

Our proposed Heritage Plan Change (PC13)

Submitter Details

Submission Date: 11/04/2025

First name: Lisa

Last name: Steele

On behalf of: Frank Greenslade

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Consultation Document Submissions

Provision: Planning Maps

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Delete the RHA overlays.

My submission is that:

Mr Greenslade agrees with Kainga Ora that these areas should not be accorded heritage status. This is reflected in the IHP in the recommendations on PC14,. After hearing Council's evidence on the RHA's the IHP considered that the methodology in determining the RHAs was flawed and the areas represented character areas, not historic heritage.

Provision: Chapter 9 Natural and Cultural Heritage

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Delete the RHA provisions.

My submission is that:

Mr Greenslade agrees with Kainga Ora that these areas are character areas, not historic heritage. This is reflected in the IHP in the recommendations on PC14,. After hearing Council's evidence on the RHA's the IHP considered that the methodology in determining the RHAs was flawed and the areas represented character areas, not historic heritage.

Provision: Chapter 9 Natural and Cultural Heritage

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Delete rules in 9.3.4 and associated policies relating to residential heritage areas.

My submission is that:

Mr Greenslade supports all heritage area rules being deleted from 9.3.4, including and in particular rules RD6-RD8.

These rules are overly onerous for property owners, and defining buildings are being treated the same as listed heritage items despite not having any individual heritage significance.

Mr Greenslade owns a dwelling within the Lyttelton RHA boundaries and has lodged a resource consent to demolish it as it has significant earthquake damage and has been deemed uneconomic to repair. Mr Greenslade has been advised by Council staff that the default recommendation for these consents is that they be publicly notified, unless applicants can show that the necessary repair work would diminish the 'heritage fabric' to the extent that the building would no longer meet defining building status. For owners of damaged buildings that are uneconomic to repair, this adds significant time and cost to the consent process, (noting that current public notification fees are \$15,000, a significant amount for many homeowners), particularly when an additional resource consent would also be required to construct a new dwelling. The resource consent process has required Mr Greenslade to engage contractors to provide additional costings for repairs, despite the Natural Hazards Commission having already confirmed that they will not cover the cost of repairs and will only pay for a demolition and rebuild of a replacement dwelling.

The IHP recommendations on PC14 noted the panel's concern that the proposed provisions would result in 'not insignificant impost' on property owners. The recommendation states that Ms Dixon, presenting on behalf of the Council, 'observed that very few applications for consent for restricted discretionary activities are declined by the Council and that the consent process is a 'navigable' one.' The panel noted that this was, at the time, untested. Mr Greenslades application has tested the application of these rules and his experience has confirmed that the panel's concerns are valid.

Our proposed Heritage Plan Change (PC13)

Submitter Details

Submission Date: 11/04/2025

First name: Johanna

Last name: King

On behalf of: Canterbury Rugby Football Union

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Consultation Document Submissions

Provision: Planning Maps

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Allow

My submission is that:

CRFU supports the deletion of RHAs and the Residential Heritage Area Interface overlay. In particular, CRFU supports the deletion of HA3 (Church Property Trustees North St Albans Subdivision), because the areas do not have heritage values (at best, parts of the areas may have character value). Removing RHAs entirely (especially HA3 entirely), or at least over the Submitter's properties and the CRFU's properties 6 and 12 Malvern Street and Rugby Park, is most appropriate.

Provision: Chapter 9 Natural and Cultural Heritage

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Allow

My submission is that:

If RHAs are not deleted, CRFU supports the deletion of these proposed additional controls over new buildings, fences and walls and exterior alterations to buildings within RHAs. The RHAs do not have heritage values and the notified controls are not appropriate (at best, parts of the areas may have character value).

Provision: Chapter 9 Natural and Cultural Heritage

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Allow

My submission is that:

Aligning with its previous submissions, CRFU supports the deletion of RHAs because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. Removing RHAs entirely (especially HA3 entirely), or at least over the Submitter's and the CRFU's properties 6 and 12 Malvern Street and Rugby Park, is most appropriate.

Provision: Chapter 9 Natural and Cultural Heritage

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Allow

My submission is that:

CRFU supports the deletion of RHAs and the Residential Heritage Area Interface overlay, and therefore opposes the assessments identifying RHAs and RHAIOs as they predominantly focus on physical built form, and do not have sufficient consideration of historical values associated with the place.

Name
CRFU Further Submission on PC13 11 April 2025.pdf

Form 6

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON NOTIFIED
PROPOSED PLAN CHANGE 13 TO THE CHRISTCHURCH DISTRICT PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991

TO: Christchurch City Council (“CCC”)

Further Submission on proposed Plan Change 13 (Heritage) (“PC13”)

Name of person making further submission: **Canterbury Rugby Football Union (“CRFU”)**

- 1 This is a further submission in support of original submissions made on PC13 to the Christchurch District Plan that were notified by CCC on 29 March 2025 (the “**March ‘25 Submissions**”).
- 2 The CRFU has an interest in PC13 and the March ‘25 Submissions that is greater than the interest the general public has:
 - 2.1 The CRFU owns property directly affected by the proposed controls in PC13, particularly in relation to proposed Residential Heritage Area HA3 (Church Property Trustees North St Albans Subdivision (1923)). The properties are:
 - (a) The land and sports facilities at 3 Malvern Street (or 178 Innes Road). This property contains the rugby field, training areas, grandstands, high performance facility buildings and offices, utilities, jubilee gates and associated carparking areas known as **Rugby Park**.
 - (b) Two residential properties: 6 Malvern Street and 12 Malvern Street (together, **the Residential Sites**). 6 Malvern Street is a single-storey, three bedroom house with one bathroom (approximately 120m²). 12 Malvern Street is two-storey, four bedroom house with two toilets (approximately 170m²).
 - 2.2 Rugby Park is zoned *Open Space Metropolitan Facilities Zone* and is not listed as a Category 1 or 2 listing with Heritage New Zealand Pouhere Taonga (**HNZPT**). It is not recorded as a Heritage Area, Heritage Item or Heritage Setting in the Operative District Plan. The Jubilee Gates are the corner of Rutland Street and Malvern Street are highly regarded by the CRFU due to their history, but otherwise the buildings, facilities and surrounds of Rugby Park are of mixed age and some are highly modified.
 - 2.3 The Residential Sites are zoned *Residential Suburban Density Transition Zone*. The Residential Sites are also not listed with HNZPT and are not recorded as a Heritage Area, Heritage Item or Heritage Setting in the Operative District Plan. 12 Malvern Street is within the existing *Residential Character Area 11* in the District Plan. 6 Malvern Street is not.
 - 2.4 Appendix 9.3.7.8.2 as notified shows all three properties as having ‘defining’ contribution to HA3. The supporting *Residential Heritage Area Record Form* is somewhat contradictory on the topic. “Malvern Park” (of which Rugby Park is half), is rated as having ‘defining’

contribution in the Schedule of Individual Items to be included in the HA section (at page 15), whereas later in the Inventory of Public Realm Features section (at page 17), the “open space” of Malvern Park is rated as having ‘defining’ contribution and the “Malvern Park buildings” (the majority being situated on Rugby Park) are ‘contributory’ only.

