appears to be no provision for the amenities that will be required by the increased population.	
Julia van Essen/ #218.1		Oppose	[T]hat the council review the need for the extent of the changes proposed under plan change 14.	
Julia van Essen/218.1	Anne Dingwall/ #FS2037.301	Oppose	<p>[T]hat the council review the need for the extent of the changes proposed under plan change 14.</p> <p>I am opposed to plan change 14. I agree that changes should be made to allow densification in the city centre where it makes sense to have apartment blocks. However, having densification to the degree that the plan allows is not appropriate for the suburbs and will have a hugely negative affect on the quality of life of Christchurch people.</p> <p>Implementing plan change 14 will mean the loss of old established and protected trees from the city canopy as well as reducing the amount of green space in the suburbs. Planting seedlings will not replace this canopy. Trees and green spaces are essential to the health of a city and its inhabitants. Lack of green space has a negative effect on the mental health and wellbeing of its citizens and lack of trees will produce</p>	Support

			<p>a heat sink in a city already affected by climate change. There has not been an investigation into the social impact of Plan change 14 by the council.</p> <p>Christchurch is a city build on swampy land and susceptible to liquefaction, earthquakes and flooding. Densification to the extent that Plan change 14 would allow is not practical considering the instability of the land.</p> <p>The changes that will be implemented under Plan 14 are a huge overkill for what is needed in Christchurch. It feels like the government has simply recycled the plans designed for Auckland and is now pushing them onto Christchurch with no regard for the different needs and pressures here.</p>	
Julia van Essen/ #218.2		Seek Amendment	[T]hat the submission process (webpage) is made simpler to use and less glitchy.	
Julia van Essen/218.2	Anne Dingwall/ #FS2037.302	Seek Amendment	<p>[T]hat the submission process (webpage) is made simpler to use and less glitchy. There is a problem with this submission process. The process of submissions on Plan change 14 on this website is cumbersome, glitchy and not user friendly. This could deter some people from making submissions which will skew the results. [T]hat the submission process (webpage) is made simpler to use and less glitchy. There is a problem with this submission process. The process of submissions on Plan change 14 on this website is cumbersome, glitchy and not user friendly. This could deter some people from making submissions which will skew the results.</p>	Support
Julia van Essen/ #218.3		Seek Amendment	[T]hat submissions [are] reopened and more time given for submissions [following improvement to the submissions web page].	
Julia van Essen/218.3	Susan Wall/ #FS2015.4	Seek Amendment	<p>[T]hat submissions [are] reopened and more time given for submissions [following improvement to the submissions web page].</p> <p>I am opposed to plan change 14. I agree that changes should be made to allow densification in the city centre where it makes sense to have apartment blocks. However, having densification to the degree that the plan allows is not appropriate for the suburbs and will have a hugely negative affect on the quality of life of Christchurch people.</p> <p>I concerned that this is the second time I am writing a submission on the changes proposed by Plan Change 14. The decision to notify was voted on last year and the vote was “no”. When the vote to notify was redone, the City Councillors who changed their vote made it clear that they did not agree with the change. They were voting “yes” based on information that the government were threatening a worse outcome if they did not vote “yes”. Therefore, the “yes” vote was made under duress and, as such, is invalid.</p> <p>There is a problem with this submission process. The process of submissions on Plan change 14 on this website is cumbersome, glitchy and not user friendly. This could deter some people from making submissions which will skew the results.</p> <p>The rest of my objections to plan change 14 remain the same as my last submission. These were in summary:</p> <p>Implementing plan change 14 will mean the loss of old established and protected trees from the city canopy as well as reducing the amount of green space in the suburbs. Planting seedlings will not replace this canopy. Trees and green spaces are essential to the health of a city and its inhabitants. Lack of green space has a negative effect on the mental health and wellbeing of its citizens and lack of trees will produce a heat sink in a city already affected by climate change. There has not been an investigation into the social impact of Plan change 14 by the council.</p> <p>Christchurch is a city build on swampy land and susceptible to liquefaction, earthquakes and flooding. Densification to the extent that Plan change 14 would allow is not practical considering the instability of the land.</p> <p>The changes that will be implemented under Plan 14 are a huge overkill for what is needed in Christchurch. It feels like the government has simply recycled the plans designed for Auckland and is now pushing them onto Christchurch with no regard for the different needs and pressures here.</p> <p>[T]hat submissions [are] reopened and more time given for submissions [following improvement to the submissions web page].</p>	Support

			<p>I am opposed to plan change 14. I agree that changes should be made to allow densification in the city centre where it makes sense to have apartment blocks. However, having densification to the degree that the plan allows is not appropriate for the suburbs and will have a hugely negative affect on the quality of life of Christchurch people.</p> <p>I concerned that this is the second time I am writing a submission on the changes proposed by Plan Change 14. The decision to notify was voted on last year and the vote was “no”. When the vote to notify was redone, the City Councillors who changed their vote made it clear that they did not agree with the change. They were voting “yes” based on information that the government were threatening a worse outcome if they did not vote “yes”. Therefore, the “yes” vote was made under duress and, as such, is invalid.</p> <p>There is a problem with this submission process. The process of submissions on Plan change 14 on this website is cumbersome, glitchy and not user friendly. This could deter some people from making submissions which will skew the results.</p> <p>The rest of my objections to plan change 14 remain the same as my last submission. These were in summary:</p> <p>Implementing plan change 14 will mean the loss of old established and protected trees from the city canopy as well as reducing the amount of green space in the suburbs. Planting seedlings will not replace this canopy. Trees and green spaces are essential to the health of a city and its inhabitants. Lack of green space has a negative effect on the mental health and wellbeing of its citizens and lack of trees will produce a heat sink in a city already affected by climate change. There has not been an investigation into the social impact of Plan change 14 by the council.</p> <p>Christchurch is a city build on swampy land and susceptible to liquefaction, earthquakes and flooding. Densification to the extent that Plan change 14 would allow is not practical considering the instability of the land.</p> <p>The changes that will be implemented under Plan 14 are a huge overkill for what is needed in Christchurch. It feels like the government has simply recycled the plans designed for Auckland and is now pushing them onto Christchurch with no regard for the different needs and pressures here.</p>	
Julia van Essen/218.3	Anne Dingwall/ #FS2037.303	Seek Amendment	<p>[T]hat submissions [are] reopened and more time given for submissions [following improvement to the submissions web page].</p> <p>I am opposed to plan change 14. I agree that changes should be made to allow densification in the city centre where it makes sense to have apartment blocks. However, having densification to the degree that the plan allows is not appropriate for the suburbs and will have a hugely negative affect on the quality of life of Christchurch people.</p> <p>I concerned that this is the second time I am writing a submission on the changes proposed by Plan Change 14. The decision to notify was voted on last year and the vote was “no”. When the vote to notify was redone, the City Councillors who changed their vote made it clear that they did not agree with the change. They were voting “yes” based on information that the government were threatening a worse outcome if they did not vote “yes”. Therefore, the “yes” vote was made under duress and, as such, is invalid.</p> <p>There is a problem with this submission process. The process of submissions on Plan change 14 on this website is cumbersome, glitchy and not user friendly. This could deter some people from making submissions which will skew the results.</p> <p>The rest of my objections to plan change 14 remain the same as my last submission. These were in summary:</p> <p>Implementing plan change 14 will mean the loss of old established and protected trees from the city canopy as well as reducing the amount of green space in the suburbs. Planting seedlings will not replace this canopy. Trees and green spaces are essential to the health of a city and its inhabitants. Lack of green space has a negative effect on the mental health and wellbeing of its citizens and lack of trees will produce a heat sink in a city already affected by climate change. There has not been an investigation into the social impact of Plan change 14 by the council.</p> <p>Christchurch is a city build on swampy land and susceptible to liquefaction, earthquakes and flooding. Densification to the extent that Plan change 14 would allow is not practical considering the instability of the land.</p>	Support

			<p>The changes that will be implemented under Plan 14 are a huge overkill for what is needed in Christchurch. It feels like the government has simply recycled the plans designed for Auckland and is now pushing them onto Christchurch with no regard for the different needs and pressures here.</p> <p>[T]hat submissions [are] reopened and more time given for submissions [following improvement to the submissions web page].</p> <p>I am opposed to plan change 14. I agree that changes should be made to allow densification in the city centre where it makes sense to have apartment blocks. However, having densification to the degree that the plan allows is not appropriate for the suburbs and will have a hugely negative affect on the quality of life of Christchurch people.</p> <p>I concerned that this is the second time I am writing a submission on the changes proposed by Plan Change 14. The decision to notify was voted on last year and the vote was “no”. When the vote to notify was redone, the City Councillors who changed their vote made it clear that they did not agree with the change. They were voting “yes” based on information that the government were threatening a worse outcome if they did not vote “yes”. Therefore, the “yes” vote was made under duress and, as such, is invalid.</p> <p>There is a problem with this submission process. The process of submissions on Plan change 14 on this website is cumbersome, glitchy and not user friendly. This could deter some people from making submissions which will skew the results.</p> <p>The rest of my objections to plan change 14 remain the same as my last submission. These were in summary:</p> <p>Implementing plan change 14 will mean the loss of old established and protected trees from the city canopy as well as reducing the amount of green space in the suburbs. Planting seedlings will not replace this canopy. Trees and green spaces are essential to the health of a city and its inhabitants. Lack of green space has a negative effect on the mental health and wellbeing of its citizens and lack of trees will produce a heat sink in a city already affected by climate change. There has not been an investigation into the social impact of Plan change 14 by the council.</p> <p>Christchurch is a city build on swampy land and susceptible to liquefaction, earthquakes and flooding. Densification to the extent that Plan change 14 would allow is not practical considering the instability of the land.</p> <p>The changes that will be implemented under Plan 14 are a huge overkill for what is needed in Christchurch. It feels like the government has simply recycled the plans designed for Auckland and is now pushing them onto Christchurch with no regard for the different needs and pressures here.</p>	
Julia van Essen/ #218.4		Seek Amendment	[That] a review into the social impact of plan change 14 [is undertaken].	
Julia van Essen/218.4	Anne Dingwall/ #FS2037.304	Seek Amendment	<p>[That] a review into the social impact of plan change 14 [is undertaken].</p> <p>Having densification to the degree that the plan allows is not appropriate for the suburbs and will have a hugely negative affect on the quality of life of Christchurch people.</p> <p>Implementing plan change 14 will mean the loss of old established and protected trees from the city canopy as well as reducing the amount of green space in the suburbs. Planting seedlings will not replace this canopy. Trees and green spaces are essential to the health of a city and its inhabitants. Lack of green space has a negative effect on the mental health and wellbeing of its citizens and lack of trees will produce a heat sink in a city already affected by climate change. There has not been an investigation into the social impact of Plan change 14 by the council.</p> <p>[That] a review into the social impact of plan change 14 [is undertaken].</p> <p>Having densification to the degree that the plan allows is not appropriate for the suburbs and will have a hugely negative affect on the quality of life of Christchurch people.</p> <p>Implementing plan change 14 will mean the loss of old established and protected trees from the city canopy as well as reducing the amount of green space in the suburbs. Planting seedlings will not replace this canopy. Trees and green spaces are essential to the health of a city and its inhabitants. Lack of green space has a negative effect on the mental health and wellbeing of its citizens and lack of trees will produce</p>	Support

			a heat sink in a city already affected by climate change. There has not been an investigation into the social impact of Plan change 14 by the council.	
Julia van Essen/ #218.5		Oppose	[Revisit the vote to notify Plan Change 14]	
Deans Avenue Precinct Society Inc./ #222.1		Support	Support the broad goals of the urban intensification process, and do not think that Christchurch should be allowed to sprawl further across the plains. We need to take account of national priorities, not only with respect to land use, but with respect to energy efficiency and de-carbonisation.	
Deans Avenue Precinct Society Inc./222.1	Anne Dingwall/ #FS2037.305	Support	<p>Support the broad goals of the urban intensification process, and do not think that Christchurch should be allowed to sprawl further across the plains. We need to take account of national priorities, not only with respect to land use, but with respect to energy efficiency and de-carbonisation.</p> <p>The focus for HRZ development in Christchurch must continue to be on the centralcity for the next 5-10 years.</p> <p>We support HRZ for the 'Old Saleyards' area. This could be at least to 20m (6storeys) as presently allowed under 'higher height overlay'. We oppose mixedcommercial and residential use for this site.</p> <p>We support the height rules for HRZ with the 'Town Centre Precinct' for the 'GuestAccommodation' block (Deans/Kilmarnock/Darvel/Matai East).9.4 We support the proposed Qualifying Matter for Christchurch-specific recessionplane rules.</p> <p>We oppose any changes to the proposed recession plane rules that further reducesunlight on neighbouring properties.9.6 We oppose 'no public or limited notification' for applications that don't meetrecession plane rules. Adjacent landowners who are potentially adversely affectedshould have an input to the decision-making.</p> <p>We oppose the rest of the area changing from medium density to HRZ, until there isa more planned approach to 4-6 storey development amongst existing housing,much of it less than 20 years old. Provision must be made for green space andtrees (not just financial contributions or more trees in Hagley Park) and implicationsfor the major arterial (Deans Avenue) need to be determined. Otherwise there is arisk that the area could become a 'dormitory' area of small apartments, with alargely transient population.</p>	Support
Atlas Quarter Residents Group (22 owners) / #224.23		Support	The need for greater intensification is supported, but this does not require or justify the proposed increases in height limits as permitted activities.	
Atlas Quarter Residents Group (22 owners) /224.23	Hugh Nicholson/ #FS2007.1	Support	<p>The need for greater intensification is supported, but this does not require or justify the proposed increases in height limits as permitted activities.</p> <p>Who we are:</p> <p>This submission is made on behalf of the following persons, all of whom own units in the Atlas Quarter, 36 Welles Street, Christchurch Central:</p> <p>Richard Ball, Athena Ellis, Phil and Lynette Stenning, Max Lucas, Paul and Jeni Neilson, Jenny Jia and Zhongyang Yuan, Piers and Emma Bayley, Rachel and Tim Scanlan, Eileen and Vernon Payne, Bruce Fraser, Eléonore Dumaine, Peter and Faye Greenwood, Alan Steel, Gillian Smeith, Chelsea Kennedy, Deborah Bowker, Kate and Mike Peers, Peter Morris, Mathilde Vachon, Barbra Pullar, Martin Rumbold and Kirsty Stewart.</p> <p>Key points:</p> <p>We support well designed intensive residential and commercial development, integrated with sustainable transport options. We have already "put our money where our mouths are" by purchasing units in the Atlas Quarter, a large and successful inner-city development of 110 residential and three commercial units.</p> <p>We oppose the greatly increased height limits proposed by Plan Change 14. They are unnecessary and inappropriate for Christchurch.</p> <p>We support the inclusion of qualifying matters to enhance design quality and urban amenity across the City.</p>	Support

Relief sought:

1. That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
2. Where Government legislation and regulations require increases to height limits, that these are kept to the minimum extent possible for compliance with the regulations.
3. The need for greater intensification is supported but this does not require or justify the proposed increases in height limits as permitted activities.
4. The inclusion of the qualifying criteria is supported, independent of height limits, as a means of promoting good design and ensuring new buildings do not adversely impact existing buildings designed and constructed within the current District Plan requirements.