- 2.5 Overall, CRFU is not confident that the Record Form has correctly assessed Rugby Park or the Residential Sites. As stated above, Rugby Park itself is already comprised of a mixture of highly modified and modern designs, with some traditional features (such as the Jubilee Gates and one older grandstand). The dwellings on the Residential Sites are dilapidated and no longer fit for purpose, which not recognised in the Record Form.
 - 2.6 The proposed RHA controls are a significant change by Council to ‘protect’ values that either do not or no longer exist, or are not of such value or condition to be worthy of protection. CRFU would argue that its properties, and likely a large proportion of HA3 itself, do not hold heritage values worthy of such protections or controls. The CRFU questions why a RHA3 is even required when the existing *Residential Character Area 11* already provides a framework to assess and retain character values where appropriate.
 - 2.7 Further, it is concerning that this new RHA overlay proposes to control Rugby Park, and open space sports facility, in the same manner as a housing subdivision.
- 3 The table in **Appendix 1** sets out:
 - 3.1 the particular parts of the March '25 Submissions that the CRFU supports or opposes;
 - 3.2 the reasons for its support or opposition; and
 - 3.3 that the CRFU seeks those parts of the March '25 Submissions either be allowed or not allowed.
 - 4 The CRFU wishes to be heard in support of its further submission.
 - 5 If others made a similar submission, CRFU will consider presenting a joint case with them at a hearing.

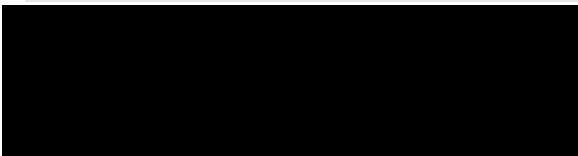
Signed on behalf of Canterbury Rugby Football Union by its solicitors and authorised agents Tavendale and Partners



Johanna King
Senior Associate

11 April 2025

Address for service:



Appendix 1 – Further Submission of CRFU 11 April 2025

Submitter Name	PC13 provision / rule Point Number	Summary of decision requested by Submitter	CRFU Oppose/ Support	CRFU's Reasons	Decision(s) sought by CRFU on the March '25 Submission point(s)
Kāinga Ora ID: 1093	Planning Maps > QM – Any Heritage Layer 1093.333	Opposes the proposed Residential Heritage Areas ('RHAs') and the Residential Heritage Area Interface overlay ('RHAIO') that are sought to be introduced under PC13 in their entirety.	Support	CRFU supports the deletion of RHAs and the Residential Heritage Area Interface overlay. In particular, CRFU supports the deletion of HA3 (Church Property Trustees North St Albans Subdivision), because the areas do not have heritage values (at best, parts of the areas may have character value). Removing RHAs entirely (especially HA3 entirely), or at least over the Submitter's and the CRFU's properties 6 and 12 Malvern Street, and Rugby Park is most appropriate.	Allow
	Rules – Matters of discretion > Residential Heritage Areas (excluding Akaroa Township Heritage Area) – new buildings, fences and walls, and exterior alterations to buildings 1093.334	Oppose the PC13 provisions contained in section 9.3.6.4	Support	If RHAs are not deleted, CRFU supports the deletion of these proposed additional controls over new buildings, fences and walls and exterior alterations to buildings within RHAs. The RHAs do not have heritage values and the notified controls are not appropriate (at best, parts of the areas may have character value).	Allow
	Appendices > Appendix – Schedule of Significant Historic Heritage Areas 1093.335	Oppose RHAs as listed in 9.3.7.3	Support	Aligning with its previous submissions, CRFU supports the deletion of RHAs because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. Removing RHAs entirely (especially HA3 entirely), or at least over the Submitter's and the CRFU's properties 6 and 12 Malvern Street and Rugby Park, is most appropriate.	Allow
	Appendices > Appendix – Criteria for the assessment of significance of heritage values	Oppose the assessments supporting the identification of RHAs and RHAIOs as they predominantly focus on physical built form, and do not have sufficient consideration of historical values associated with the place.	Support	CRFU supports the deletion of RHAs and the Residential Heritage Area Interface overlay, and therefore opposes the assessments identifying RHAs and RHAIOs as they predominantly focus on physical built form, and do not have sufficient consideration of historical values associated with the place.	Allow

	1093.337				
Carter Group Limited ID: 1080	Abbreviations and Definitions > Definitions List > A 1080.15	Amend definition of alteration to the status quo [oppose notified definition]	Support	CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees with the submitter that the proposed amendments will create unnecessary, costly and inefficient consent requirements and also provide no benefits in respect of heritage.	Allow
	Abbreviations and Definitions > Definitions List > C 1080.21	Oppose the definition for Contributory Building. Seek that this is deleted.	Support	CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees with the Submitter that the proposed definition of <i>Contributory Building</i> is vague and provides little certainty.	Allow
	Abbreviations and Definitions > Definitions List > D 1080.23	Oppose definition of Defining Building. Seek that it is deleted.	Support	CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees with the Submitter that the proposed definition of <i>Defining Building</i> is vague and provides little certainty.	Allow
	Abbreviations and Definitions > Definitions List > D 1080.24	Oppose definition of Demolition. Seek that it is deleted.	Support	CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees with the Submitter that the proposed amendments to the definition of <i>Demolition</i> will create unnecessary, costly and inefficient consent requirements for inconsequential demolition work, conflict with the definition of <i>Alteration</i> and provide no benefits in respect of heritage values.	Allow
	Abbreviations and Definitions > Definitions List > N 1080.38	Oppose definition of Neutral Building. Seek that it is deleted.	Support	CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees with the Submitter that the proposed definition of <i>Neutral Building</i> is vague and provides little certainty.	Allow

> How to interpret and apply the rules 1080.110	Oppose 9.3.3. Seek that all references to heritage areas are deleted.	Support	CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees that all references to heritage areas should be deleted.	Allow
> Rules - Historic heritage 1080.111	Oppose Rules in 9.3.4. Seek that all references to heritage areas within rule 9.3.4, including (and in particular) rules RD6-RD8 are deleted.	Support	CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees that all references to heritage areas should be deleted.	Allow
Rules - Matters of discretion > Heritage items and heritage settings 1080.113	Amend to retain status quo for 9.3.6.1 (p) [opposes proposed matters of discretion for heritage items in Residential Heritage Areas]	Support	CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees that all proposed matters for discretion for RHAs should be deleted.	Allow
Rules - Matters of discretion > Residential Heritage Areas (excluding Akaroa Township Heritage Area) - new buildings, fences and walls, and exterior alterations to buildings 1080.114	Oppose Rule 9.3.6.4. [Residential Heritage Areas matters of discretion - new buildings, fences and walls, and exterior alterations to buildings]. Seek that it is deleted.	Support	If RHAs are not deleted, CRFU supports the deletion of these proposed additional controls over new buildings, fences and walls and exterior alterations to buildings within RHAs. The RHAs do not have heritage values and the notified controls are not appropriate (at best, parts of the areas may have character value).	Allow
Rules - Matters of discretion > Residential Heritage Areas (excluding Akaroa Township Heritage Area) - demolition or relocation of a defining building or contributory building 1080.115	Oppose 9.3.6.5 [Residential Heritage Areas – demolition or relocation of a defining building or contributory building]. Seek that these matters of discretion are deleted.	Support	CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees that all proposed matters for discretion for RHAs should be deleted.	Allow

<p>Appendices > Appendix – Schedule of Significant Historic Heritage Areas</p> <p>1080.118</p>	<p>Oppose 9.3.7.3 [adding RHAs to Schedule of Significant Historic Heritage Areas]. Seek that the original appendix is retained.</p>	<p>Support</p>	<p>CRFU supports the deletion of RHAs. In particular, CRFU supports the deletion of HA3 (Church Property Trustees North St Albans Subdivision), because the areas do not have heritage values (at best, parts of the areas may have character value). Removing RHAs entirely (especially HA3 entirely), or at least over the Submitter's and the CRFU's properties 6 and 12 Malvern Street, and Rugby Park is most appropriate.</p>	<p>Allow</p>
<p>Appendices > Appendix – Residential Heritage Areas – Aerial maps</p> <p>1080.120</p>	<p>Oppose 9.3.7.7 [RHA aerial maps]. Seek that this is deleted</p>	<p>Support</p>	<p>CRFU supports the deletion of RHAs and the Residential Heritage Area Interface overlay. In particular, CRFU supports the deletion of HA3 (Church Property Trustees North St Albans Subdivision), because the areas do not have heritage values (at best, parts of the areas may have character value). Removing RHAs entirely (especially HA3 entirely), or at least over the Submitter's and the CRFU's properties 6 and 12 Malvern Street, and Rugby Park is most appropriate.</p>	<p>Allow</p>
<p>Appendices > Appendix – Residential Heritage Areas – Site Contributions Maps</p> <p>1080.121</p>	<p>Oppose 9.3.7.8. Seek that this is deleted</p>	<p>Support</p>	<p>CRFU supports the deletion of RHAs and the Site Contributions Maps. In particular, CRFU supports the deletion of Site Contributions for HA3 (Church Property Trustees North St Albans Subdivision), because the properties do not have <i>Contributory</i> or <i>Defining</i> values (at best, parts of the areas may have character value). Removing the Site Contributions for RHAs entirely (especially HA3 entirely), or at least over the Submitter's and the CRFU's properties 6 and 12 Malvern Street and Rugby Park, is most appropriate.</p>	<p>Allow</p>
<p>Objectives and policies > Policies > Policy – Identification, assessment and scheduling of heritage areas</p> <p>1080.125</p>	<p>Delete policy 9.3.2.2.2 [heritage areas]</p>	<p>Support</p>	<p>CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees that all references to heritage areas should be deleted.</p>	<p>Allow</p>

Our proposed Heritage Plan Change (PC13)

Submitter Details

Submission Date: 11/04/2025

First name: Margaret

Last name: Lovell-Smith

Organisation: Papanui Heritage Group

On behalf of:

Defyd Williams, Chair, Papanui Heritage Group

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Consultation Document Submissions

Provision: Chapter 14 Residential

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

The PHG submitted on the Housing and Business Choice Plan Change in 2022 and on both PC13 and PC14 in 2023 when it applauded the decision to make the trees and plaques in Papanui's Memorial Avenues heritage items; and opposed the extension of medium density and high rise zones into the avenues.

2.2. It now wishes to support submission number 1094 made by Philippa Tucker:

1094.1 (709.1) Amend the schedule of heritage items [Appendix 9.3.7.2 - Papanui War Memorial Avenues proposed heritage item #1459] to include the street, housing, trees, plaques [on Windermere Road].

1094.2 (709.2) Seek amendment to [planning map heritage layer for Papanui] War Memorial [Avenues heritage item #1459] for Windermere Road.

1094.3 (709.3) Amend the heritage schedule to include Windermere Road properties in a heritage area

My submission is that:

1 The PHG is submitting that the detailed and comprehensive argument put forward by Philippa Tucker, drawing on multiple sources of information, deserves serious consideration.

2. We support her use of the council's "Heritage Item Statement of Significance", prepared in June 2022, when the plaques and trees in the Memorial Avenues, were made heritage items. She points out that in this report the trees, the plaques, the housing, the architecture and aesthetic value were all important:

"No attempt was made in this document to segregate trees and plaques from housing, the avenues themselves or to

Further Submissions on Our proposed Heritage Plan Change (PC13) from Lovell-Smith, Margaret organisation: Papanui Heritage Group behalf of: Defyd Williams, Chair, Papanui Heritage Group

provide a justification of how the Avenue effect would remain in place if housing, architecture, and arguably aesthetic effect no longer existed. The significance of the area was a combination of all of the elements.”

3We also support Tucker's use of the 2016 decision by the Government-appointed independent hearings panel (IHP) which dismissed a Council proposal for housing intensification in South East and South West Papanui, including the tree-lined streets and avenues.

We agree with arguments put forward by the PHG's then chairman, Dr Murray Williams, who as an expert witness spoke of the detrimental impact that housing intensification would have on the memorial avenues.

Other sources used in Tucker's submission includes the history of Papanui's Memorial Avenues, and information about Australian and English examples to illustrate how the integrity of Memorial Avenues have been respected and protected in other parts of the world.

The PHG has consistently opposed any medium density or high rise developments into Papanui's Memorial Avenues, and supports Tucker's arguments for maintaining the integrity of Windermere Road as a 'memorial avenue'.

Provision: Chapter 14 Residential

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

1094.1 (709.1) Amend the schedule of heritage items [Appendix 9.3.7.2 - Papanui War Memorial Avenues proposed heritage item #1459] to include the street, housing, trees, plaques [on Windermere Road].

1094.2 (709.2) Seek amendment to [planning map heritage layer for Papanui] War Memorial [Avenues heritage item #1459] for Windermere Road.

1094.3 (709.3) Amend the heritage schedule to include Windermere Road properties in a heritage area

My submission is that:

The Papanui Heritage Group (PHG) submitted on the Housing and Business Choice Plan Change in 2022 and on both PC13 and PC14 in 2023 [151 (PC14) and 1050 (PC13)] when it applauded the decision to make the trees and plaques in Papanui's Memorial Avenues heritage items; and opposed the extension of medium density and high rise zones into the avenues.

The PHG is now submitting that the detailed and comprehensive argument put forward by Philippa Tucker, drawing on multiple sources of information, deserves serious consideration.

We support her use of the council's "Heritage Item Statement of Significance", prepared in June 2022, when the plaques and trees in the Memorial Avenues, were made heritage items. She points out that in this report the trees, the plaques, the housing, the architecture and aesthetic value were all important:

“No attempt was made in this document to segregate trees and plaques from housing, the avenues themselves or to provide a justification of how the Avenue effect would remain in place if housing, architecture, and arguably aesthetic effect no longer existed. The significance of the area was a combination of all of the elements.”

4.1 We also support Tucker's use of the 2016 decision by the Government-appointed independent hearings panel (IHP) which dismissed a Council proposal for housing intensification in South East and South West Papanui, including the tree-lined streets and avenues. We agree with arguments put forward by the PHG's then chairman, Dr Murray Williams, who as an expert witness spoke of the detrimental impact that housing intensification would have on the memorial avenues. Other sources used in Tucker's submission includes the history of Papanui's Memorial Avenues, and information about Australian and English examples to illustrate how the integrity of Memorial Avenues have been respected and protected in other parts of the world.

Further Submissions on Our proposed Heritage Plan Change (PC13) from Lovell-Smith, Margaret organisation: Papanui Heritage Group behalf of: Defyd Williams, Chair Papanui Heritage Group

The PHG has consistently opposed any medium density or high rise developments into Papanui's Memorial Avenues, and supports Tucker's arguments for maintaining the integrity of Windermere Road as a 'memorial avenue'.

Provision: Chapter 14 Residential

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

1094.1 (709.1) Amend the schedule of heritage items [Appendix 9.3.7.2 - Papanui War Memorial Avenues proposed heritage item #1459] to include the street, housing, trees, plaques [on Windermere Road].

1094.2 (709.2) Seek amendment to [planning map heritage layer for Papanui] War Memorial [Avenues heritage item #1459] for Windermere Road.

1094.3 (709.3) Amend the heritage schedule to include Windermere Road properties in a heritage area

My submission is that:

The Papanui Heritage Group (PHG) submitted on the Housing and Business Choice Plan Change in 2022 and on both PC13 and PC14 in 2023 [151 (PC14) and 1050 (PC13)] when it applauded the decision to make the trees and plaques in Papanui's Memorial Avenues heritage items; and opposed the extension of medium density and high rise zones into the avenues.

The PHG is now submitting that the detailed and comprehensive argument put forward by Philippa Tucker, drawing on multiple sources of information, deserves serious consideration.

We support her use of the council's "Heritage Item Statement of Significance", prepared in June 2022, when the plaques and trees in the Memorial Avenues, were made heritage items. She points out that in this report the trees, the plaques, the housing, the architecture and aesthetic value were all important:

"No attempt was made in this document to segregate trees and plaques from housing, the avenues themselves or to provide a justification of how the Avenue effect would remain in place if housing, architecture, and arguably aesthetic effect no longer existed. The significance of the area was a combination of all of the elements."