Reasons:

Following the Christchurch earthquakes, a comprehensive design process was undertaken for the City, particularly for the central city. Deliberate and well-informed decisions were made create a liveable city, with intensified development in the central city and around suburban centres, but with lower central city height limits than previously existed. This has created a compact central city with increased densities compared to before the earthquakes, but without the height of some of the buildings that Christchurch had pre-earthquake . The consolidation has resulted in many vacant sites becoming available which are gradually being filled.

This model was developed by looking at best practice around the world, combined with local input from residents and experts, to create an attractive and vibrant City. It set ambitious goals for increasing densities for residential living, especially in the central city and around suburban centres. It was fully integrated with future transport options and climate resilience objectives.

It has widespread local support and was developed with considerable input and investment from Government (via CERA) and Christchurch City Council. It integrated land use and transport, seeking higher densities and more sustainable transport, as reflected in the Land Use Recovery Plan, Christchurch Central Recovery Plan and the Central City Transport Plan. It was embedded into the District Plan through an Independent Hearing Panel of experts hand-picked by the Government.

The greatly increased height limits proposed Plan Change 14 undermines the objectives and principles that underpin the vision of the 2015 Christchurch Central Recovery Plan:

“To become one of the best small cities in the world, Christchurch needs a city centre that is:

- *an inspiring place to live*
- *an attractive place to invest*
- *the best urban environment in New Zealand.”*

The decision to limit heights was a deliberate choice in achieving this vision. The proposed changes will undermine existing investments, entered into in good faith based on the Recovery Plans, while also reducing the central city’s design coherence and creating a less attractive City.

The many empty sites and carparks that still exist post-earthquake provide adequate future capacity for the foreseeable future, including the “competitive margin” required by Government regulations. The only apparent reason for increasing the height limits appears to be compliance with new Government regulations. If the height limits are to be increased, this change should be done to the minimum extent needed to comply with these ill-considered Government requirements. There is no other justification for the proposed rules.

The proposed rules allow new development to be concentrated in a small number of very tall buildings, with the negative impacts such as greater shading and wind tunnels, accompanied by a continuation of many empty and ugly lots in the central city. As the vacant sites are largely filled with cheap carparking, this further undermines the stated transport sustainability and climate resilience objectives.

The scale of the buildings permitted under PC14 is not consistent with the extensive post-earthquake developments that have already occurred. The post-quake developments have created a very attractive City which will be undermined by these proposals. Existing intensive residential developments, such as the Atlas Quarter, could be overshadowed by new buildings of nearly twice the height on the east and west, blocking sunlight. Others may be blocked to the north.

In short, the proposal for increased heights across the City are ill-considered solutions for problems that exist in Auckland, Wellington, and possibly other centres, but are not applicable to Christchurch. The geography and existing development of these other centres constrains

			<p>new development. Post-earthquake Christchurch is quite different from these other centres: it is not constrained for growth opportunities, as demonstrated by the far slower growth in property prices over recent years. Even before the earthquakes, Christchurch had far more stable (less volatile) prices than Auckland and Wellington – a trend that has persisted since at least the 1970’s. In Christchurch there is housing choice, particularly with substantial increases in the number of higher density residential apartments.</p> <p>Maximising the benefits of intensification needs to consider the dis-benefits. The proposed Plan identifies loss of tree cover as a disbenefit but does appear to put sufficient emphasis on other matters. Why does it propose financial contributions for loss of tree cover but not for loss of sunlight to others, wind tunnel effects or loss of amenity? In the Christchurch context, the widespread demolition of much of the central city, including most of the taller buildings, and consolidation of activities into more compact precincts, has created a much more attractive City with a visual appearance and aesthetic appropriate for the size of the City, reflected in the Central City Recovery Plan issued by CERA after extensive public and expert engagement. Both residents and visitors are commenting on the attractiveness of this new look. Re-introducing unnecessarily large buildings undermines this new and attractive look. Even with setbacks and other requirements, it has the potential to detract from the amenity and value of the very substantial public and private investment made for the City’s re-build and recovery.</p>	
Atlas Quarter Residents Group (22 owners) / #224.24		Support	The inclusion of the qualifying criteria is supported, independent of height limits.	
Michael Dore/ #225.1		Oppose	Opposes any residential development above 12 meters beyond the inner city.	
Michael Dore/225.1	Anne Dingwall/ #FS2037.312	Oppose	<p>Opposes any residential development above 12 meters beyond the inner city.</p> <p>Areas for development above 12 meters should not be intermingled in existing residential areas. They should be restricted to the inner city area or in blocks together where there is much unused land and where that development was originally planned following the Christchurch earthquakes. Tall buildings inter laced with traditional residential housing will always create disharmony distrust and break up communities who have often lived on one site for many years.anded approach is like hitting a tack with a sledgehammer.</p> <p>One size does not fit all. How can you compare Auckland or Wellington with Christchurch when the topography is so different. Allowing new buildings of the proposed heights will create shaded areas for existing houses which will affect people’s mental health and wellbeing.</p> <p>I strongly object to the intensification of residential land. The Governments heavy handed approach is already creating disharmony which will only get worse. One size does not fit all. How can you compare Auckland or Wellington with Christchurch when the topography is so different. Allowing new buildings of the proposed heights will create shaded areas for existing houses which will affect people’s mental health and wellbeing. It should not be too difficult to find sufficient pockets of land including in the central City itself to allow greater intensification to satisfy additional demands for housing and protect existing communities.</p>	Support
Graeme McNicholl/ #226.2		Seek Amendment	<p>As an alternative to intensifying the housing in the city, Council's should be looking at current inner-city large blocks of land, such as Princess Margaret Hospital site on Cashmere Road, the old Christchurch Women's Hospital site on Colombo Street, current empty tracks of land such as along Moorhouse Avenue, and rezone these areas for mixed use retail with apartment living above.</p> <p>Furthermore there are potentially other older commercial/industrial areas of Christchurch such as Addington, Sydenham and Phillipstown that should be rezoned as mixed use commercial with apartment living above.</p> <p>Furthermore, the future large green field developments should cater for the medium-density housing as proposed, in order to safe-guard prospective house owners with an understanding of what they are buying.</p>	
Graeme McNicholl/226.2	Christchurch International Airport Limited/ #FS2052.141	Seek Amendment	<p>As an alternative to intensifying the housing in the city, Council's should be looking at current inner-city large blocks of land, such as Princess Margaret Hospital site on Cashmere Road, the old Christchurch Women's Hospital site on Colombo Street, current empty tracks of land such as along Moorhouse Avenue, and rezone these areas for mixed use retail with apartment living above.</p> <p>Furthermore there are potentially other older commercial/industrial areas of Christchurch such as Addington, Sydenham and Phillipstown that should be rezoned as mixed use commercial with apartment living above.</p> <p>Furthermore, the future large green field developments should cater for the medium-density housing as proposed, in order to safe-guard prospective house owners with an understanding of what they are buying.</p>	Oppose

			<p>Rezoning Phillipston, Addington and Sydenham would allow for this old industrial area of town to be upgraded and change to allow high rise apartment living in an organic way over time. This helps to keep the city compact by not driving some home owners to the outer-lying districts and keeps people closer to the city centre, utilizing the new amenities such as the Metro Sports Centre, theatres, restaurants, bars and retail that are still under development. We need to give the city a chance to realize the vision that was set in the blue-print for the city following the earthquakes.</p> <p>Christchurch city, following the earthquakes, has recently had major residential plan changes under the earthquake legislation which has already allowed a lot of residential medium density housing to take place in Christchurch's older suburbs. The city should now be given a chance to bed-in these current changes and allow the city's new character to organically settle in place. Having a further upgrade imposed on the city will drastically alter it's current organic growth and therefore lose the city's character and charm. It is totally unfair that the government has forced the Christchurch City Council to make further changes so soon after major changes following the earthquake.</p> <p>While I support high-density housing as is currently designated throughout the city, I disagree with intensifying this further throughout the rest of the city. I believe that allowing a medium density environment throughout much of the city and imposing three and four story buildings, will have a negative impact on the value of surrounding properties, and will potentially alter the rate-payer base of the city, by way of driving some families to the outer lying districts to avoid this imposition. This will create gaps in society where particular home owners will feel not considered or catered for in this proposed housing environment.</p>	
Kurt Higgison/ #232.5		Oppose	Opposes developments in already built areas and seeks that new development areas grow into new areas,	
Kurt Higgison/ #232.7		Oppose	Opposes developments in already built areas and seeks that new development areas grow into new areas,	
Kurt Higgison/232.7	Brighton Observatory of Environment and Economics/ #FS2092.8	Oppose	<p>Opposes developments in already built areas and seeks that new development areas grow into new areas, We have extensive development in the outer areas of the city already. Yaldhurst, Halswell and the north west suburbs, providing enough development already. We do not need to give developers more scope than they already do to disrupt the quieter established streets.</p> <p>We need to make sure new areas grow into new areas, not encourage developers to bulldoze and disrupt established areas.</p>	Support
Susan Barrett/ #236.3		Oppose	That rather than wholesale non-consented High Density Residential Zone developments in Christchurch's existing suburbs, it would be preferable, more cost-effective, and quicker to apply these principles to forward-thinking, well-planned green field developments (with the right transport links)	
Susan Barrett/ #236.6		Oppose	That rather than wholesale non-consented High Density Residential Zone developments in Christchurch's existing suburbs, it would be preferable, more cost-effective, and quicker to apply these principles to forward-thinking, well-planned green field developments (with the right transport links)	
Marjorie Manthei/ #237.1		Seek Amendment	<p>That the level of intensification be re-visited, and that PC14 goes only as far as it must to satisfy the minimum requirements of NPS-UD and Enabling House legislation.</p> <ol style="list-style-type: none"> 1. Base decisions on the required 10-30 year period, not 50 years. 2. Reduce extent of walkable catchments 	
Marjorie Manthei/237.1	Anne Dingwall/ #FS2037.324	Seek Amendment	<p>That the level of intensification be re-visited, and that PC14 goes only as far as it must to satisfy the minimum requirements of NPS-UD and Enabling House legislation.</p> <ol style="list-style-type: none"> 1. Base decisions on the required 10-30 year period, not 50 years. 2. Reduce extent of walkable catchments <p>Density was achieved with a maximum height of 28m in the City Centre and 11-14m in Central City Residential Zones. The Rule requiring at least one dwelling for every 200m² within CCRZ significantly increased density. 5 The notified version of PC14 goes well beyond what is required by legislation, particularly in terms of height and walkable catchments. We are faced with the possibility of whopping 90m building/s in the City Centre and 32m buildings on very small sections in nearby HDRZs.</p> <p>Definition of long term: 'long-term' is defined as 10 – 30 years (NPS-UD document, Definitions). Most of Stats NZ and Infometrics data projections go to 2048. Referring to a 50-year period is another example of going further than legislation requires.</p> <p>Walkable catchment: The NPS-UD does not stipulate how 'walkable catchments' are defined, although it does refer to 400-800m as "typical". The notion of the '20 Minute City' is the time needed "to walk from home to a destination and back again" (s32, para 4.1.3), i.e., a 10-minute walk one way, equal to approximately 800m, or 20 minutes round trip. However, for PC14, the 'walkable catchment' was</p>	Support

			<p>extended to 1.2 – 1.5km or 15 minutes (a 30-minute round trip). The only rationale I could find was that Christchurch is flat, with good footpaths(para 4.1.2).</p> <p>I believe the rationale underpinning the notified version of PC14 overstates the level of intensification required by legislation. At the same time, it ignores or downplays what 'long term' means in this context (30-year period) and the implication of PC14's 10-year life span. The outcome of these deficiencies includes (i) a greater-than-required enabled height in the City Centre (ii) an expanded walkable catchment and (iii) flow-on effects of unwarranted heights on Victoria Street(45m), the former women's hospital site (32m) and between 20 - 32m heights in various parts of the HDRZ north of the City Centre.</p> <p>[References: Christchurch City Council submission on the National Policy Statement on Urban Development (cover letter, Mayor Lianne Dalziel, 2 October 2019) • Submission to the Select Committee on the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill (Mayor Dalziel, 18 November 2021) • Letter to Minister Parker after CCC voted not to notify PC14 (Mayor Dalziel, 20 September 2022) • Section 32: Part 1, Appendix 1 Christchurch City Council Updated Housing Capacity Assessment (February 2023) • National Policy Statement on Urban Development 2020 (July 2020) • Understanding and implementing intensification provisions for the National Policy Statement on Urban Development (September 2020) • Chapter 3 Strategic Directions (Notified version) • Section 32 Evaluation: Commercial and Industrial sub-chapters (Part 4) and associated documents, Issue 1 – Policy 3A (City Centre Zone intensification response) and Issue 2 – Policy 3c (ii) (Intensification response within a walkable catchment of edge of City Centre Zone, commercial zones) • Section 32 Appendix 1 Background to Central City Height and Density Controls Technical Report (18 July 2022)]</p>	
Ian Dyson/ #250.1		Seek Amendment	[A]gree with the goals of densification, but it needs to be done in a controlled manner by releasing designated areas for development. Other areas can then be released as requirements dictate.	
Ian Dyson/250.1	Anne Dingwall/ #FS2037.342	Seek Amendment	<p>[A]gree with the goals of densification, but it needs to be done in a controlled manner by releasing designated areas for development. Other areas can then be released as requirements dictate.</p> <p>It appears that the proposed changes to building height and density allowance has been done without the usual considered planning restrictions. Christchurch does not have a major issue with shortage of available land. Agree with the goals of densification, but it needs to be done in a controlled manner by releasing designated areas for development. Other areas can then be released as requirements dictate.</p> <p>The proposed plan will result in isolated developments that will be out of place and cause discontent with neighbors. The approach to focus development around bus routes is short sighted and is likely not to apply in future when small on-demand autonomous vehicles are likely to replace buses.</p>	Support
Daniel McMullan/ #251.1		Support		
Ara Poutama Aotearoa/ #259.9		Support	Ara Poutama supports the overall intent of PC14	
Harley Peddie/ #263.13		Seek Amendment	Density is what this city needs, not ever increasing property values.	
Clare Marshall/ #268.14		Seek Amendment	Plans need to be made with climate change in mind.	
Caitriona Cameron/ #272.1		Seek Amendment	The proposal should provide protections for existing property rights. This could be achieved by setting a 'phase in' period (perhaps 5-10 years) for developments under the new regulations	
Caitriona Cameron/272.1	Anne Dingwall/ #FS2037.385	Seek Amendment	<p>The proposal should provide protections for existing property rights. This could be achieved by setting a 'phase in' period (perhaps 5-10 years) for developments under the new regulations</p> <p>To allow a transition period for those potentially negatively affected. Property owners on sites likely to be impacted could then have time to leave the property, or plan for modifications to their own property to mitigate any new developments. (Such a phase in time could be 'over-ridden' if neighbours consented to a development.)</p> <p>Many current residents will have their property values (both amenity and financial) significantly reduced (for example through losing sunlight through ground floor windows, solar panel installations becoming redundant) under the new recession planes and minimum plot sizes. Not only would property owners have no recompense for the loss, they would also have very little time to transition (either by selling the property or altering the building).</p>	Support