We also support Tucker's use of the 2016 decision by the Government-appointed independent hearings panel (IHP) which dismissed a Council proposal for housing intensification in South East and South West Papanui, including the tree-lined streets and avenues.

We agree with arguments put forward by the PHG's then chairman, Dr Murray Williams, who as an expert witness spoke of the detrimental impact that housing intensification would have on the memorial avenues.

Other sources used in Tucker's submission include the history of Papanui's Memorial Avenues, and information about Australian and English examples to illustrate how the integrity of Memorial Avenues have been respected and protected in other parts of the world.

The PHG has consistently opposed any medium density or high rise developments into Papanui's Memorial Avenues, and supports Tucker's arguments for maintaining the integrity of Windermere Road as a 'memorial avenue'.

Our proposed Heritage Plan Change (PC13)

Submitter Details

Submission Date: 11/04/2025

First name: Daniel & Rebecca

Last name: Ellis

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Consultation Document Submissions

Provision: Planning Maps

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

.

My submission is that:

To Whom it may concern

Re : Lodgement of a Further Submission on the Heritage Plan Change (PC13), in support of Kainga Ora's submission point 1093.333.

We write in support of Kainga Ora's submission point 1093.333 which opposes the introduction of Residential Heritage Areas. Our support for this submission point is drawn from personal experience.

We live in the Church Property Trustees North St Albans Residential Heritage Area (RHA), at 11 Gosset Street, and purchased the property on 1st November 2013. The property had suffered damage in the Canterbury Earthquake sequence of 2010-2011, and despite the damage being scoped by EQC and fixed by contractors, after the work had been finished, we still had noticeably uneven floor levels, doors that wouldn't shut, and cracks very slowly developing in the lathe and plaster walls.

Over the last 6 years we have undertaken a process that has seen:-

- a robot and camera produce a report on our subfloor structure and condition;
- a geotechnical investigation and report;
- a structural engineering investigation and report;

- core samples taken from our foundation; and
- acceptance into the EQC On-Sold programme, funded by Treasury, the goal of which is to “improve the quality of housing stock in Canterbury”.

All of this information has been assessed by EQC, and EQC appointed engineers and quantity surveyors, who, after this 6 year process, have deemed that the property at 11 Gosset Street has significant foundation damage which is uneconomical to repair, and that it is more cost effective to demolish the property and rebuild it. Treasury have approved the funding for the demolition and rebuild.

Thus we, as property owners, have signed a full and final settlement with EQC & Treasury to demolish the house at 11 Gosset Street, and rebuild a replacement house. As part of this settlement, an encumbrance has been lodged onto the property's title to this effect, which will only be removed once the new house has been built and signed off by EQC. The full and final settlement is also only payable once the house has been built and signed off by EQC.

There is no option for us to:-

- Repair the house; or
- Demolish the house, and sell the empty section; or
- Demolish the house and leave a vacant section; or
- Leave the house as-is.

The only option available to us is to demolish the house and immediately replace it with a newly built house.

However, due to the fact that 11 Gosset Street is in an RHA, we need to apply to Christchurch City Council (CCC) for resource consent to both demolish the property, and to rebuild the property. We understand that the Heritage Plan Change (PC13) means that the demolition, and the rebuild, need to be assessed as separate events, which make no sense as one drives the other.

In addition, CCC's Heritage Team's interpretation is that any demolition in an RHA has more than minor adverse effects if there is a rebuild strategy (no matter the cost), and consequently applications need to be publicly notified, which is costly and inefficient. In our case, we have already spent a substantial amount of money and time in forming the resource consent application, and don't see the logic in having to navigate a costly public notification process, particularly considering we have been told we have to demolish the property, and have had to enter into legal agreements to this effect.

Furthermore, with regards to the Church Property Trustees North St Albans RHA, as long-term property owners and residents in this heritage area, and also laypersons, we believe the CCC has been short-sighted with their investigation and consultation process when proposing the Heritage Plan Change (PC13), the resulting heritage area, and the rules pertaining to the heritage area. We express concern that the heritage investigation appears to have been centred on a street view and a public view, and from our standpoint as property owners and residents, there was no consultation with homeowners affected by the proposal, and this is evident by the lack of submissions from people directly affected by the proposed rules.

We also express concern that the identification of RHAs and the assessment of individual buildings didn't take into account earthquake damage to houses, or modern additions to houses. There appears to be a lack of consideration or investigation as to whether property owners were/are still negotiating with EQC through the On Sold program to capture situations where properties were subject to sub-standard repairs. This should have been captured and considered when proposing this area as it has a significant impact on the integrity of the overall RHA. Many properties in the RHA suffered significant liquefaction and foundation damage, exacerbated by the existence of a small stream that runs perpendicular through Gosset, Carrington and Jacobs streets, and whilst there have already been a number of EQC demolitions and rebuilds in the RHA, there are still residents working through the different stages of the On Sold program process, and if CCC had spoken to residents about the proposed rules we would've been able to advise that we were still in negotiations with EQC/Treasury.

In summary, the PC13 plan change has not consulted with homeowners affected by the proposal, has not considered the

Further Submissions on Our proposed Heritage Plan Change (PC13) from Ellis, Daniel & Rebecca

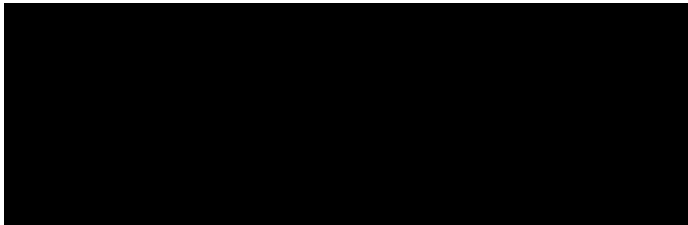
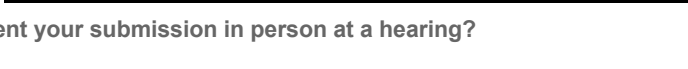

Treasury funded On Sold Programme's goal of "improving the quality of housing stock in Canterbury", and does not take into account the fact that homeowners within the proposed RHAs are still working through the On Sold process, which has a high chance of resulting in properties being deemed as demolitions. Thus we offer support to Kainga Ora's submission point 1093.333, which opposes the introduction of Residential Heritage Areas.

Yours faithfully

Daniel & Rebecca Ellis

Our proposed Heritage Plan Change (PC13)

Submitter Details

Submission Date: 11/04/2025
First name: Johanna **Last name:** King
On behalf of: Canterbury Rugby Football Union
Postal address: 
Email: 
Daytime Phone: 
Would you like to present your submission in person at a hearing?
 Yes
Additional requirements for hearing:

Consultation Document Submissions

Provision: Chapter 2 Abbreviations and Definitions

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Allow

My submission is that:

CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees with the submitter that the proposed amendments will create unnecessary, costly and inefficient consent requirements and also provide no benefits in respect of heritage.

Provision: Chapter 2 Abbreviations and Definitions

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Allow

My submission is that:

Further Submissions on Our proposed Heritage Plan Change (PC13) from King, Johanna behalf of: Canterbury Rugby Football Union

CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees with the Submitter that the proposed definition of *Contributory Building* is vague and provides little certainty.

Provision: Chapter 2 Abbreviations and Definitions

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Allow

My submission is that:

CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees with the Submitter that the proposed definition of *Defining Building* is vague and provides little certainty.

Provision: Chapter 2 Abbreviations and Definitions

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Allow

My submission is that:

CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees with the Submitter that the proposed amendments to the definition of *Demolition* will create unnecessary, costly and inefficient consent requirements for inconsequential demolition work, conflict with the definition of *Alteration* and provide no benefits in respect of heritage values.

Provision: Chapter 2 Abbreviations and Definitions

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Allow

My submission is that:

CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs

Further Submissions on Our proposed Heritage Plan Change (PC13) from King, Johanna behalf of: Canterbury Rugby Football Union

do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees with the Submitter that the proposed definition of *Neutral Building* is vague and provides little certainty.

Provision: Chapter 9 Natural and Cultural Heritage

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Allow

My submission is that:

CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees that all references to heritage areas should be deleted.

Provision: Chapter 9 Natural and Cultural Heritage

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Allow

My submission is that:

CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees that all references to heritage areas should be deleted.

Provision: Chapter 9 Natural and Cultural Heritage

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Allow

My submission is that:

CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees that all proposed matters for discretion for RHAs should be deleted.

Provision: Chapter 9 Natural and Cultural Heritage

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Allow

My submission is that:

If RHAs are not deleted, CRFU supports the deletion of these proposed additional controls over new buildings, fences and walls and exterior alterations to buildings within RHAs. The RHAs do not have heritage values and the notified controls are not appropriate (at best, parts of the areas may have character value).

Provision: Chapter 9 Natural and Cultural Heritage

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Allow

My submission is that:

CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees that all proposed matters for discretion for RHAs should be deleted.

Provision: Chapter 9 Natural and Cultural Heritage

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Allow - removing the RHAs entirely (especially HA3 entirely), or at least over the Submitter's properties, and the CRFU's properties 6 and 12 Malvern Street and Rugby Park.

My submission is that:

CRFU supports the deletion of RHAs. In particular, CRFU supports the deletion of HA3 (Church Property Trustees North St Albans Subdivision), because the areas do not have heritage values (at best, parts of the areas may have character value). Removing RHAs entirely (especially HA3 entirely), or at least over the Submitter's and the CRFU's properties 6 and 12 Malvern Street, and Rugby Park is most appropriate.

Provision: Chapter 9 Natural and Cultural Heritage

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Allow - removing the RHAs entirely (especially HA3 entirely), or at least over the Submitter's properties, and the CRFU's properties 6 and 12 Malvern Street and Rugby Park.

My submission is that:

CRFU supports the deletion of RHAs and the Residential Heritage Area Interface overlay. In particular, CRFU supports the deletion of HA3 (Church Property Trustees North St Albans Subdivision), because the areas do not have heritage values (at best, parts of the areas may have character value). Removing RHAs entirely (especially HA3 entirely), or at least over the Submitter's and the CRFU's properties 6 and 12 Malvern Street, and Rugby Park is most appropriate.

Provision: Chapter 9 Natural and Cultural Heritage

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Allow - Remove the Site Contributions for RHAs entirely (especially HA3 entirely), or at least over the Submitter's properties, and the CRFU's properties 6 and 12 Malvern Street and Rugby Park

My submission is that:

CRFU supports the deletion of RHAs and the Site Contributions Maps. In particular, CRFU supports the deletion of Site Contributions for HA3 (Church Property Trustees North St Albans Subdivision), because the properties do not have Contributory or Defining values (at best, parts of the areas may have character value). Removing the Site Contributions for RHAs entirely (especially HA3 entirely), or at least over the Submitter's and the CRFU's properties 6 and 12 Malvern Street and Rugby Park, is most appropriate.

Provision: Chapter 9 Natural and Cultural Heritage > 9.3 Historic heritage > 9.3.2 Objective and policies > 9.3.2.3 Policy - Heritage areas

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Allow

My submission is that:

CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees that all references to heritage areas should be deleted.

Name
CRFU Further Submission on PC13 11 April 2025.pdf

Form 6

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON NOTIFIED
PROPOSED PLAN CHANGE 13 TO THE CHRISTCHURCH DISTRICT PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991

TO: Christchurch City Council (“CCC”)

Further Submission on proposed Plan Change 13 (Heritage) (“PC13”)

Name of person making further submission: **Canterbury Rugby Football Union (“CRFU”)**

- 1 This is a further submission in support of original submissions made on PC13 to the Christchurch District Plan that were notified by CCC on 29 March 2025 (the “**March ‘25 Submissions**”).
- 2 The CRFU has an interest in PC13 and the March ‘25 Submissions that is greater than the interest the general public has:
 - 2.1 The CRFU owns property directly affected by the proposed controls in PC13, particularly in relation to proposed Residential Heritage Area HA3 (Church Property Trustees North St Albans Subdivision (1923)). The properties are:
 - (a) The land and sports facilities at 3 Malvern Street (or 178 Innes Road). This property contains the rugby field, training areas, grandstands, high performance facility buildings and offices, utilities, jubilee gates and associated carparking areas known as **Rugby Park**.
 - (b) Two residential properties: 6 Malvern Street and 12 Malvern Street (together, **the Residential Sites**). 6 Malvern Street is a single-storey, three bedroom house with one bathroom (approximately 120m²). 12 Malvern Street is two-storey, four bedroom house with two toilets (approximately 170m²).
 - 2.2 Rugby Park is zoned *Open Space Metropolitan Facilities Zone* and is not listed as a Category 1 or 2 listing with Heritage New Zealand Pouhere Taonga (**HNZPT**). It is not recorded as a Heritage Area, Heritage Item or Heritage Setting in the Operative District Plan. The Jubilee Gates are the corner of Rutland Street and Malvern Street are highly regarded by the CRFU due to their history, but otherwise the buildings, facilities and surrounds of Rugby Park are of mixed age and some are highly modified.
 - 2.3 The Residential Sites are zoned *Residential Suburban Density Transition Zone*. The Residential Sites are also not listed with HNZPT and are not recorded as a Heritage Area, Heritage Item or Heritage Setting in the Operative District Plan. 12 Malvern Street is within the existing *Residential Character Area 11* in the District Plan. 6 Malvern Street is not.
 - 2.4 Appendix 9.3.7.8.2 as notified shows all three properties as having ‘defining’ contribution to HA3. The supporting *Residential Heritage Area Record Form* is somewhat contradictory on the topic. “Malvern Park” (of which Rugby Park is half), is rated as having ‘defining’

contribution in the Schedule of Individual Items to be included in the HA section (at page 15), whereas later in the Inventory of Public Realm Features section (at page 17), the “open space” of Malvern Park is rated as having ‘defining’ contribution and the “Malvern Park buildings” (the majority being situated on Rugby Park) are ‘contributory’ only.

- 2.5 Overall, CRFU is not confident that the Record Form has correctly assessed Rugby Park or the Residential Sites. As stated above, Rugby Park itself is already comprised of a mixture of highly modified and modern designs, with some traditional features (such as the Jubilee Gates and one older grandstand). The dwellings on the Residential Sites are dilapidated and no longer fit for purpose, which not recognised in the Record Form.
 - 2.6 The proposed RHA controls are a significant change by Council to ‘protect’ values that either do not or no longer exist, or are not of such value or condition to be worthy of protection. CRFU would argue that its properties, and likely a large proportion of HA3 itself, do not hold heritage values worthy of such protections or controls. The CRFU questions why a RHA3 is even required when the existing *Residential Character Area 11* already provides a framework to assess and retain character values where appropriate.
 - 2.7 Further, it is concerning that this new RHA overlay proposes to control Rugby Park, and open space sports facility, in the same manner as a housing subdivision.
- 3 The table in **Appendix 1** sets out:
 - 3.1 the particular parts of the March '25 Submissions that the CRFU supports or opposes;
 - 3.2 the reasons for its support or opposition; and
 - 3.3 that the CRFU seeks those parts of the March '25 Submissions either be allowed or not allowed.
 - 4 The CRFU wishes to be heard in support of its further submission.
 - 5 If others made a similar submission, CRFU will consider presenting a joint case with them at a hearing.