Caitriona Cameron/ #272.3		Seek Amendment	The proposal should facilitate coherent residential planning, rather than allow a solely market-driven approach (which risks 'lowest common denominator' development). Specifically et a phase-in period (as suggested in C1 [272.9]) would also ensure more coherent development. It is likely there would be more larger coherent developments, rather than piece-meal development.	
Caitriona Cameron/272.3	Anne Dingwall/ #FS2037.387	Seek Amendment	The proposal should facilitate coherent residential planning, rather than allow a solely market-driven approach (which risks 'lowest common denominator' development). Specifically et a phase-in period (as suggested in C1 [272.9]) would also ensure more coherent development. It is likely there would be more larger coherent developments, rather than piece-meal development. The current proposal marks a significant change in what is permitted and encouraged in residential areas. The proposal talks about meeting housing needs over a 30 year time frame. The vision for 30 years' time may be coherent but, without careful local planning and oversight, the streetscapes are likely to be unattractive and highly variable in the short to medium term, with piece-meal development leading to 'sawtooth' streetscapes. The 30 year time frame outlined in the proposal means there is time to do this well - there is no rush.	Support
Mark Nichols/ #287.1		Seek Amendment	Seek densification in a planned and staged way by staging the effective date of the zoning changes in for example rings coming out from the city centre and/or major shopping areas, so that the densification occurs in a structured way over time, rather than in a haphazard way across most of the city. This will allow for a more staged build out of the infrastructure required to support the densification.	
Mark Nichols/287.1	Anne Dingwall/ #FS2037.402	Seek Amendment	Seek densification in a planned and staged way by staging the effective date of the zoning changes in for example rings coming out from the city centre and/or major shopping areas, so that the densification occurs in a structured way over time, rather than in a haphazard way across most of the city. This will allow for a more staged build out of the infrastructure required to support the densification. I appreciate the need to add 40,000 houses over the next 30 years, but I am concerned that the approach proposed and being driven is both in-efficient and bad planning. In-efficient because allowing the densification randomly across the city will require additional services across the whole city instead of progressively in concentrated areas.	Support
Waipapa Papanui-Innes-Central Community Board/ #288.9		Seek Amendment	Thoroughly consider the economic and environmental impacts and the social and well-being consequences of the proposed intensification on the community.	
Waipapa Papanui-Innes-Central Community Board/288.9	Brighton Observatory of Environment and Economics/ #FS2092.15	Seek Amendment	Thoroughly consider the economic and environmental impacts and the social and well-being consequences of the proposed intensification on the community. The Board is concerned that high intensity development has the potential to lead to issues of anti-social behaviour thus increasing the impact on New Zealand Police, and mental health services resources that are already highly stressed. The Linwood-Central-Heathcote Community Board continually heard of issues from its Phillipstown residents who are experiencing high density in a low social-economic area. The Board notes that while economic and environmental impacts have been considered they do not feel that the social and well-being consequences have been considered as thoroughly.	Seek Amendment
Waipapa Papanui-Innes-Central Community Board/ #288.10		Seek Amendment	Ensure three waters infrastructure is able to appropriately manage and support intensification and development, with flood mitigation projects investigated and implemented where necessary.	
Waipapa Papanui-Innes-Central Community Board/288.10	Brighton Observatory of Environment and Economics/ #FS2092.16	Seek Amendment	Ensure three waters infrastructure is able to appropriately manage and support intensification and development, with flood mitigation projects investigated and implemented where necessary. The Board wishes to especially ensure three waters infrastructure is able to appropriately manage and support intensification and development, with flood mitigation projects investigated and implemented where necessary.	Seek Amendment
Waipapa Papanui-Innes-Central Community Board/ #288.11		Seek Amendment	To incorporate the goals of the Ōtautahi Christchurch Climate Resilience Strategy and the Ōtautahi Christchurch Urban Forest Plan in the Plan.	
Waipapa Papanui-Innes-Central Community Board/288.11	Brighton Observatory of Environment and Economics/ #FS2092.17	Seek Amendment	To incorporate the goals of the Ōtautahi Christchurch Climate Resilience Strategy and the Ōtautahi Christchurch Urban Forest Plan in the Plan. The Board suggests that any opportunity for the goals of the Ōtautahi Christchurch Climate Resilience Strategy and the Ōtautahi Christchurch Urban Forest Plan to be reflected here is seized.	Seek Amendment
Waipapa Papanui-Innes-Central Community Board/288.11	Ryman Healthcare Limited/ #FS2095.1	Seek Amendment	To incorporate the goals of the Ōtautahi Christchurch Climate Resilience Strategy and the Ōtautahi Christchurch Urban Forest Plan in the Plan. The Board suggests that any opportunity for the goals of the Ōtautahi Christchurch Climate Resilience Strategy and the Ōtautahi Christchurch Urban Forest Plan to be reflected here is seized.	Seek Amendment
Waipapa Papanui-Innes-Central Community Board/288.11	Retirement Village Association of New Zealand Incorporated/ #FS2096.1	Seek Amendment	To incorporate the goals of the Ōtautahi Christchurch Climate Resilience Strategy and the Ōtautahi Christchurch Urban Forest Plan in the Plan. The Board suggests that any opportunity for the goals of the Ōtautahi Christchurch Climate Resilience Strategy and the Ōtautahi Christchurch Urban Forest Plan to be reflected here is seized.	Seek Amendment
Cody Cooper/ #289.1		Support	[S]upport the intensification in our City and changes to make it more affordable to live in our city, including making it more accessible on foot and by cycling.	
Julie Farrant/ #292.2		Support	Seeks amendments to ensure that existing stormwater infrastructure is competent for [high density accommodation development].	
Exsto Architecture/ #293.1		Support	[S]upports the MDRS rule change and the Qualifying Matter proposals.	

Chessa Crow/ #294.5		Support	Seek to share all proposed building consents submitted to neighbours so they know of (potential) plans for building and property development on land that directly affects their lives/well-being/investment/living.	
Chessa Crow/ #294.9		Seek Amendment	Seek to Improve transport links and public transport service to New Brighton area	
Chessa Crow/ #294.10		Seek Amendment	Seek to provide more infrastructure and facilities in New Brighton	
Danielle Barwick/ #296.1		Seek Amendment	Upgrade storm and wastewater infrastructure to better service existing and proposed future needs before allowing increased housing density.	
Nick Edwards/ #302.1		Support	Approve the proposed change.	
Vickie Hearnshaw/ #305.18		Support	[S]upport[s] the idea of developing a new town plan.	
Matty Lovell/ #306.2		Oppose	[T]hat this intensification change be dismissed entirely and the [District Plan] remains as is.	
Robert Fletcher/ #307.1		Support	Support the plan change and would like to see it implemented with no further amendments.	
Graham Townsend/ #314.1		Support	[Retain provisions that enable intensification]	
Denis Morgan/ #315.4		Seek Amendment	<p>I have a strong objection to.</p> <ul style="list-style-type: none"> • Lack of proper social impact assessment* • Lack of community consultation by the NZ House of Representatives. • Every 300 square metre section in HDZ being a candidate. • Scant references within Sec 32 documents to American and European practices but no science or studies of similar experiences especially at similar latitudes. The reports are opinions without community input or facts. 	
Denis Morgan/315.4	Anne Dingwall/ #FS2037.421	Seek Amendment	<p>I have a strong objection to.</p> <ul style="list-style-type: none"> • Lack of proper social impact assessment* • Lack of community consultation by the NZ House of Representatives. • Every 300 square metre section in HDZ being a candidate. • Scant references within Sec 32 documents to American and European practices but no science or studies of similar experiences especially at similar latitudes. The reports are opinions without community input or facts. <p>*Social Impact Assessments Social Impact Assessment (SIA) is firmly rooted in the philosophy outlined in the International Principles for Social Impact Assessment (Vanclay 2003). SIA is a well-established international practice that has clarified how to interact with communities in planning developments to promote positive developmental outcomes for society and the environment. Gillian Stewart, Social Impact Assessor Co Creationz Ltd notes that</p> <ul style="list-style-type: none"> • <i>“In NZ, very few studies on the social impacts of housing intensification have been conducted”.</i> • <i>“Neighbourhoods and communities are not homogeneous or static buildings and infrastructure on maps. They comprise people – with diverse ethnic, cultural, economic, and social values, needs and interests – whose wellbeing and lives will be affected and shaped by the provisions (of town plan outcomes)”.</i> • <i>“As important, but less acknowledged, is the effect the planning process is having on people concerned about draft provisions. Consultation as opportunities ‘to have your say’ needs to be rooted in proper social analysis of the ‘communities’.</i> <p><i>These statistics, surveys and demographics do not support the approach by MDRS and PC14 and have not been considered/mentioned in any Social Impact Assessment or any other Assessment [See full submission for statistics].</i></p>	Support
Denis Morgan/ #315.5		Not Stated	<i>I have major concerns about quality of life with PC14 changes.</i>	

Denis Morgan/315.5	Anne Dingwall/ #FS2037.422	Not Stated	<p><i>I have major concerns about quality of life with PC14 changes.</i></p> <p>Effects of Plan Change 14 on 48 Murray Place</p> <ul style="list-style-type: none"> • My concerns are reduced privacy, reduced sunlight, increased traffic both on roads and the ROW, increased noise, and increased use of an easement. Overall, a loss of amenity value. • All properties to the north and east of 48 Murray Place are suitable for redevelopment. • There is the possibility is for 18 residential units to use the narrow ROW to the north – a mini highway for vehicles or pedestrians. o To the north of the ROW at 52 Murray Place, there will be rights for housing development to 14m high. • It is ominous if additional residential units can connect to (or replace) the sewer pursuant to easement 192726 from Lot 3 DP277773 and my garden is to be destroyed. • Within new residential units’ under PC14, “outlook” spaces are required from all habitable rooms. Development of 52 Murray Place will cause major effects/loss of privacy on 48 Murray Place by outlook spaces from habitable rooms up to 4 stories high being into my bedroom, living room and outdoor living space being exacerbated by CCC’s extra floor level. (The existing building being typical of the 1930’s has small and high south windows that do not intrude on privacy at 48 Murray Place). <p><i>I have major concerns about quality of life with PC14 changes.</i></p> <p>Effects of Plan Change 14 on 48 Murray Place</p> <ul style="list-style-type: none"> • My concerns are reduced privacy, reduced sunlight, increased traffic both on roads and the ROW, increased noise, and increased use of an easement. Overall, a loss of amenity value. • All properties to the north and east of 48 Murray Place are suitable for redevelopment. • There is the possibility is for 18 residential units to use the narrow ROW to the north – a mini highway for vehicles or pedestrians. o To the north of the ROW at 52 Murray Place, there will be rights for housing development to 14m high. • It is ominous if additional residential units can connect to (or replace) the sewer pursuant to easement 192726 from Lot 3 DP277773 and my garden is to be destroyed. • Within new residential units’ under PC14, “outlook” spaces are required from all habitable rooms. Development of 52 Murray Place will cause major effects/loss of privacy on 48 Murray Place by outlook spaces from habitable rooms up to 4 stories high being into my bedroom, living room and outdoor living space being exacerbated by CCC’s extra floor level. (The existing building being typical of the 1930’s has small and high south windows that do not intrude on privacy at 48 Murray Place). 	Support
Denis Morgan/ #315.11		Seek Amendment	There be no discretion of Council officers to approve development where it breaches rules for stream setbacks, boundary setbacks, recession plane and privacy and outlook spaces; a building fits the envelope, or it doesn’t. Nor should there be any discretion regarding additional privacy through outlook spaces.	
Nicholas Latham/ #318.1		Seek Amendment	[Seeks] [l]ess restrictions on increasing housing, especially mixed zone areas Support[s] more housing, with an especially in the city centre	
Mike Oxlong / #327.1		Oppose	Oppose Plan Change 14 in entirety.	
Eric Ackroyd/ #333.2		Seek Amendment	That higher density housing development be prioritised in the city centre ahead of other residential zones.	
John Walker/ #336.1		Support	[Retain all provisions] - I support the proposed plan change as it is.	
Kate Revell/ #338.1		Oppose	Restrict building heights to a maximum of 22 metres.	
Chris Neame/ #339.1		Oppose	Restrict maximum height for development to 22 metres	
Roger Conroy/ #353.2		Oppose	[Seeks to oppose the planning for future growth for Christchurch]	
Waimāero Fendalton-Waimairi-Harewood Community Board/ #354.5		Seek Amendment	[Seeks council] to consider the capacity of existing infrastructure to support development.	
Waimāero Fendalton-Waimairi-Harewood Community Board/ #354.6		Seek Amendment	[Seeks council ensures] that there will be requirements for developers to engage with the local community.	
Waimāero Fendalton-Waimairi-Harewood Community Board/354.6	Anne Dingwall/ #FS2037.444	Seek Amendment	[Seeks council ensures] that there will be requirements for developers to engage with the local community. The Board has concerns around the desire to minimise transaction costs and resource consent processes, design standards, and requirements for written approvals. The	Support