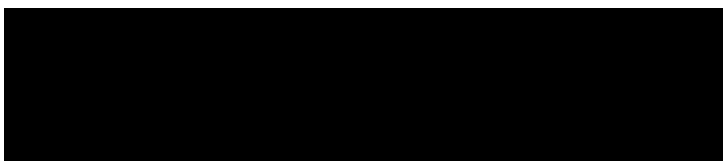
Signed on behalf of Canterbury Rugby Football Union by its solicitors and authorised agents Tavendale and Partners



Johanna King
Senior Associate

11 April 2025

Address for service:



Appendix 1 – Further Submission of CRFU 11 April 2025

Submitter Name	PC13 provision / rule Point Number	Summary of decision requested by Submitter	CRFU Oppose/ Support	CRFU's Reasons	Decision(s) sought by CRFU on the March '25 Submission point(s)
Kāinga Ora ID: 1093	Planning Maps > QM – Any Heritage Layer 1093.333	Opposes the proposed Residential Heritage Areas ('RHAs') and the Residential Heritage Area Interface overlay ('RHAIO') that are sought to be introduced under PC13 in their entirety.	Support	CRFU supports the deletion of RHAs and the Residential Heritage Area Interface overlay. In particular, CRFU supports the deletion of HA3 (Church Property Trustees North St Albans Subdivision), because the areas do not have heritage values (at best, parts of the areas may have character value). Removing RHAs entirely (especially HA3 entirely), or at least over the Submitter's and the CRFU's properties 6 and 12 Malvern Street, and Rugby Park is most appropriate.	Allow
	Rules – Matters of discretion > Residential Heritage Areas (excluding Akaroa Township Heritage Area) – new buildings, fences and walls, and exterior alterations to buildings 1093.334	Oppose the PC13 provisions contained in section 9.3.6.4	Support	If RHAs are not deleted, CRFU supports the deletion of these proposed additional controls over new buildings, fences and walls and exterior alterations to buildings within RHAs. The RHAs do not have heritage values and the notified controls are not appropriate (at best, parts of the areas may have character value).	Allow
	Appendices > Appendix – Schedule of Significant Historic Heritage Areas 1093.335	Oppose RHAs as listed in 9.3.7.3	Support	Aligning with its previous submissions, CRFU supports the deletion of RHAs because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. Removing RHAs entirely (especially HA3 entirely), or at least over the Submitter's and the CRFU's properties 6 and 12 Malvern Street and Rugby Park, is most appropriate.	Allow
	Appendices > Appendix – Criteria for the assessment of significance of heritage values	Oppose the assessments supporting the identification of RHAs and RHAIOs as they predominantly focus on physical built form, and do not have sufficient consideration of historical values associated with the place.	Support	CRFU supports the deletion of RHAs and the Residential Heritage Area Interface overlay, and therefore opposes the assessments identifying RHAs and RHAIOs as they predominantly focus on physical built form, and do not have sufficient consideration of historical values associated with the place.	Allow

	1093.337				
Carter Group Limited ID: 1080	Abbreviations and Definitions > Definitions List > A 1080.15	Amend definition of alteration to the status quo [oppose notified definition]	Support	CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees with the submitter that the proposed amendments will create unnecessary, costly and inefficient consent requirements and also provide no benefits in respect of heritage.	Allow
	Abbreviations and Definitions > Definitions List > C 1080.21	Oppose the definition for Contributory Building. Seek that this is deleted.	Support	CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees with the Submitter that the proposed definition of <i>Contributory Building</i> is vague and provides little certainty.	Allow
	Abbreviations and Definitions > Definitions List > D 1080.23	Oppose definition of Defining Building. Seek that it is deleted.	Support	CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees with the Submitter that the proposed definition of <i>Defining Building</i> is vague and provides little certainty.	Allow
	Abbreviations and Definitions > Definitions List > D 1080.24	Oppose definition of Demolition. Seek that it is deleted.	Support	CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees with the Submitter that the proposed amendments to the definition of <i>Demolition</i> will create unnecessary, costly and inefficient consent requirements for inconsequential demolition work, conflict with the definition of <i>Alteration</i> and provide no benefits in respect of heritage values.	Allow
	Abbreviations and Definitions > Definitions List > N 1080.38	Oppose definition of Neutral Building. Seek that it is deleted.	Support	CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees with the Submitter that the proposed definition of <i>Neutral Building</i> is vague and provides little certainty.	Allow

> How to interpret and apply the rules 1080.110	Oppose 9.3.3. Seek that all references to heritage areas are deleted.	Support	CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees that all references to heritage areas should be deleted.	Allow
> Rules - Historic heritage 1080.111	Oppose Rules in 9.3.4. Seek that all references to heritage areas within rule 9.3.4, including (and in particular) rules RD6-RD8 are deleted.	Support	CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees that all references to heritage areas should be deleted.	Allow
Rules - Matters of discretion > Heritage items and heritage settings 1080.113	Amend to retain status quo for 9.3.6.1 (p) [opposes proposed matters of discretion for heritage items in Residential Heritage Areas]	Support	CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees that all proposed matters for discretion for RHAs should be deleted.	Allow
Rules - Matters of discretion > Residential Heritage Areas (excluding Akaroa Township Heritage Area) - new buildings, fences and walls, and exterior alterations to buildings 1080.114	Oppose Rule 9.3.6.4. [Residential Heritage Areas matters of discretion - new buildings, fences and walls, and exterior alterations to buildings]. Seek that it is deleted.	Support	If RHAs are not deleted, CRFU supports the deletion of these proposed additional controls over new buildings, fences and walls and exterior alterations to buildings within RHAs. The RHAs do not have heritage values and the notified controls are not appropriate (at best, parts of the areas may have character value).	Allow
Rules - Matters of discretion > Residential Heritage Areas (excluding Akaroa Township Heritage Area) - demolition or relocation of a defining building or contributory building 1080.115	Oppose 9.3.6.5 [Residential Heritage Areas – demolition or relocation of a defining building or contributory building]. Seek that these matters of discretion are deleted.	Support	CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees that all proposed matters for discretion for RHAs should be deleted.	Allow

Appendices > Appendix – Schedule of Significant Historic Heritage Areas 1080.118	Oppose 9.3.7.3 [adding RHAs to Schedule of Significant Historic Heritage Areas]. Seek that the original appendix is retained.	Support	CRFU supports the deletion of RHAs. In particular, CRFU supports the deletion of HA3 (Church Property Trustees North St Albans Subdivision), because the areas do not have heritage values (at best, parts of the areas may have character value). Removing RHAs entirely (especially HA3 entirely), or at least over the Submitter's and the CRFU's properties 6 and 12 Malvern Street, and Rugby Park is most appropriate.	Allow
Appendices > Appendix – Residential Heritage Areas – Aerial maps 1080.120	Oppose 9.3.7.7 [RHA aerial maps]. Seek that this is deleted	Support	CRFU supports the deletion of RHAs and the Residential Heritage Area Interface overlay. In particular, CRFU supports the deletion of HA3 (Church Property Trustees North St Albans Subdivision), because the areas do not have heritage values (at best, parts of the areas may have character value). Removing RHAs entirely (especially HA3 entirely), or at least over the Submitter's and the CRFU's properties 6 and 12 Malvern Street, and Rugby Park is most appropriate.	Allow
Appendices > Appendix – Residential Heritage Areas – Site Contributions Maps 1080.121	Oppose 9.3.7.8. Seek that this is deleted	Support	CRFU supports the deletion of RHAs and the Site Contributions Maps. In particular, CRFU supports the deletion of Site Contributions for HA3 (Church Property Trustees North St Albans Subdivision), because the properties do not have <i>Contributory</i> or <i>Defining</i> values (at best, parts of the areas may have character value). Removing the Site Contributions for RHAs entirely (especially HA3 entirely), or at least over the Submitter's and the CRFU's properties 6 and 12 Malvern Street and Rugby Park, is most appropriate.	Allow
Objectives and policies > Policies > Policy – Identification, assessment and scheduling of heritage areas 1080.125	Delete policy 9.3.2.2.2 [heritage areas]	Support	CRFU opposes the RHAs, and many of the associated controls because it considers the majority (if not all) of the RHAs do not contain heritage values, or heritage values worthy of the protections/controls as notified. CRFU agrees that all references to heritage areas should be deleted.	Allow

Our proposed Heritage Plan Change (PC13)

Submitter Details

Submission Date: 15/04/2025

First name: Melanda

Last name: Slemint

On behalf of: Taylors Mistake Association

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Consultation Document Submissions

Provision: Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Schedule of Significant Historic Heritage Items

Oppose

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

We wholeheartedly support the council's proposal to schedule all baches for heritage inclusion in the district plan. We emphatically support the heritage listing of all baches, and encourage the council to afford them full district plan protection. Not only will this help the present and future owners/caretakers understand the heritage and public good value of the structures, it will enable preservation and dissuade demolition.