			Board acknowledges the rights of developers, but is concerned that there will be no requirement for developers to engage with the local community to ensure developments are designed with careful consideration for the surrounding community and environment.	
Waimāero Fendalton-Waimairi-Harewood Community Board/354.6	Malcolm Hollis/ #FS2040.6	Seek Amendment	[Seeks council ensures] that there will be requirements for developers to engage with the local community. The Board has concerns around the desire to minimise transaction costs and resource consent processes, design standards, and requirements for written approvals. The Board acknowledges the rights of developers, but is concerned that there will be no requirement for developers to engage with the local community to ensure developments are designed with careful consideration for the surrounding community and environment.	Support
Alexandra Free/ #357.1		Support	Support plan change 14	
Shona Mcdonald/ #358.2		Seek Amendment	[Improve bus services]	
South Shore Resident's Association (SSRA) / #380.11		Seek Amendment	[Reduce level of regulation and slow down the pace of change]	
Peter Earl/ #399.1		Oppose	Oppose the whole plan change	
Michael Andrews/ #406.4		Oppose	[Relating to water charges] Oppose all water changes.	
Dragon Fly/ #424.1		Oppose	Oppose the entire plan change.	
Tom King/ #425.1		Support	[S]upport[s] changes to manage and set controls/requirements around increasing housing density, particularly in suburban area's.	
Tom King/ #425.9		Seek Amendment	Consideration needs to be given and requirements increased for developers, as to the impact that high density housing and increased height will have on existing houses/ neighbours to minimise loss of privacy, sunlight and road congestion.	
Michelle Warburton / #427.1		Oppose	Oppose intensification in existing suburbs	
John Dunford/ #433.3		Oppose	[O]ppose[s] the new zoning plan.	
Madeleine Thompson/ #435.2		Oppose	[Oppose change to the Christchurch District Plan]	
David Allan/ #437.4		Seek Amendment	[Oppose High and Medium Density Housing]	
Brendon Lee/ #438.1		Oppose	The whole plan change is declined	
Logan Simpson/ #442.1		Oppose	Oppose the plan change, housing density needs to reduce.	
Alison Dockery/ #445.4		Seek Amendment	Seeks that adequate infrastructure is provided (health care, protection of open space, parking, public transport, hospitals, emergency services) to cater for intensification.	
Sarah Lovell/ #446.1		Seek Amendment	[That Council] undertakes further consultation due to the unacceptability of the current plan to the public.	
Alex Lowings/ #447.1		Oppose	A halt to the high density housing requirement.	
Michael Harrow/ #457.1		Oppose	Oppose any increase in density and height in all residential zones.	
Joseph Bray/ #459.1		Support	I am seeking that the council passes all proposed amendments to PC13 and PC14.	
Sarah Pezaro/ #464.1		Support	Supports the plan change in entirety	
Stuart Roberts/ #465.7		Oppose	Provision:Subdivision, Development and Earthworks,Chapter 14 - Residential,Planning Maps,All Decision Sought:I wish to see the MRZ and HRZ zoning left as it is currently not changed so as proposed. Minimum subdivisible section size at 450 sqm for MRZ and current (not proposed) size for HRZ	
Sarah Inglewood/ #466.1		Support	Approve the plan change that provides for more high density housing	
Kem Wah Tan/ #471.21		Oppose	[Enable satellite towns connected with good public transport rather than intensification of the existing city]	
Heather Tate/ #474.1		Oppose	To not add more on to height gains for commercial and residential	
Rob Seddon-Smith/ #476.5		Support	Supports the planned areas of intensification in areas where excellent public transport is available.	
Mark Siddall/ #478.3		Seek Amendment	[That] public transport [is] in place for the CBD and suburban shopping centres.	
Selma Claridge / #480.4		Seek Amendment	Fix the stormwater drains before rezoning occurs	
Ian Drew/ #483.1		Oppose	Oppose plan change that supports infill housing or light rail.	
Joy Reynolds/ #487.3		Oppose	[S]top highrise and infill housing	
Chris Baddock/ #489.1		Support	Seeks that intensification occurs provided that necessary infrastructure should be built before intensifying the housing, regarding public transport	
Chris Baddock/489.1	Anne Dingwall/ #FS2037.496	Support	Seeks that intensification occurs provided that necessary infrastructure should be built before intensifying the housing, regarding public transport	Support

			<p>If the housing is built first and the people have already arrived, then the Council is already too late in addressing the associated issues that come with this.</p> <p>There is a lot of intensification of housing going on (single houses on a lot being replaced with multistory townhouses), which is fine and necessary. I do not see any improvement to public transport. How are all of these people going to get around? We are already seeing a lot more cars on the roads, and without improved transport options this is only going to get worse. The Council needs to provide affordable, frequent and reliable public transport options as alternatives to cars. Cycleways are already superb, however buses as the only public transport option does not provide an appealing alternative to cars as if traffic worsens the buses will be stuck in the same traffic a car would be. It would also be good to see light rail as an option between Selwyn and Christchurch</p>	
Nina Ferguson/ #490.2		Seek Amendment	A fairer District Plan for the people of Christchurch [that] support[s] current homeowners.	
Nina Ferguson/ #490.3		Seek Amendment	Financial compensation to existing homeowners / Large buy outs of existing properties	
Ann Vanschevensteen/ #514.12		Seek Amendment	<p>The CCC should legislate to make at least 50% of newly-built homes accessible / suitable for people with disabilities, or people who cannot use stairs.</p> <p>Furthermore, all new builds should have solar or wind power generators, grey water toilets and proper soundproofing. That would be properly building for the future.</p>	
Ben Close/ #540.4		Support	More frequent buses and safer cycle ways are an absolute must all across the city.	
Darin Cusack/ #580.1		Seek Amendment	That a proper and in-depth social impact assessment [is] completed.	
Darin Cusack/580.1	Anne Dingwall/ #FS2037.526	Seek Amendment	That a proper and in-depth social impact assessment [is] completed.	Support
Darin Cusack/ #580.13		Oppose	[Reject plan change]	
Jaimita de Jongh/ #583.1		Seek Amendment	Seek that the plan change takes a systems approach, provides for housing choice and flexibility for a declining population	
Jaimita de Jongh/ #583.4		Oppose	Oppose increased density where there is no public transport (specifically without light rail).	
David Townshend/ #599.4		Seek Amendment	<ol style="list-style-type: none"> 1. 'CCC' publicly clarify that 'MDRS' has immediate legal effect to all medium and high density residential zones. 2. 'CCC' remove any biased information [regarding the Sunlight Access Qualifying Matter] they have put in the public domain and replace it with objective and impartial information regarding the proposed problem and its likely effect on the whole community. This includes the removal of any emotive dialogue around Christchurch residents missing out, when compared to the residents of Auckland which has zero relevance to the legislation. 	
Pamela-Jayne Cooper/ #625.6		Oppose	Seeks clarification on numbers of new houses required	
Pamela-Jayne Cooper/625.6	Anne Dingwall/ #FS2037.539	Oppose	<p>Seeks clarification on numbers of new houses required</p> <p>I am concerned with our Council's intentions in response toNPS-UD.</p> <p>"Over the next 30 years it's predicted we'll need more than40,000 new houses in Otautahi Christchurch to ensure everyone has a place tolive. This means re-thinking some of ourplanning rules to allow more housing choice and provide greater opportunitiesfor business development" (p.5, consultation Document)</p> <p>The CCC's own figures (see Table 4; Greater chch HousingDevelopment Capacity Assessment 30/07/21) projection is not a deficit of 40,000new houses but a surplus of 60,700 over the same time frame.</p>	Support
Pamela-Jayne Cooper/625.6	Anne Dingwall/ #FS2037.1206	Oppose	<p>Seeks clarification on numbers of new houses required</p> <p>I am concerned with our Council's intentions in response toNPS-UD.</p> <p>"Over the next 30 years it's predicted we'll need more than40,000 new houses in Otautahi Christchurch to ensure everyone has a place tolive. This means re-thinking some of ourplanning rules to allow more housing choice and provide greater opportunitiesfor business development" (p.5, consultation Document)</p>	Support

			The CCC's own figures (see Table 4; Greater chch HousingDevelopment Capacity Assessment 30/07/21) projection is not a deficit of 40,000new houses but a surplus of 60,700 over the same time frame.	
Pamela-Jayne Cooper/ #625.9		Support	Support the goal to provide additional housing options and urban intensification generally.	
Pamela-Jayne Cooper/625.9	Anne Dingwall/ #FS2037.541	Support	Support the goal to provide additional housing options and urban intensification generally. There is a great need to provide affordable, well designed social ho21) using, along with accessible community support systems, within both the city centre and surrounding suburbs.	Support
Pamela-Jayne Cooper/625.9	Anne Dingwall/ #FS2037.1209	Support	Support the goal to provide additional housing options and urban intensification generally. There is a great need to provide affordable, well designed social ho21) using, along with accessible community support systems, within both the city centre and surrounding suburbs.	Support
Michael Palmer/ #647.4		Seek Amendment	[Amend the plan change to reflect the character of Christchurch].	
Wendy Fergusson/ #654.8		Seek Amendment	Population should be kept to the 10-30 year term.	
Wendy Fergusson/ #654.10		Seek Amendment	Development in rural areas should be restricted if you are going to intensify the city	
Mary-Louise Hoskins/ #670.7		Seek Amendment	Review how Christchurch is enacting the Enabling Housing Supply Amendment bill.	
Mary-Louise Hoskins/670.7	Cambridge 137 Limited/ #FS2042.55	Seek Amendment	Review how Christchurch is enacting the Enabling Housing Supply Amendment bill. A large part of the appeal of Christchurch is the vision theCouncil in full consultation with the citizens and ratepayers of Otutahi had developed after the catastrophic earthquakes – referredto as the blueprint. This set a vision of a low-rise city, designed to offer work-life balance and strength of community. That blueprinthead a 30+ year horizon for growth. The council now appears to have taken out the red pen and scrapped that blueprint – to a muchgreater extent than is dictated by the Enabling Housing Supply Amendment bill. We strongly feel that it is imperative thatChristchurch continue to set itself apart from the cities such as Auckland where there is little sole or community. Much better that weset out sights to be more akin to a European city such as Paris. There is much at risk, and the Council needs to step back from theprecipice they are standing before.	Support
Debra August-Jordan/ #672.1		Oppose	Opposes the intensification plan change and seeks that it not be approved.	
Tony Dale/ #679.12		Seek Amendment	Seek that a social impacts assessment of the city-wide intensification proposal be undertaken to the level of detail that corresponds to the scale and significance of the proposal.	
Environment Canterbury / Canterbury Regional Council/ #689.81		Seek Amendment	[That CCC consider restricting the installation of] solid fuel homeheating appliances in some areas [through] an overlay that identifies areas with poor air quality.	
Environment Canterbury / Canterbury Regional Council/689.81	Anne Dingwall/ #FS2037.1103	Seek Amendment	[That CCC consider restricting the installation of] solid fuel homeheating appliances in some areas [through] an overlay that identifies areas with poor air quality. While not related to specific provisions, CRC considers that careful assessment needs to be made of the effects of having more solid fuel homeheating appliances in some areas, and restrictions on their installation may need to be considered. CRC requests that consideration be given todeveloping an overlay that identifies areas with poor air quality, to be used to require that no more wood-burners are able to be installed thanare there currently. CRC understands that there is a balance to be struck between negatively impacting on air quality through intensification anda resulting larger number of wood-burners in a given area, and improved air quality as a result of lower emissions from motor vehicles asintensification decreases journey numbers and distances.	Support
Environment Canterbury / Canterbury Regional Council/689.81	Kāinga Ora/ #FS2082.432	Seek Amendment	[That CCC consider restricting the installation of] solid fuel homeheating appliances in some areas [through] an overlay that identifies areas with poor air quality. While not related to specific provisions, CRC considers that careful assessment needs to be made of the effects of having more solid fuel homeheating appliances in some areas, and restrictions on their installation may need to be considered. CRC requests that consideration be given todeveloping an overlay that identifies areas with poor air quality, to be used to require that no more wood-burners are able to be installed thanare there currently. CRC understands that there is a balance to be struck between negatively impacting on air quality through intensification anda resulting larger number of wood-burners in a given area, and improved air quality as a result of lower emissions from motor vehicles asintensification decreases journey numbers and distances.	Oppose
Ian McChesney/ #701.1		Seek Amendment	[Set] a 'phase in' period (perhaps 10 years) for developments under the new regulations to allow a transition period for those potentially negatively affected. Property owners on sites likely to be impacted could then have time to leave the property, or plan for modifications to their own property to mitigate any new developments. (Such a phase in time could be over-ridden if neighbours consented to a development).	
Ian McChesney/701.1	Anne Dingwall/ #FS2037.553	Seek Amendment	[Set] a 'phase in' period (perhaps 10 years) for developments under the new regulations to allow a transition period for those potentially negatively affected. Property owners on sites likely to be impacted could then have time to leave the property, or plan for modifications to their own property to mitigate any new developments. (Such a phase in time could be over-ridden if neighbours consented to a	Support

			development). Many current residents will have their property values (both amenity and financial) significantly reduced under the new recession planes and minimum plot sizes (e.g. loss of sunlight through ground floor windows, solar panel installations becoming severely compromised). Not only would property owners have no recompense for the loss, they would also have very little time to transition (either by selling the property or altering the building).	
Ian McChesney/701.1	Anne Dingwall/ #FS2037.974	Seek Amendment	[Set] a 'phase in' period (perhaps 10 years) for developments under the new regulations to allow a transition period for those potentially negatively affected. Property owners on sites likely to be impacted could then have time to leave the property, or plan for modifications to their own property to mitigate any new developments. (Such a phase in time could be over-ridden if neighbours consented to a development). Many current residents will have their property values (both amenity and financial) significantly reduced under the new recession planes and minimum plot sizes (e.g. loss of sunlight through ground floor windows, solar panel installations becoming severely compromised). Not only would property owners have no recompense for the loss, they would also have very little time to transition (either by selling the property or altering the building).	Support
Ian McChesney/701.1	Christchurch International Airport Limited/ #FS2052.255	Seek Amendment	[Set] a 'phase in' period (perhaps 10 years) for developments under the new regulations to allow a transition period for those potentially negatively affected. Property owners on sites likely to be impacted could then have time to leave the property, or plan for modifications to their own property to mitigate any new developments. (Such a phase in time could be over-ridden if neighbours consented to a development). Many current residents will have their property values (both amenity and financial) significantly reduced under the new recession planes and minimum plot sizes (e.g. loss of sunlight through ground floor windows, solar panel installations becoming severely compromised). Not only would property owners have no recompense for the loss, they would also have very little time to transition (either by selling the property or altering the building).	Support
Ian McChesney/ #701.11		Seek Amendment	The CCC should provide, and consult on, a detailed plan about how green space will be provided, particularly in HDR zones, before any changes are made to residential planning regulations.	
Ian McChesney/701.11	Anne Dingwall/ #FS2037.563	Seek Amendment	The CCC should provide, and consult on, a detailed plan about how green space will be provided, particularly in HDR zones, before any changes are made to residential planning regulations. The proposal acknowledges the need for green space but states only that <i>'we're working on'</i> it (Housing and Business Choice, p.19). It is unacceptable to be asking residents to accept such assurances as a substitute for a properly balanced plan. It is another sign of this rushed-through plan change to align with the government dictate.	Support
Ian McChesney/701.11	Anne Dingwall/ #FS2037.984	Seek Amendment	The CCC should provide, and consult on, a detailed plan about how green space will be provided, particularly in HDR zones, before any changes are made to residential planning regulations. The proposal acknowledges the need for green space but states only that <i>'we're working on'</i> it (Housing and Business Choice, p.19). It is unacceptable to be asking residents to accept such assurances as a substitute for a properly balanced plan. It is another sign of this rushed-through plan change to align with the government dictate.	Support
Ian McChesney/701.11	Christchurch International Airport Limited/ #FS2052.265	Seek Amendment	The CCC should provide, and consult on, a detailed plan about how green space will be provided, particularly in HDR zones, before any changes are made to residential planning regulations. The proposal acknowledges the need for green space but states only that <i>'we're working on'</i> it (Housing and Business Choice, p.19). It is unacceptable to be asking residents to accept such assurances as a substitute for a properly balanced plan. It is another sign of this rushed-through plan change to align with the government dictate.	Support
WDL Enterprises Limited and Birchs Village Limited / #704.8		Support	[S]eeks to ensure that PC14 does not unnecessarily curb the intent of the Amendment Act and MDRS.	
WDL Enterprises Limited and Birchs Village Limited / #704.9		Support	[S]upports application of zoning and other provisions that recognise the need to provide housing capacity and enable this to occur in an efficient manner.	
NHL Properties Limited/ #706.2		Seek Amendment	Oppose any provisions or changes that will adversely affect the outcome of intensifying urban for to provide additional development capacity, particularly near the city and commercial centres.	
Mitchell Coll/ #720.47		Seek Amendment	That the Christchurch City Council take this opportunity when the District Plan is being rewritten to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	
Lower Cashmere Residents Association/ #741.5		Seek Amendment	The Opawaho Heathcote River corridor be designated as an area of special significance and area.	
Lower Cashmere Residents Association/741.5	Kāinga Ora/ #FS2082.495	Seek Amendment	The Opawaho Heathcote River corridor be designated as an area of special significance and area. It has a long history of significance to the Mana Whenua and European settlers in the whole catchment.	Oppose
Harang Kim/ #742.1		Oppose	Building more than 3 storey buildings will require much higher degree of infrastructure and town planning for sewer, stormwater, water, and traffic, etc. The high to medium density buildings will need elevators, heavier foundation, increase of traffic volume (as there is no public transport available other than bus service), and Christchurch is built on swamp. So it is not aligned with the national managed retreat plan.	
Harang Kim/ #742.3		Oppose	[Seek] ethical holistic development [for Christchurch] with balanced country development. It is an urban myth that high density will address housing issue and homelessness.	