We do understand the proposal is that if a licence to occupy an existing bach is cancelled then demolition protection will be waived. We do not agree with this provision because the value of the baches is collective rather than individual, the value of the group collectively being more than that of the individual buildings. We would prefer that if a licence is cancelled then the bach becomes a museum or sculpture for public enjoyment rather than inhabitation.

My submission is that:

We wish to oppose the submission of Otto Snoep on points 96.1, and 96.2, which oppose protection of the baches.

We wholeheartedly support the council's proposal to schedule all baches for heritage inclusion in the district plan. We emphatically support the heritage listing of all baches, and encourage the council to afford them full district plan protection. Not only will this help the present and future owners/caretakers understand the heritage and public good value of the structures, it will enable preservation and dissuade demolition.

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Provision: Natural and Cultural Heritage > Historic heritage > Rules - Historic heritage > Activity Status Tables > Permitted activities

Oppose

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

We wholeheartedly support the council's proposal to schedule all baches for heritage inclusion in the district plan. We emphatically support the heritage listing of all baches, and encourage the council to afford them full district plan protection. Not only will this help the present and future owners/caretakers understand the heritage and public good value of the structures, it will enable preservation and dissuade demolition.

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My submission is that:

We wish to oppose the submission of Otto Snoep on points 96.1, and 96.2, which oppose protection of the baches.

We wholeheartedly support the council's proposal to schedule all baches for heritage inclusion in the district plan. We emphatically support the heritage listing of all baches, and encourage the council to afford them full district plan protection. Not only will this help the present and future owners/caretakers understand the heritage and public good value of the structures, it will enable preservation and dissuade demolition.

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Name
PC13_Email.pdf

Martin, Aimee

From: Dixon, Glenda
Sent: Monday, 14 April 2025 2:52 pm
To: Martin, Aimee
Cc: Richmond, Suzanne
Subject: FW: Plan Change 13 late submission

This further sub is just an email (previously discussed with Suzanne) but probably should be entered into the database anyway.

From: melanda slemint <[REDACTED]>
Sent: Monday, 14 April 2025 2:17 pm
To: Duty – City Planning <PlanChange@ccc.govt.nz>
Cc: Richmond, Suzanne <Suzanne.Richmond@ccc.govt.nz>; Brent Gilpin <[REDACTED]>
Subject: Plan Change 13 late submission

You don't often get email from mslemint@icloud.com. [Learn why this is important](#)

Kia ora,

Apologies for missing Friday's submission deadline, I had computer issues, and would be most grateful if you would consider accepting this email as a late submission from me on behalf of the Taylors Mistake Association.

I am the Vice President of the association, representing the 100+ families who are owners/caretakers of all of the historic baches stretching from Boulder Bay, Taylors Mistake and Hobsons bay. As such, we believe that we are able to submit because we have an interest in the plan which is greater than that of the general public.

We wish to oppose the submission of Otto Snoop on points 96.1, and 96.2, which oppose protection of the baches.

We wholeheartedly support the council's proposal to schedule all baches for heritage inclusion in the district plan. We emphatically support the heritage listing of all baches, and encourage the council to afford them full district plan protection. Not only will this help the present and future owners/caretakers understand the heritage and public good value of the structures, it will enable preservation and dissuade demolition.

We do understand the proposal is that if a licence to occupy an existing bach is cancelled then demolition protection will be waived. We do not agree with this provision because the value of the baches is collective rather than individual, the value of the group collectively being more than that of the individual buildings. We would prefer that if a licence is cancelled then the bach becomes a museum or sculpture for public enjoyment rather than inhabitation.

Sincerely
 Melanda Slemint

On behalf of the Taylors Mistake Association

11 April 2025

Our Reference: J16644

Christchurch City Council
c/o Engagement Team
Email: planchange@ccc.govt.nz

Tēnā koe,

FURTHER SUBMISSION ON HERITAGE PLAN CHANGE (PC13)

Purpose of Further Submission

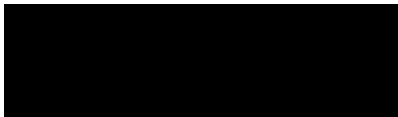
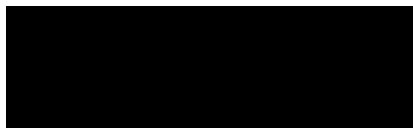
This letter is a further submission on the Heritage Plan Change ("PC13") proposed by the Christchurch City Council ("Council") prepared by Planz Consultants Limited ("Planz") on behalf of Ceres New Zealand, LLC ("Ceres").

Ceres will not gain an advantage in trade competition through this submission.

Ceres will not be directly affected by an effect of the subject matter of the submission that:

- a. adversely affects the environment; and
- b. does not relate to the trade competition of the effects of trade competition.

Further Submitter's details

Submitter	Ceres New Zealand, LLC
Contact Name	Swaroop Gowda Ceres New Zealand, LLC
Address for Service	C/- Planz Consultants Limited  Attn: Tim Joll 

Further Submission Details

Ceres' further submissions are set out in Appendix 1.

Submission at the Hearing

Ceres wishes to be heard in support of its further submissions. If others make a similar submission, Ceres will consider presenting a joint case with them at the hearing.

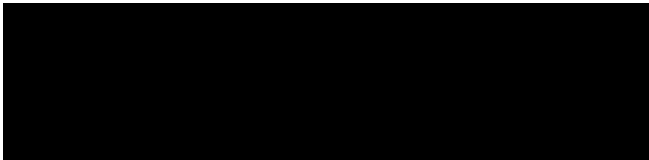
Yours faithfully

PLANZ CONSULTANTS LTD



Tim Joll

Consultant Planner, Partner



FURTHER SUBMISSION OF CERES ON HERITAGE PLAN CHANGE (PC13)

Submitter	Submission Point	Plan section / Relief sought by submitter	Support / Oppose	Reason for further submission	Relief sought: Allow with additional rule
Ceres	1064.19	Add new activity (RD10) to the rule[s] for the demolition of a heritage item identified in the newschedule [for significantly damaged heritage items].	Support	The current provisions do not recognise / reflect the implications of a s.124 Notice (served under the Building Act 2004) on the ability to retain a significantly damaged heritage building.	Add new controlled activity (C2) to the rule[s] for the demolition of a heritage item identified in the new schedule [for significantly damaged heritage items] where a s.124 Notice has been served under the Building Act 2004.

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 17/07/2023

First name: Susan

Last name: Wall

Preferred method of contact Email

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

I own a property and live in Carrington Street

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

Name
Susan Wall - property owner - Carrington Street

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 17/07/2023

First name: Susan

Last name: Wall

Preferred method of contact Email

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

I own a property and live in Carrington Street.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Provision: Chapter 2 Abbreviations and Definitions

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Oppose all heritage overlays for residential heritage areas.