Cliff Mason/ #744.2		Seek Amendment	[That] an assessment of the carrying capacity of the environment of Christchurch City and its immediate surrounding area [is undertaken]	
Cliff Mason/744.2	Anne Dingwall/ #FS2037.587	Seek Amendment	[That] an assessment of the carrying capacity of the environment of Christchurch City and its immediate surrounding area [is undertaken] Although the legislation assumes limitless growth and the Plan Changes also do not consider ultimate limits, I submit that an assessment of the carrying capacity of the environment of Christchurch City and its immediate surrounding area is a critical consideration that should inform all urban planning. Limits on the ability of the local environment to supply basic human needs and to assimilate waste are critical matters especially in the context of climate change, energy constraints and economic and political uncertainty.	Support
Richmond Residents and Business Association (We are Richmond)/ #745.2		Support	Retain plan change approach adopted arising from locally derived consultation; not one size-fits-all approach.	
Kay and Megan Mintrom and Pearce/ #757.2		Oppose	Oppose higher density development in quiet suburban areas	
Tosh Prodanov/ #758.3		Seek Amendment	[Include affordability and reduce regulation]	
Mark Thompson/ #761.2		Oppose	[Seeks] that: <ul style="list-style-type: none"> <li style="text-align: right;">- Intensification of [the] area south of Bealey Avenue, central city is scrapped. <li style="text-align: right;">- The following actions taken by Council: a) A - [that] Plan Change 14 be scrapped in [its] entirety and referendum for the people of Christchurch so they can decide if that want this level of intensification. b) Commission a social impact assessment that can articulate the impact and costs of intensification across different parts of Christchurch. 	
New Zealand Institute of Architects Canterbury Branch/ #762.1		Support	[Supports] [l]ocating and enabling density to develop around centres and transport corridors as per industry best practice.	
New Zealand Institute of Architects Canterbury Branch/762.1	Anne Dingwall/ #FS2037.766	Support	[Supports] [l]ocating and enabling density to develop around centres and transport corridors as per industry best practice.	Support
New Zealand Institute of Architects Canterbury Branch/ #762.2		Support	[Supports] [t]he introduction of provisions that aim to achieve development that produces a high-quality perimeter block typology.	
New Zealand Institute of Architects Canterbury Branch/762.2	Anne Dingwall/ #FS2037.767	Support	[Supports] [t]he introduction of provisions that aim to achieve development that produces a high-quality perimeter block typology. The NZIA Branch considers that there is significant potential for perimeter block development to lead to higher quality urban form both for the public and private realms of our city.	Support
New Zealand Institute of Architects Canterbury Branch/ #762.38		Seek Amendment	That a plant list similar to 16.8.3.ii is also introduced to other development areas / front boundary strips as a means of guidance.	
New Zealand Institute of Architects Canterbury Branch/762.38	Anne Dingwall/ #FS2037.803	Seek Amendment	That a plant list similar to 16.8.3.ii is also introduced to other development areas / front boundary strips as a means of guidance.	Support
New Zealand Institute of Architects Canterbury Branch/ #762.42		Seek Amendment	Implement a requirement to have residential units which are attached (touching in some way) to be subdivided under Unit Title and not Fee Simple.	
New Zealand Institute of Architects Canterbury Branch/762.42	Anne Dingwall/ #FS2037.807	Seek Amendment	Implement a requirement to have residential units which are attached (touching in some way) to be subdivided under Unit Title and not Fee Simple. It has been noted by our members that currently there are many units being built on good commercial land which, over time, will become dilapidated. At this stage there is no mechanism for all owners to come together to sell a property as a whole for further development. This will mean it will be very difficult, if not impossible, for the site to be developed at the density and use required by the city in the future. This will seriously hamper Christchurch's growth in the mid to long-term future. Moreover, individual ownership of attached dwellings leads to a slow degradation in the maintenance and upkeep, and therefore the quality, of these types of dwellings. One recommendation would be to Implement a requirement to have residential units which are attached (touching in some way) to be subdivided under Unit Title and not Fee Simple. This will enforce an entity (the body corporate) to oversee the maintenance of all units as a whole and be a single point of contact for managing the property's future use. We ask that the council explore ways to address this issue.	Support
New Zealand Institute of Architects Canterbury Branch/762.42	Kāinga Ora/ #FS2082.567	Seek Amendment	Implement a requirement to have residential units which are attached (touching in some way) to be subdivided under Unit Title and not Fee Simple. It has been noted by our members that currently there are many units being built on good commercial land which, over time, will become dilapidated. At this stage there is no mechanism for all owners to come together to sell a property as a whole for further development. This will mean it will be very difficult, if not impossible, for the site to be developed at the density and use required by the city in the future. This	Oppose

			<p>will seriously hamper Christchurch's growth in the mid to long-term future. Moreover, individual ownership of attached dwellings leads to a slow degradation in the maintenance and upkeep, and therefore the quality, of these types of dwellings.</p> <p>One recommendation would be to Implement a requirement to have residential units which are attached (touching in some way) to be subdivided under Unit Title and not Fee Simple. This will enforce an entity (the body corporate) to oversee the maintenance of all units as a whole and be a single point of contact for managing the property's future use. We ask that the council explore ways to address this issue.</p>	
New Zealand Institute of Architects Canterbury Branch/ #762.43		Seek Amendment	The branch would support incentives to encourage comprehensive development approaches to increasing density, thinking beyond the quarter acre block provides greater opportunity and collective thinking to redefine common spaces and create communal development. Encouraging this development may also reduce the number of 'sausage housing' developments which are a result of our site layouts on our city blocks and individual site ownership. This could be achieved through relaxed rules / restrictions when designed and developed over larger areas, whilst considering the plan objectives.	
New Zealand Institute of Architects Canterbury Branch/762.43	Anne Dingwall/ #FS2037.808	Seek Amendment	The branch would support incentives to encourage comprehensive development approaches to increasing density, thinking beyond the quarter acre block provides greater opportunity and collective thinking to redefine common spaces and create communal development. Encouraging this development may also reduce the number of 'sausage housing' developments which are a result of our site layouts on our city blocks and individual site ownership. This could be achieved through relaxed rules / restrictions when designed and developed over larger areas, whilst considering the plan objectives. The branch would support incentives to encourage comprehensive development approaches to increasing density, thinking beyond the quarter acre block provides greater opportunity and collective thinking to redefine common spaces and create communal development. Encouraging this development may also reduce the number of 'sausage housing' developments which are a result of our site layouts on our city blocks and individual site ownership. This could be achieved through relaxed rules / restrictions when designed and developed over larger areas, whilst considering the plan objectives.	Support
Christina Stachurski/ #763.1		Seek Amendment	the Council must insist on getting Geotechnical Investigation Reports for all of the suburbs affected before the new 'law' can take effect here. And get those investigations done by 'independent' engineers.	
Kerri Jones/ #766.1		Oppose	Oppose all of Plan Change 14.	
Elanor James/ #767.1		Support	Supports Plan Change 14 and increased density provisions.	
Karilyn Breed/ #782.1		Oppose	The council reject acceptance of the government's directives around intensification; Medium Density Residential Standards, timelines for notifications and decision-making, level of technical information and minimum evidence, and the ISPP – Intensified Streamlined Planning Process.	
Marta Scott/ #786.2		Seek Amendment	[Seeks that] medium density gradually grow[s], starting with areas within 500 m of bus stops. Once a certain density is reached in those areas planning for further higher density areas and new bus routes could commence.	
Marie Dysart/ #791.1		Support	to support in principle the rules that central government has directed (allowing upto three dwellings of three storeys high) on most sections, subject to the impositionof limitations by allowing for "Qualifying Matters" as proposed by the ChristchurchCity Council (CCC) in Plan Change 14 ("PC 14") to the Christchurch City Plan.	
Fiona Bennetts/ #793.5		Seek Amendment	Please ensurethere are more parks/gardens/walkways between medium- and high- density builds. . Please re-wild some parts of the city that flood everytime we get heavy rainfall.	
Fiona Bennetts/793.5	Anne Dingwall/ #FS2037.736	Seek Amendment	Please ensurethere are more parks/gardens/walkways between medium- and high- density builds. . Please re-wild some parts of the city that flood everytime we get heavy rainfall. We need more wetlands and plants to absorb the water	Support
Fiona Bennetts/ #793.6		Seek Amendment	[Improve transport systems]	
Fiona Bennetts/793.6	Anne Dingwall/ #FS2037.737	Seek Amendment	<p>[Improve transport systems]</p> <p>We need to make sure the transport options align with the increase in density of living situations.Micro-mobility (e.g. cycleways) and public transport (trains, trams, buses) need to come a long wayto support higher density car-free living.</p> <p>Imagine avibrant city where everything you need is a 15 minute walk or cycle away, or a short bus/train rideaway on a frequent service so you didn't need to rely on timetables. Now make it happen by makingbold decisions now that enable the transformation that we need.</p>	Support
Fred Coughlan/ #798.1		Seek Amendment	Accept the provisions of PC14 that implement or go beyond the MDRS.	
Fred Coughlan/798.1	Kāinga Ora/ #FS2082.572	Seek Amendment	Accept the provisions of PC14 that implement or go beyond the MDRS. Wolfbrook strongly supports the implementation of housing intensificationdirection in the National Policy Statement on Urban Development 2020 (NPS-UD)and the Medium Density Residential	Support

			Standards (MDRS)2. These statutory tools intend (among other things) to enable the efficient use of land for affordable housing choice and variation, to reframe amenity effects towards anticipated development, and to provide for well-functioning future urban environments.	
Fred Coughlan/ #798.6		Seek Amendment	redraft the residential activity notification preclusions and the rules framework in PC14 to implement Schedule 3A, clause 5 of the RMA.	
Fred Coughlan/798.6	Kāinga Ora/ #FS2082.577	Seek Amendment	redraft the residential activity notification preclusions and the rules framework in PC14 to implement Schedule 3A, clause 5 of the RMA. The above rules in PC14 conflict with implementing the notification preclusions in Schedule 3A, clause 5 of the RMA. This conflated by: (a) Built form (density) standards that go beyond the MDRS (less enabling); and (b) Linking density standards to permitted and restricted discretionary residential rules (e.g. High Density Rule P1 and RD2 residential activities).	Support
Fred Coughlan/ #798.19		Seek Amendment	The Plan should be amended to use clear and concise language.	
Fred Coughlan/798.19	Kāinga Ora/ #FS2082.590	Seek Amendment	The Plan should be amended to use clear and concise language. Using clear and concise language and is easy to use is embedded in the statement of expectations provided by the Minister for Environment for the Christchurch District Plan review and the strategic direction in Chapter 3, Objective 3.3.2. There are many parts of the plan we found hard to follow and inconsistencies. This is more of a flag, unfortunately we have not had time to provide any detailed list.	Support
Fred Coughlan/ #798.20		Seek Amendment	Seeks that council apply to the Environment Court for the MDRS permitted activity rules to have immediate legal effect as provided for by section 86D of the RMA, excluding Qualifying Matter areas, other than the Sunlight Access and Public Transport Accessibility Restriction Qualifying Matters (which have no statutory or evidential merit). The relief sought above is consistent with Objective 6 of the NPS-UD regarding strategic and responsive planning and will ensure that Christchurch is on a level playing field with all other Tier 1 councils.	
Fred Coughlan/798.20	Kāinga Ora/ #FS2082.591	Seek Amendment	<p>Seeks that council apply to the Environment Court for the MDRS permitted activity rules to have immediate legal effect as provided for by section 86D of the RMA, excluding Qualifying Matter areas, other than the Sunlight Access and Public Transport Accessibility Restriction Qualifying Matters (which have no statutory or evidential merit). The relief sought above is consistent with Objective 6 of the NPS-UD regarding strategic and responsive planning and will ensure that Christchurch is on a level playing field with all other Tier 1 councils.</p> <p>Council failed in its statutory duty to notify the IPI in August 2022, creating an equitable situation. Developers in all Tier 1 metropolitan areas (with the sole exception of Christchurch) have the benefit of transitional arrangements with new MDRS rules in effect. However, the Christchurch development community will effectively be deprived of 1-2 years of realising greater development potential.</p> <p>The current subdued housing market provides some relief, but this inequality will bite when interest rates, labour and supply chain issues settle, and confidence returns.</p> <p>Since the potential for litigation is high, notably with the sunlight access overlay, and the IPI ministerial decision-making process may draw out with no certainty over timeframes, Wolfbrook submits that it would be unfair and disproportionate to continue operating under the current planning rules for the next few years.</p> <p>The MDRS for the most part should have immediate legal effect. It is suggested that the Independent Hearings Panel tasked with evaluating PC14 will not be prejudiced because PC14 has in essence notified the MDRS – it is the creative additions and workarounds that are in contention. In the improbable event that the Independent Hearings Panel prefers the PC14 drafting as is, a gold rush of development over the next 1-2 years is unlikely given current and foreseeable conditions, and in any event, this would not compromise intensification outcomes.</p>	Support
Benjamin Love/ #799.3		Seek Amendment	[That intensification is enabled in] more of the wider city	
Benjamin Love/799.3	Kāinga Ora/ #FS2082.594	Seek Amendment	[That intensification is enabled in] more of the wider city Though I agree with the proposed zones for intensification listed in PC14, I feel it does not go far enough in the long term. I see the proposed zones as a strategic starting point to allow for proper well-planned growth, however over time more of the wider city needs to be intensified. Crucial needs for intensification to work include walkability, mixed-use zoning, rail based public transport, transit-oriented development (TOD), well planned/high quality urban environments, and to move away from car centric design. PC14 does not do enough to address these.	Support
Benjamin Love/ #799.7		Seek Amendment	Transit Orientated Development should be implemented at every station across the entire [transit corridor proposed by the Greater Christchurch Partnership].	
Benjamin Love/799.7	Anne Dingwall/ #FS2037.718	Seek Amendment	Transit Orientated Development should be implemented at every station across the entire [transit corridor proposed by the Greater Christchurch Partnership].	Support

			<p>Transit-Oriented Development (TOD) is a very sensible form of urban planning and development. Focusing large dense commercial areas around public transportation/rail stations, then surrounding that with dense residential. This optimizes the value capture of public transportation, significantly reduces car-dependency/usage, and provides huge benefits to businesses (often from higher foot traffic), as well as the local economy. Increased density around public transportation typically leads to higher ridership. Increasing the walkability of TODs leads to higher ridership and benefits to the community.</p> <p>Walkability also has many social benefits, as close access to stores/facilities is linked to increased happiness, livability, more disposable income, and a healthier more active lifestyle.</p>	
Benjamin Love/799.7	Kāinga Ora/ #FS2082.598	Seek Amendment	<p>Transit Orientated Development should be implemented at every station across the entire [transit corridor proposed by the Greater Christchurch Partnership].</p> <p>Transit-Oriented Development (TOD) is a very sensible form of urban planning and development. Focusing large dense commercial areas around public transportation/rail stations, then surrounding that with dense residential. This optimizes the value capture of public transportation, significantly reduces car-dependency/usage, and provides huge benefits to businesses (often from higher foot traffic), as well as the local economy. Increased density around public transportation typically leads to higher ridership. Increasing the walkability of TODs leads to higher ridership and benefits to the community.</p> <p>Walkability also has many social benefits, as close access to stores/facilities is linked to increased happiness, livability, more disposable income, and a healthier more active lifestyle.</p>	Support
Benjamin Love/ #799.8		Seek Amendment	[That] Rail [is] chosen [for t]he proposed new transit corridor by the Greater Christchurch Partnership [instead of Bus Rapid Transit]	
Benjamin Love/799.8	Anne Dingwall/ #FS2037.719	Seek Amendment	[That] Rail [is] chosen [for t]he proposed new transit corridor by the Greater Christchurch Partnership [instead of Bus Rapid Transit] Rail should be chosen because it is vastly superior to BRT systems. The energy efficiencies of rail make it more sustainable and cost effective in the long term than buses. Rail vehicles/rolling stock (including light rail) can have higher capacity than even largest of buses, lower maintenance costs, as well as significantly longer lifespan. Rail is also more attractive to commuters, leads to the highest levels of modal shift, and attracts higher levels of development/TOD. With better life-cycle costs, and higher cost-benefit, rail is the better option	Support
Benjamin Love/ #799.9		Seek Amendment	Larger areas should be designed and redeveloped together...instead of small lots being individually developed.	
Benjamin Love/799.9	Anne Dingwall/ #FS2037.720	Seek Amendment	Larger areas should be designed and redeveloped together...instead of small lots being individually developed. For better urban cohesion/integration to make a good urban environment. Good urban design is important to make denser areas more attractive to people. Focus needs to be places designed for people and not cars.	Support
Benjamin Love/799.9	Kāinga Ora/ #FS2082.599	Seek Amendment	Larger areas should be designed and redeveloped together...instead of small lots being individually developed. For better urban cohesion/integration to make a good urban environment. Good urban design is important to make denser areas more attractive to people. Focus needs to be places designed for people and not cars.	Support
Benjamin Love/ #799.12		Seek Amendment	[That mixed uses are enabled across more areas]	
Benjamin Love/799.12	Anne Dingwall/ #FS2037.723	Seek Amendment	<p>[That mixed uses are enabled across more areas]</p> <p>People like the proximity of stores, services, schools, parks, public transport, and other facilities/amenities within walking distance when mixed-use zoning is allowed. Allowing for mixed-use zoning, combined with intensification will increase walkability and decrease car dependency, time spent driving, as well as personal transportation costs.</p>	Support

			New commercial (especially supermarkets, cafes, restaurants, convenience stores/dairies, and other stores selling essential items), as well as schools, other community facilities should be allowed in residential areas, especially those which are being densified. Commercial buildings can be amongst residential, and apartment buildings can the first few floors designated for commercial.	
Benjamin Love/799.12	Kāinga Ora/ #FS2082.602	Seek Amendment	<p>[That mixed uses are enabled across more areas]</p> <p>People like the proximity of stores, services, schools, parks, public transport, and other facilities/amenities within walking distance when mixed-use zoning is allowed. Allowing for mixed-use zoning, combined with intensification will increase walkability and decrease car dependency, time spent driving, as well as personal transportation costs.</p> <p>New commercial (especially supermarkets, cafes, restaurants, convenience stores/dairies, and other stores selling essential items), as well as schools, other community facilities should be allowed in residential areas, especially those which are being densified. Commercial buildings can be amongst residential, and apartment buildings can the first few floors designated for commercial.</p>	Support
Scenic Hotel Group Limited/ #809.1		Support	[Seeks] that amendments are [made] to existing zones to enable the outcomes sought by PC14.	
Scenic Hotel Group Limited/ #809.2		Oppose		
Wigram Lodge (2001) Limited Elizabeth and John Harris/ #817.3		Support	supports the intensification of urban form to providefor additional development capacity, particularly near the city andcommercial centres, and supports any provisions or changes tothe District Plan that will achieve this outcome	
Wigram Lodge (2001) Limited Elizabeth and John Harris/817.3	Kāinga Ora/ #FS2082.674	Support	supports the intensification of urban form to providefor additional development capacity, particularly near the city andcommercial centres, and supports any provisions or changes tothe District Plan that will achieve this outcome Policy 3 of the NPS-UD is of direct relevance, whereby at sub clause (a) itdirects that the district plan is to enable building heights and density ofurban form to realise as much development capacity as possible, tomaximise benefits of intensification in city centre zones	Support
Wigram Lodge (2001) Limited Elizabeth and John Harris/817.3	University of Canterbury Students' Association/ #FS2109.1	Support	supports the intensification of urban form to providefor additional development capacity, particularly near the city andcommercial centres, and supports any provisions or changes tothe District Plan that will achieve this outcome Policy 3 of the NPS-UD is of direct relevance, whereby at sub clause (a) itdirects that the district plan is to enable building heights and density ofurban form to realise as much development capacity as possible, tomaximise benefits of intensification in city centre zones	Support
Athena Enterprises Limited and Josephine Enterprises Limited/ #821.2		Seek Amendment	[Seeks] that amendments are [made] toexisting zones to enable the outcomes sought by PC14.	
Athena Enterprises Limited and Josephine Enterprises Limited/821.2	Christchurch International Airport Limited/ #FS2052.160	Seek Amendment	<p>[Seeks] that amendments are [made] toexisting zones to enable the outcomes sought by PC14.</p> <p>Include provisions to enable the range of matters outlined inparagraph 4 [below] that together assist with ensuring PC14 giveseffect to the NPS-UD.</p> <p>4. The public notice states that the changes proposed for PC14 are“extensive” and include:</p> <p>(a) increasing height limits in and around the central city, and insuburban centres;</p> <p>(b) changes to rules within commercial zones to ensure high qualityurban environments and be more enabling of activities without theneed for resource consent;</p> <p>(c) medium and high density residential zones with new rules arebeing introduced across all urban residential areas;</p> <p>(d) rezoning of industrial areas near the central city for housing andmixed-use activities;</p> <p>(e) introducing qualifying matters to reduce the scale and density ofbuildings enabled by the MDRS and NPS-UD is reduced; and</p> <p>(f) amending objectives, policies, and other provisions throughoutthe District Plan.</p> <p>Any other additional or consequential relief to the District Plan,including but not limited to, the maps, issues, objectives, policies,rules, controls/discretions, assessment criteria and explanationsthat will give effect to the matters raised in this submission and therelevant planning legislation.</p>	Oppose

Athena Enterprises Limited and Josephine Enterprises Limited/ #821.5		Support	[S]upports the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres, and supports any provisions or changes to the District Plan that will achieve this outcome.	
Athena Enterprises Limited and Josephine Enterprises Limited/821.5	Christchurch International Airport Limited/ #FS2052.163	Support	[S]upports the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres, and supports any provisions or changes to the District Plan that will achieve this outcome. Policy 3 of the NPS-UD is of direct relevance, whereby at sub clause (d) it directs that the district plan is to enable building heights and density of urban form commensurate with the level of commercial activity and community services.	Oppose
Athena Enterprises Limited and Josephine Enterprises Limited/821.5	Kāinga Ora/ #FS2082.675	Support	[S]upports the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres, and supports any provisions or changes to the District Plan that will achieve this outcome. Policy 3 of the NPS-UD is of direct relevance, whereby at sub clause (d) it directs that the district plan is to enable building heights and density of urban form commensurate with the level of commercial activity and community services.	Support
MGZ Investments Limited/ #827.6		Seek Amendment	reject, refuse, or otherwise decline the Qualifying Matters that donot align with that directed by the Central Government through theAmendment Act.	
MGZ Investments Limited/ #827.8		Support	The submitter seeks that the NPS-UD is properly and fully given effect tothrough the provisions and zoning of PC14 through the intensification ofdevelopment through enabling plan provisions and an increase indevelopment capacity for residential and business use across the district.	
Finn Jackson/ #832.13		Seek Amendment	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commerical centres.	
Historic Places Canterbury/ #835.1		Seek Amendment	Broadlysupportive of the proposed changes, however amendments are suggested in respect of buffer zones surrounding Hagley Park, Cramner Square and Latimer Square.	
Historic Places Canterbury/835.1	Anne Dingwall/ #FS2037.588	Seek Amendment	<p>Broadlysupportive of the proposed changes, however amendments are suggested in respect of buffer zones surrounding Hagley Park, Cramner Square and Latimer Square.</p> <p>Historic Places Canterbury accepts that it is desirable to contain urban growth by promoting intensification in order tokeep cities from encroaching further on versatile soils needed for the production of food and toameliorate impacts on global warming by avoiding costly and inefficient extension of infrastructureby maximising the utility of existing infrastructure.</p> <p>The submitter recognises that the Council is required toaccept government direction around intensification. While addressing this issue is necessary, they believe that the approach conceived by central government, which gives a virtually blanket right tobuild multi-story dwellings on any existing titles, is clumsy. It disregards the many likely adverseconsequences which will follow from ignoring principles of good planning and urban design andthe benefits of local knowledge.</p> <p>The submitter recognises that Plan Change 14 does its best to work withinthe constraints that have been imposed upon the Council by central directive.</p>	Support
Historic Places Canterbury/835.1	Anne Dingwall/ #FS2037.686	Seek Amendment	<p>Broadlysupportive of the proposed changes, however amendments are suggested in respect of buffer zones surrounding Hagley Park, Cramner Square and Latimer Square.</p> <p>Historic Places Canterbury accepts that it is desirable to contain urban growth by promoting intensification in order tokeep cities from encroaching further on versatile soils needed for the production of food and toameliorate impacts on global warming by avoiding costly and inefficient extension of infrastructureby maximising the utility of existing infrastructure.</p> <p>The submitter recognises that the Council is required toaccept government direction around intensification. While addressing this issue is necessary, they believe that the approach conceived by central government, which gives a virtually blanket right tobuild multi-story dwellings on any existing titles, is clumsy. It disregards the many likely adverseconsequences which will follow from ignoring principles of good planning and urban design andthe benefits of local knowledge.</p> <p>The submitter recognises that Plan Change 14 does its best to work withinthe constraints that have been imposed upon the Council by central directive.</p>	Support
Historic Places Canterbury/835.1	Kāinga Ora/ #FS2082.757	Seek Amendment	Broadlysupportive of the proposed changes, however amendments are suggested in respect of buffer zones surrounding Hagley Park, Cramner Square and Latimer Square.	Oppose

			<p>Historic Places Canterbury accepts that it is desirable to contain urban growth by promoting intensification in order to keep cities from encroaching further on versatile soils needed for the production of food and to ameliorate impacts on global warming by avoiding costly and inefficient extension of infrastructure by maximising the utility of existing infrastructure.</p> <p>The submitter recognises that the Council is required to accept government direction around intensification. While addressing this issue is necessary, they believe that the approach conceived by central government, which gives a virtually blanket right to build multi-story dwellings on any existing titles, is clumsy. It disregards the many likely adverse consequences which will follow from ignoring principles of good planning and urban design and the benefits of local knowledge.</p> <p>The submitter recognises that Plan Change 14 does its best to work within the constraints that have been imposed upon the Council by central directive.</p>	
Christopher Evan/ #845.2		Oppose	[Seeks that] Christchurch City Council accepts the new Government rules and laws	
Robert Leonard Broughton/ #851.1		Oppose	[Seek] the plan change should be reviewed once a proper social impact assessment has been completed.	
Robert Leonard Broughton/ #851.12		Oppose	Do not embark on over-intensification.	
Maureen Kerr/ #868.3		Seek Amendment	Address existing issues of traffic congestion, carparking, flooding, liquefaction	
Maureen Kerr/ #868.4		Seek Amendment		
Alan and Robyn Ogle/ #876.1		Seek Amendment	Seek that the plan change should be reviewed once a proper social impact assessment has been completed.	
Alan and Robyn Ogle/876.1	Robert Broughton/ #FS2083.9	Seek Amendment	Seek that the plan change should be reviewed once a proper social impact assessment has been completed. The social impacts have not been properly assessed.	Support
Alan and Robyn Ogle/ #876.24		Oppose	Oppose intensification of development.	
Anton Casutt/ #899.1		Oppose	Oppose any intensification in existing suburbs.	
John Hudson/ #901.5		Oppose	Why are we doing this? We have well thought out plans for the future of Christchurch already and these plans have been formulated by people with expertise in the field based upon history, up to date data, intelligence and experience.	
John Hudson/ #901.7		Oppose	Opposes application of NPS UD and plan change 14.	
John Hudson/ #901.17		Oppose	The submitter opposes Plan Change 14.	
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.1		Seek Amendment	<p>[That Christchurch City Council is not] included as a Tier 1 territorial authority under the Act.</p> <p>[T]hat population projections and the need for high and medium density housing are based on accurate figures</p>	
Waipuna Halswell-Hornby-Riccarton Community Board/902.1	Kāinga Ora/ #FS2082.1263	Seek Amendment	<p>[That Christchurch City Council is not] included as a Tier 1 territorial authority under the Act.</p> <p>[T]hat population projections and the need for high and medium density housing are based on accurate figures</p> <p>The Board submits that, unlike other cities controlled by Tier 1 authorities, Christchurch has sufficient land capacity for housing in the short, medium, and long term. This is largely the result of the recovery plans, regeneration plans and Independent Hearings Panel process for the Christchurch District Plan following the 2010-11 earthquake sequence that have produced land use planning changes that have already enabled Christchurch to provide better for housing supply and intensification than other cities.</p> <p>The Board questions the population projections used. The Board considers the projected population increase used for the Plan to be far higher than previous projections. [Cites advice from Mr Mike Blackburn of Blackburn Management Ltd].</p>	Oppose
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.5		Seek Amendment	<p>[That technical assessments are undertaken on]:</p> <ul style="list-style-type: none"> • social impacts • infrastructure capacity • citywide geotechnical stability 	
Waipuna Halswell-Hornby-Riccarton Community Board/902.5	Kāinga Ora/ #FS2082.1267	Seek Amendment		Oppose

			<p>[That technical assessments are undertaken on]:</p> <ul style="list-style-type: none"> • social impacts • infrastructure capacity • citywide geotechnical stability <p>The Board is concerned that the city's infrastructure will not be able to cope with the level of intensification proposed and it understands that no full assessment of the capacity of infrastructure (electricity and water) has been undertaken. It notes and shares the concerns raised by Orion in feedback submitted on 4 February 2022 in response to the Council's original engagement.</p> <p>[T]he Board notes that no social impact assessment has been undertaken as part of the plan despite the enormous social implications of the proposal. The Board understands that this would normally be done prior the plan change being released for consultation (Section 32, 1(c) and 2(a) Resource Management Act 1991).</p> <p>The Board is concerned that the absence of these assessments makes it extremely difficult for residents to make fully informed submissions.</p>	
Waipuna Halswell-Hornby-Riccarton Community Board/ #902.6		Oppose	[Reject] the imposition of the government mandated intensification proposals.	
Waipuna Halswell-Hornby-Riccarton Community Board/902.6	Kāinga Ora/ #FS2082.1268	Oppose	<p>[Reject] the imposition of the government mandated intensification proposals.</p> <p>The Board ... considers that it is important to record and support the views of many residents who are strongly opposed to the imposition of the government mandated intensification proposals.</p> <p>The Board feels compelled to record the views of many residents who have expressed concern that the directions from central government being given effect to remove the opportunity for them to have any meaningful voice in planning the city they have chosen to live in and will destroy the unique character of Christchurch. Many recall post-earthquake agreements with central and local government representatives, that Christchurch would below rise in the future. They regard the proposed changes as a breach of trust for those who have invested in the city and their local areas in good faith.</p>	Oppose
Anne Dingwall/ #908.3		Seek Amendment	[Seeks] that all development projects should involve energy and emissions audits that can be used to evaluate the merits of alternative courses of action.	
Anne Dingwall/908.3	Anne Dingwall/ #FS2037.672	Seek Amendment	<p>[Seeks] that all development projects should involve energy and emissions audits that can be used to evaluate the merits of alternative courses of action.</p> <p>S32 reports that evaluate alternatives on how objectives and policies might be achieved, rarely mention expressly the consumption of energy as part of that analysis.</p> <p>A powerful measure of "efficiency" is energy consumption per capita. It takes energy to build, to maintain, and to knock down. There are energy consequences related to every choice of action. Consenting any proposal in a District Plan should assess the energy component. Intensification projects may increase or decrease the amount of energy needed to sustain the outcomes. The energy is not only related to the construction. The consequences of that construction have enduring energy effects during the lifespan and through the demolitions and replacements that occur. Spatial planning has to consider the energy consequences of locating activities.</p> <p>On a global scale, New Zealand is a high per capita energy user. New Zealand has enjoyed relatively cheap energy from renewable sources. But keeping up with rising demand is an ever present planning issue. If we can use less energy to achieve desired outcomes, it increases efficiency.</p> <p>CCT considers that all development projects should involve energy and emissions audits that can be used to evaluate the merits of alternative courses of action. It is the combined outcomes of planned and unplanned actions that determine whether we are being prudent or profligate in our energy consumption and in our emissions, data for which must also be subject to audit.</p>	Support

			<p>This means pursuing survivability (sustainability), fair access to the necessities of life (equity) and low energy consumption and emissions per capita (efficiency), no matter what the sacrifice. Supply and demand must balance, but that need not drive us to extinction, social division, or bankruptcy, if we are smart enough.</p>	
Anne Dingwall/908.3	Chapman Tripp/ #FS2063.189	Seek Amendment	<p>[Seeks] that all development projects should involve energy and emissions audits that can be used to evaluate the merits of alternative courses of action.</p> <p>S32 reports that evaluate alternatives on how objectives and policies might be achieved, rarely mention expressly the consumption of energy as part of that analysis.</p> <p>A powerful measure of “efficiency” is energy consumption per capita. It takes energy to build, to maintain, and to knock down. There are energy consequences related to every choice of action. Consenting any proposal in a District Plan should assess the energy component. Intensification projects may increase or decrease the amount of energy needed to sustain the outcomes. The energy is not only related to the construction. The consequences of that construction have enduring energy effects during the lifespan and through the demolitions and replacements that occur. Spatial planning has to consider the energy consequences of locating activities.</p> <p>On a global scale, New Zealand is a high per capita energy user. New Zealand has enjoyed relatively cheap energy from renewable sources. But keeping up with rising demand is an ever present planning issue. If we can use less energy to achieve desired outcomes, it increases efficiency.</p> <p>CCT considers that all development projects should involve energy and emissions audits that can be used to evaluate the merits of alternative courses of action. It is the combined outcomes of planned and unplanned actions that determine whether we are being prudent or profligate in our energy consumption and in our emissions, data for which must also be subject to audit.</p> <p>This means pursuing survivability (sustainability), fair access to the necessities of life (equity) and low energy consumption and emissions per capita (efficiency), no matter what the sacrifice. Supply and demand must balance, but that need not drive us to extinction, social division, or bankruptcy, if we are smart enough.</p>	Oppose
Anne Dingwall/908.3	Chapman Tripp/ #FS2064.183	Seek Amendment	<p>[Seeks] that all development projects should involve energy and emissions audits that can be used to evaluate the merits of alternative courses of action.</p> <p>S32 reports that evaluate alternatives on how objectives and policies might be achieved, rarely mention expressly the consumption of energy as part of that analysis.</p> <p>A powerful measure of “efficiency” is energy consumption per capita. It takes energy to build, to maintain, and to knock down. There are energy consequences related to every choice of action. Consenting any proposal in a District Plan should assess the energy component. Intensification projects may increase or decrease the amount of energy needed to sustain the outcomes. The energy is not only related to the construction. The consequences of that construction have enduring energy effects during the lifespan and through the demolitions and replacements that occur. Spatial planning has to consider the energy consequences of locating activities.</p> <p>On a global scale, New Zealand is a high per capita energy user. New Zealand has enjoyed relatively cheap energy from renewable sources. But keeping up with rising demand is an ever present planning issue. If we can use less energy to achieve desired outcomes, it increases efficiency.</p> <p>CCT considers that all development projects should involve energy and emissions audits that can be used to evaluate the merits of alternative courses of action. It is the combined outcomes of planned and unplanned actions that determine whether we are being prudent or profligate in our energy consumption and in our emissions, data for which must also be subject to audit.</p> <p>This means pursuing survivability (sustainability), fair access to the necessities of life (equity) and low energy consumption and emissions per capita (efficiency), no matter what the sacrifice. Supply and demand must balance, but that need not drive us to extinction, social division, or bankruptcy, if we are smart enough.</p>	Oppose
Anne Dingwall/ #908.4		Seek Amendment	[Seeks that council take] a water sensitive design (sponge city) approach for catchment-wide flood risk management.	
Anne Dingwall/908.4	Anne Dingwall/ #FS2037.673	Seek Amendment	[Seeks that council take] a water sensitive design (sponge city) approach for catchment-wide flood risk management.	Support

CCT notes that Auckland has been given a one year reprieve by the Minister for the Environment, David Parker, to allow it to undertake natural hazard and flooding investigations work and formulate a planning response. Taking cognizance of a water sensitive design (sponge city) approach for catchment-wide flood risk management, is not only sensible but necessary. The concept applies to other Tier 1 cities including Christchurch.

The sponge concept should not just be confined to public open space. It should also apply to private property. Discharge of water from increasingly occurring climate-related intense rain events, has still to be satisfactorily addressed by most councils in NZ. Reduced building setbacks from boundaries and minimum size requirements for outdoor living spaces have the adverse effect of reducing natural porous soakage areas and flow-paths, protected and relied on by the Council as a natural method of managing stormwater.

Minister Parker is also recommending the Auckland council consider the findings of the Parliamentary Commissioner for the Environment report 'Are we building harder, hotter cities?' He has made it clear Auckland would need to intensify with plenty of green spaces. "I concur with the concerns raised about the amount and quality of reserve and open spaces being provided in both existing urban areas and greenfield developments."

<https://www.newsroom.co.nz/auckland-wins12-month-housing-density-reprieve>

The Local Government Magazine (3 February 2023) has posed the following question: Is there a risk in the future that the NPS-UD will result in increased urban flooding and massive insurance claims, followed by litigation by affected property owners who were once protected by local bylaws? Infrastructure – the elephant in the urban intensification room 3 February 2023

<https://localgovernmentmag.co.nz/auckland-floods-2023/>

The insurance issue is not trivial. With the bulk of claims assessments now completed, Tower estimates that the average claims cost for this event (2023 Auckland and Upper North Island Weather Event) will be around double that of other recent large weather events. This is due to deeper flood waters in high density areas causing substantially more damage, contamination, and landslides. (emphasis added)

<https://www.nzx.com/announcements/410997> Tower Updates Guidance, Provides Update on Large Events 8 May 2023

Tim Grafton, Chief Executive of NZ Insurance Council, has said...while there is always an element of risk from the weather, the losses are often more than just financial for communities. "These extreme weather events bring devastation to local economies, social disruption, and environmental damage. So there are very good reasons why we need to take a long view and ask ourselves 'what are we doing to reduce those risks?'"

<https://www.insurancebusinessmag.com/nz/news/catastrophe/insurance-expert-urges-nz-insurers-to-take-floods-as-seriously-as-earthquakes-436926.aspx>

In Christchurch, NIWA hydrodynamic scientist Dr Emily Lane is leading a team digitally mapping flood risk, the first attempt to do it across the country rather than local body by local body. "You need to know where are the places that flooding hazard and risk are really bad, and what's it going to look like under climate change, and we don't have that initial picture at the moment, to be able to make the right decisions," she says. Once completed, the map can be updated and adapted to changes in weather. It could still be a couple of years away.

			<p>Strategic decisions will be challenging even with the best information. Where and how do we build in a climate-changed world? And if some areas are off limit, who pays compensation?</p> <p>https://www.stuff.co.nz/business/300809902/rebuilding-fromgabrielle-cheapest-is-not-always-best--do-the-goddamn-thingproperly</p>	
Anne Dingwall/ #908.5		Seek Amendment	[Seeks that council ensures] [p]lanning instruments reflect the realities of climate change.	
Anne Dingwall/908.5	Anne Dingwall/ #FS2037.674	Seek Amendment	<p>[Seeks that council ensures] [p]lanning instruments reflect the realities of climate change.</p> <p>Forcing Plan Change 14 does not encourage cooperation and consensus-building on the pathway ahead. It is not wise planning to build residential housing before essential services are provided, especially as those essential services are required to achieve a range of policy objectives besides meeting housing needs.</p> <p>It is not wise planning to allow further housing intensification in areas that are highly susceptible to flooding, the more so if protection works would involve unreasonable costs, and/or the technical hurdles to be overcome are extreme. The Dutch nation needed to construct polders to enable developments below sea level. New Zealand need not follow that example.</p> <p>Adverse effects of housing intensification on the stormwater infrastructure, compounded by the ever-increasing effects of climate change.</p> <p>Dealing with highly flood-prone areas must become a priority, with action plans not waiting for pressure from the insurance industry to raise premiums or remove cover completely. EQC is not resourced to meet the demand.</p> <p>Only after the Council's notification of PC14 on 17 March 2023 and invitation for public submissions released was the staff report Citywide Surface Water Flooding Update publicly released on the Agenda (Item 17) for the 5 April Council meeting.</p> <p>[Refer to attachment]</p> <p>How does this approach accommodate the housing intensification, mandated by the government for Christchurch? It is clear that Central Government did not consider these constraining details with respect to flooding in its determination to force Tier 1 cities to expand and intensify diverse housing stock.</p> <p>The lack of detailed consultation during the drafting of the relevant legislation, between those who propose and those who must dispose, is highly regrettable. There is an onus on Central Government to provide financial assistance in order to overcome these serious impediments to achieving the desired national objectives. Again, the expectations are far in excess of the Council's planned approach through annual plans and long-term plans. Centralised planning should be accompanied by central funding as local government's resource base is insufficient to achieve the objectives, either short-term or long-term.</p> <p>The spatial plan for Greater Christchurch has to acknowledge that some existing areas of housing will never escape flooding, despite a combination of all the tools the Council has at its disposal. Relocation similar to the earthquake red-zoning of properties is one drastic approach that would require specifically targeted emergency legislation. (Past emergency legislation applied to Christchurch was not well received and was applied to projects beyond what was urgent for Christchurch's recovery.) Suitable land for intensification within the existing urban boundaries may not be available. The pressure to expand on to prime agricultural land will be intensified. Any confining green belt will suffer the fate of historical green belts.</p> <p>CCT agrees with CCC, We need to provide for the growth of housing... in the best locations, to help address issues such as climate change... Consultation document Page 5</p> <p>Building any significant structure on surfaces with high water table and vulnerability to flooding now, only likely to be exacerbated in the future by sea level rise, makes Christchurch's issues with drainage and waste waters all the more problematic and costly to control.</p> <p>Yet streets have been included in PC14 for proposed housing intensification, notwithstanding their listing by the Council as being among those with the worst history of surface flooding.</p>	Support

			<p>Christchurch suffered from severe earthquake damage. That was sudden. It modified topography instantly. The governmental response was to declare red zones and to assist residents to relocate.</p> <p>The impact of climate change and sea level rise is not instantaneous. Yet the frequency and severity of weather events and their consequences are plain to see with many residents and land-owners suffering from recurring damage to their properties.</p> <p>Planned withdrawal from these areas and their conversion to public green space should be facilitated. Tree planting may assist to mitigate loss of tree canopy caused by nearby residential intensification and also provide localised recreational green space.</p>	
Anne Dingwall/ #908.8		Seek Amendment	Decision Sought: Seeks PC14 to be amended to consider Christchurch local factors and purposes of RMA and potential legislation when shifting to intensification. The unique history of the city should be considered while allowing innovative approaches that are sustainable, equitable, and efficient.	
Anne Dingwall/908.8	Anne Dingwall/ #FS2037.677	Seek Amendment	<p>Decision Sought: Seeks PC14 to be amended to consider Christchurch local factors and purposes of RMA and potential legislation when shifting to intensification. The unique history of the city should be considered while allowing innovative approaches that are sustainable, equitable, and efficient. It is not just a matter of how much and where additional development should be enabled. It is also a matter of when.</p> <p>Christchurch has a long history of matching supply and demand for land for residential development. It was the first NZ city to have a Master Transportation Plan, released by the Regional Planning Authority in 1962. It has not shirked its responsibilities to apply sensible planning principles over long periods including protection for Christchurch International Airport. Notably, CIAL is the main civilian alternative airport for Auckland and must retain 24/7 operational capability. Otherwise aviation operational costs would soar because of the fuel implications.</p> <p>The option central government is promoting in its legislation is to allow individual property owners and developers to intensify on an ad hoc basis when it suits them and for whatever end use may eventuate. Furthermore, there is an assumption that either the existing infrastructure can absorb higher density living, or that the city (ratepayers) will increase the capacity of vital systems in response to the added pressure. Central government funds need to be directed to support the infrastructure needed in order to achieve their policy objectives.</p> <p>Retrofitting increased capacity is a disruptive activity. Much of the post-earthquake replacement infrastructure has been to replace existing systems without regard for the suddenly imposed housing intensification it is to service.</p> <p>One obvious means of channeling such support is in the retroprovision of high quality public transport that would operate in an integrated way between road and rail, at high frequency obviating the need for timetables. Improving public transport is generally acknowledged as a means to address climate change.</p> <p>CCT wishes Christchurch to lead by example and be free of insensitive centrally-imposed constraints that do not take into account the fact that the purpose of the RMA and replacement legislation can be achieved in a bespoke intensification plan for Christchurch. A revised District Plan under PC 14 must remain sensitive to the City's unique history, yet open to innovation, as there are many ways to achieve agreed objectives, with some of those ways being more sustainable, equitable, and efficient. It is not just a matter of how much and where additional development should be enabled. It is also a matter of when.</p> <p>Christchurch has a long history of matching supply and demand for land for residential development. It was the first NZ city to have a Master Transportation Plan, released by the Regional Planning</p>	Support

			<p>Authority in 1962. It has not shirked its responsibilities to apply sensible planning principles over long periods including protection for Christchurch International Airport. Notably, CIAL is the main civilian alternative airport for Auckland and must retain 24/7 operational capability. Otherwise aviation operational costs would soar because of the fuel implications.</p> <p>The option central government is promoting in its legislation is to allow individual property owners and developers to intensify on an ad hoc basis when it suits them and for whatever end use may eventuate. Furthermore, there is an assumption that either the existing infrastructure can absorb higher density living, or that the city (ratepayers) will increase the capacity of vital systems in response to the added pressure. Central government funds need to be directed to support the infrastructure needed in order to achieve their policy objectives.</p> <p>Retrofitting increased capacity is a disruptive activity. Much of the post-earthquake replacement infrastructure has been to replace existing systems without regard for the suddenly imposed housing intensification it is to service.</p> <p>One obvious means of channeling such support is in the retroprovision of high quality public transport that would operate in an integrated way between road and rail, at high frequency obviating the need for timetables. Improving public transport is generally acknowledged as a means to address climate change.</p> <p>CCT wishes Christchurch to lead by example and be free of insensitive centrally-imposed constraints that do not take into account the fact that the purpose of the RMA and replacement legislation can be achieved in a bespoke intensification plan for Christchurch. A revised District Plan under PC 14 must remain sensitive to the City's unique history, yet open to innovation, as there are many ways to achieve agreed objectives, with some of those ways being more sustainable, equitable, and efficient.</p>	
Keunah Kim/ #1018.1		Oppose	Oppose all of plan.	
Geoff Mahan/ #1039.1		Oppose	Oppose all of plan change.	
Elizabeth Harris/ #1061.5		Seek Amendment	The submitter seeks amendments for any other additional or consequential relief to the District Plan, including but not limited to, the maps, issues, objectives, policies, rules, controls/discretions, assessment criteria and explanation that will fully give effect to the matters raised in the submission and the relevant planning legislation.	
Richmond Residents and Business Association (We are Richmond)/ #1066.1		Seek Amendment	Support the efforts of the Council to convince the Government that a "one glove fits all" approach is not appropriate as far as this Act is concerned, and thank them for their efforts to achieve some acceptance within the Act that locality based modifications were necessary	
Richmond Residents and Business Association (We are Richmond)/1066.1	Anne Dingwall/ #FS2037.669	Seek Amendment	<p>Support the efforts of the Council to convince the Government that a "one glove fits all" approach is not appropriate as far as this Act is concerned, and thank them for their efforts to achieve some acceptance within the Act that locality based modifications were necessary</p> <ul style="list-style-type: none"> ● Increased intensification with infill housing without due regard to the effect on the overall amenity of the district. This is particularly relevant in South Richmond where, we feel, intensification has reached a critical level. ● Loss of vegetation as sections are cleared before the construction of multiple housing units. As intensification increases there is a corresponding decrease in the amount of vegetation on private land. Council initiatives to plant two trees for every one lost on public land are to be commended but only have a moderate effect on the overall loss. ● The perceived threat to existing SAMS Special Amenity Areas/Suburban Character Areas currently in Christchurch. There must be continued efforts to preserve these areas, if only partly to acknowledge the work already done by private citizens as they work through the post-earthquake restoration phase. ● Council's inability to maintain the current infrastructure to an acceptable standard across the city. Along with more intensive development there is a need to establish sustainable practices which secure and improve current infrastructure installation and maintenance. ● Growth of social housing creates an imbalance in the ratio compared to other areas of the city. Further to those identified trends the proposed plan changes and the overall tenure of the Resource Management Act raises other issues. We submitted these thoughts in an 	Support

			<p>earlier submission in the Bill Consultation Process but we consider them to be equally relevant at this stage of the Bill's process and implementation. Therefore we think it worthy to repeat them:</p> <ul style="list-style-type: none"> • The Bill is heavily focussed on the lack of housing while ignoring the 'ripple effect' on infrastructure: utilities, roading, transport systems, social effects, and physical environment. This is particularly relevant in Christchurch where a lack of Governmental support and financial commitment for alternative transport models exists. The concept of a 15 minute city is not realised simply by building houses. It requires a holistic overview and planning if we are to avoid the housing estate catastrophes witnessed in other countries <p>The governance of such a bill implies a heavily oriented 'top down' approach ignoring the fact that there are successful town planning outcomes which are derived from an established consultation process with local residents. It does not appear to offer an avenue to work with and support local Councils who have established successful community planning environments. On the local scene, many residents in Richmond have already suffered from the frustrations of being victims of a top down approach as they sought to repair or rebuild their houses and negotiate the corridors of bureaucracy and its inability to make decisions over the ten years following the earthquakes. Property owners are still in the process of rebuilding and repairing. They have suffered inordinate amounts of stress and do not deserve to be put in a similar situation again</p>	
Diana Shand/ #1075.2		Seek Amendment	Seeks alternatives to high-rise and cramped-living densification.	
Christian Jordan/ #1086.1		Oppose	Oppose intensification proposed by PC14	
Daphne Robinson/ #2002.3		Oppose	Oppose intensification in leafy suburbs such as Strowan.	
Christchurch Casinos Limited / #2077.3		Oppose	[Opposes] any provisions or changes that will adversely affect the outcome of Policy 3(a) of the NPS-UD - [the submitter supports the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres, and supports any provisions or changes to the District Plan that will achieve this outcome]	
Christchurch Casinos Limited /2077.3	Kainga Ora - Homes and Communities/ #FS2099.74	Oppose	<p>[Opposes] any provisions or changes that will adversely affect the outcome of Policy 3(a) of the NPS-UD - [the submitter supports the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres, and supports any provisions or changes to the District Plan that will achieve this outcome] The submitter has an interest in the plan change as a whole and therefore this submission relates to all provisions and zonings of the plan change. The submitter has a specific interest in all provisions and zoning that relate to the site [73 Salsbury Street, 373 Durham Street North, and 51 Peterborough Street]. The submitter is a major Central City business, providing employment for over 260 people, and hosting over 1,400 guests on an average day. The submitter's business is an attraction that adds to the vibrancy and viability of the Central City, as many businesses are supported by the Casino. directly and indirectly, such as accommodation providers, local employment, local businesses, the hospitality and event sector, and so on. The land in question has been subject to a number of master planning exercises by the submitter since the Christchurch earthquakes of 2010/11. The mixture of commercial business and residential zoning has made this exercise challenging to the point that redevelopment has not been advanced with the land currently being used for car parking. Having a large Central City development block with two 'firm' commercial and residential zones within it has not been conducive to allowing the mix and distribution of residential and commercial activity across the site that is needed. This current zoning is directive of two development outcomes across the development block: one being residential and the other being commercial. The submitter has intentions to undertake a comprehensive redevelopment of the entire site, which would ideally comprise a mix of commercial and residential activities. The site is located on a prominent Central City corner site with frontage to a Central City local distributor road and a main distributor road. The character of the area is transitory between more commercial land uses to the south and residential areas to the north of Salisbury Street. Sites to the immediate south of the site are zoned City Centre Zone with sites to the south-east zoned Central City Mixed Use. An appropriate outcome for the submitter's property would be to provide for a combination of housing and business uses and enabling greater building heights and densities. In this regard, Policy 3 of the NPS-UD is of direct relevance, whereby at sub clause (a) it directs that the district plan is to enable building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification in city centre zones. "Development Capacity" is a defined term in the NPS-UD and means the capacity of land to be developed for housing or for business use, based on the zoning, objectives, policies, rules, and overlays that apply in the relevant proposed and operative RMA planning documents; and the provision of adequate development infrastructure to support the development of land for housing or business use. Rezoning that part of the site that is proposed under PC14 to be High Density Residential, along with commensurate changes to the District Plan to provide for this submission and give effect to the NPS-UD, will: provide for an appropriate mixed-use development on the site, including commercial activity in an appropriate location, being a corner site adjacent to existing CCZ and opposite CCMU zoned land; provide greater scope for a development on the site to suitably emphasize the street corner; maintains support for the primacy of commercial centres, supporting the economic growth of the District, and therefore the economic well-being of communities; not have any discernible effects on the amenity of adjoining residential zones, or undermine the residential coherence of residential neighbourhoods; maintain a sufficient supply of housing in the district; contribute to the social and economic well-being of communities and meet the reasonably foreseeable needs of future generations; represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other</p>	Support

			means; give effect to the NPS-UD (notably Policy 3) and Canterbury Regional Policy Statement; and promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the Resource Management Act 1991 and ultimately achieve its purpose.	
Christchurch Casinos Limited / #2077.8		Support	[Seeks to support] any other additional or consequential relief to the District Plan, including but not limited to, the maps, issues, objectives, policies, rules, controls/discretions, assessment criteria and explanations that will give effect to the matters raised in this submission and the relevant planning legislation.	
Jim and Janeen Nolan/ #2079.2		Oppose	Oppose the application of NPS-UD through plan change 14.	

External Submissions

Submission Number	Further Submission No	Position	Decision Requested	FS Position
Sarah van der Burch/ #291.1		Not Stated	Support for intensification where stormwater and climate change is considered.	
Denis Morgan/ #315.12		Not Stated	<p>Provision:Transport,Subdivision, Development and Earthworks,Chapter 14 - ResidentialDecision Sought:Chapter 7 Transport</p> <ul style="list-style-type: none"> o Given that PC 14 emphasises high density within walking distance to key transport routes, HDZ streets (particularly the narrow Merivale streets) should be restricted from all parking to encourage biking and walking, to improve spatial separation around high density residential units, to improve pedestrian and cyclist safety, and reduce emissions to meet the PC14 Objective + Policies. o Common sense dictates a proper transport analysis contemporaneously with PC14/MDRS.Chapter 8 Subdivision <p>Aspiration</p> <ul style="list-style-type: none"> o That a subdivision creating 18 residential units is outside the scope of PC14 and not in keeping with neighbourhood amenity values.Requested Action o Any subdivision of Lot 3 DP27773 is restricted to no more than one residential unit accessing easement 192726.Chapter 14 - High Density <p>14.6 Discretions</p> <p>Requested Action</p> <ul style="list-style-type: none"> o There be no discretion regarding stream setbacks, boundary setbacks and recession planes; a building fits the envelope, or it doesn't. Nor should there be any discretion regarding additional privacy through outlook spaces. These are more relevant with such significant changes under PC14. A resident is totally dependent upon officers' experience, objectivity, and fairness with the resident excluded from the consenting process if the application is non-notified.14.6.2.2 <p>Requested Action</p> <ul style="list-style-type: none"> o Delete the second sentence of Clause 14.6.2.2 	
Stuart Roberts/ #465.1		Not Stated	<p>Provision:Subdivision, Development and Earthworks,Chapter 14 - Residential,Planning Maps,All</p> <p>Decision Sought:I wish to see the MRZ and HRZ zoning left as it is currently not changed so as proposed. Minimum subdivisible section size at 450 sqm for MRZ and current (not proposed) size for HRZ</p>	
Dew & Associates (Academic Publishers) PO Box 10-110 Phillipstown Chch 8145/ #470.1		Not Stated	<p>Provision:Subdivision, Development and Earthworks</p> <p>Decision Sought:For Chapter 8 and generally in relation to the RMA (and its successors), I recommend CCC impose an obligation on developers to either retain trees and similar oxygenators or provide them as part of the build permit. AND prosper all land-owners or users to institute a planting or shrub placement regime . Consider offering once in a lifetime at the time of taking up land or building ownership a one-off per site one-month-rate-holiday to an appropriate recipient.</p>	
Dew & Associates (Academic Publishers) PO Box 10-110 Phillipstown Chch 8145/470.1	Anne Dingwall/ #FS2037.494	Not Stated	<p>Provision:Subdivision, Development and Earthworks</p> <p>Decision Sought:For Chapter 8 and generally in relation to the RMA (and its successors), I recommend CCC impose an obligation on developers to either retain trees and similar oxygenators or provide them as part of the build permit. AND prosper all land-owners or users to institute a planting or shrub placement regime . Consider offering once in a lifetime at the time of taking up land or building ownership a one-off per site one-month-rate-holiday to an appropriate recipient. It is observed that current residential developments site by site result in the loss of any trees on each plot. Around 7 trees are needed to produce the 740kg of oxygen a human absorbs each year. NB: Trees produce surplus oxygen during the day but take it back again during hours of darkness: however, they still provide a surplus: thus the need for 7 in each relevant location. Beech, Maple, Spruce, Douglas-Fir trees are leading oxygenators. A potted Mother-in-law's tongue shrub [Snake Plant] (maximum height one metre) is amongst the leading 24-hour-a-day oxygenators (it does not require watering etc) and can be strategically positioned at entrance doorways etc. NB: I am not a botanist just a concerned environmentalist: however, I can suggest a fellow academic who is.</p>	Support