My submission is that:

Oppose all heritage overlays for residential heritage areas.

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 17/07/2023

First name: Susan

Last name: Wall

Preferred method of contact Email

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

I own a property and live in Carrington street

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Provision: Chapter 9 Natural and Cultural Heritage

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Seek that the 'defining' and 'contributory' categories in Residential Heritage Areas are removed completely from the proposed new Policy Changes.

My submission is that:

Seek that the 'defining' and 'contributory' categories in Residential Heritage Areas are removed completely from the proposed new Policy Changes.

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 17/07/2023

First name: Susan

Last name: Wall

Preferred method of contact Email

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

I own a property and live in Carrington Street

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Provision: Chapter 14 Residential

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Retain current Character overlay in Gossett/Carrington/Jacobs/Roosevelt/Malvern.

Reject/Delete heritage plan for St Albans area (includes the streets above) and all restrictions that go with heritage status.

My submission is that:

Retain current Character overlay in Gossett/Carrington/Jacobs/Roosevelt/Malvern.

Reject/Delete heritage plan for St Albans area (includes the streets above) and all restrictions that go with

heritage status.

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 17/07/2023

First name: Susan

Last name: Wall

Preferred method of contact Email

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

I live in Carrington Street and will be seriously affected by PC13 and PC14

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Provision: Chapter 14 Residential

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

[T]hat submissions [are] reopened and more time given for submissions [following improvement to the submissions web page].

My submission is that:

[T]hat submissions [are] reopened and more time given for submissions [following improvement to the submissions web page].

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 17/07/2023

First name: Susan

Last name: Wall

Preferred method of contact Email

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

I own and live in Carrington street and will be seriously impacted by these plan changes

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Provision: Chapter 9 Natural and Cultural Heritage

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Delete/reject proposed amendments to definitions, policies, rules and assessment matters in PC13 and retain the status quo in respect of these provisions.

My submission is that:

Delete/reject proposed amendments to definitions, policies, rules and assessment matters in PC13 and retain the status quo in respect of these provisions.

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 17/07/2023

First name: Susan

Last name: Wall

Preferred method of contact Email

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

I own a property and live in Carrington street and will be directly and seriously affected by these changes.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Provision: Chapter 9 Natural and Cultural Heritage

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Oppose Policy 9.3.2.2. Seek that it is deleted.

My submission is that:

Oppose Policy 9.3.2.2. Seek that it is deleted.

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 17/07/2023

First name: Susan

Last name: Wall

Preferred method of contact Email

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

I own and live in Carrington Street

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Provision: Chapter 13 Central City

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Oppose Policy 9.3.2.2.2 Seek that it is deleted.

My submission is that:

Oppose Policy 9.3.2.2.2 Seek that it is deleted.

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 17/07/2023

First name: Susan

Last name: Wall

Preferred method of contact Email

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

I don't know what you mean by this.

Person of interest declaration: I am

*

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

I own and live in Carrington Street. I will be directly and seriously affected by these changes.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Provision: Chapter 14 Residential

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Delete any applicable residential heritage area qualifying matters for the St Albans Church Properties Subdivision area.

My submission is that:

Delete any applicable residential heritage area qualifying matters for the St Albans Church Properties Subdivision area.

Attached Documents

Name

Susan Wall - property owner - Carrington Street

I am a property owner in Carrington Street and I have lived here for 18 years.

I am wanting to rebuild my earthquake damaged house .

I am a property owner in Carrington Street and I have lived here for 18 years.

My home at 24 Carrington is located in the CPT North St Albans subdivision.

I am wanting to rebuild my earthquake damaged house and have been planning this for 6 years now.

I would like to build a single storey, warm, healthy family home on "my property".

I am stunned to be advised recently that my home is now in a heritage area (with immediate affect) and designated as "Defining".

How did I not know about any of these changes?

When did this happen?

Who decided that my house should be a defining property?

Where is the prior discussion with residents and property owners in these streets within the CPT North St Albans subdivision?

We are real people and our lives are seriously affected by these changes, surely consultation prior to drafting changes is a must?

I have much more to say and many questions.

Many Thanks

Susan Wall

Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

Submitter Details

First name: Susan **Last name:** Wall

Preferred method of contact Email

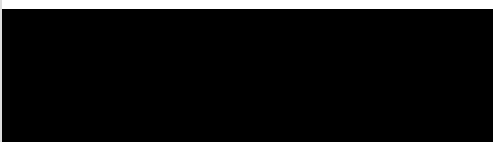
Postal address:

Suburb:

City:

Country: New Zealand

Postcode:



Would you like to present your submission in person at a hearing?

- ☐ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am

- ☐ (a) a person representing a relevant aspect of the public interest, or
- ☒ (b) a person who has an interest in the proposal that is greater than the interest the general public has, or
- ☐ (c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

I live in Carrington Street, St Albans, Christchurch

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Original Submitter: #1071 Richard Pebbles (PO Box 365, New Zealand, 8013)

Original Point: #1071.1 Chapter 9 Natural and Cultural Heritage

- ☒ Support
- ☐ Oppose
- ☐ Seek Amendment

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area

Delete/reject proposed amendments to definitions, policies, rules and assessment matters as they relate to heritage and retain the status quo in respect of these provisions

My submission is that

Delete/reject proposed amendments to definitions, policies, rules and assessment matters as they relate to heritage and retain the status quo in respect of these provisions

Attached Documents

File
No records to display.

Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

Submitter Details

First name: Susan Last name: Wall

Preferred method of contact Email

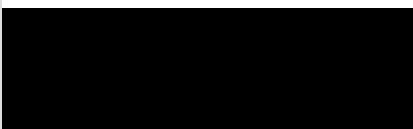
Postal address:

Suburb:

City:

Country: New Zealand

Postcode:



Would you like to present your submission in person at a hearing?

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am

☐ (a) a person representing a relevant aspect of the public interest, or

☒ (b) a person who has an interest in the proposal that is greater than the interest the general public has, or

☐ (c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

I live in Carrington Street, seriously affected by PC13/14 changes

Note to person making further submission:

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Consultation Document Submissions

Original Submitter: #1028 Rob Seddon-Smith (18 Wycola Avenue, Christchurch, New Zealand, 8041)

Original Point: #1028.1 Chapter 9 Natural and Cultural Heritage

- ☒ Support
- ☐ Oppose
- ☐ Seek Amendment

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area

Seeks an effective means whereby any property within a heritage area may be developed, within reasonable limits defined by the area, the cost of assessment to be borne by Council

My submission is that

Seeks an effective means whereby any property within a heritage area may be developed, within reasonable limits defined by the area, the cost of assessment to be borne by Council

Attached Documents

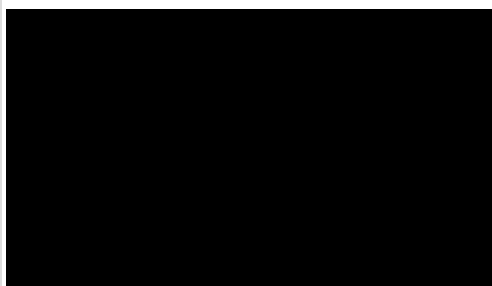
File
No records to display.

Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

Submitter Details

First name: Susan Last name: Wall

Preferred method of contact Email



Would you like to present your submission in person at a hearing?

- ☐ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am

- ☐ (a) a person representing a relevant aspect of the public interest, or
- ☒ (b) a person who has an interest in the proposal that is greater than the interest the general public has, or
- ☐ (c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

I live in Carrington Street, seriously affected by PC13 and PC14

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
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Consultation Document Submissions

Original Submitter: #1048 Cameron Matthews (Unknown, New Zealand, Unknown)

Original Point: #1048.22 Chapter 9 Natural and Cultural Heritage

- ☐ Support
- ☐ Oppose
- ☒ Seek Amendment

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area

Strike out all rules or parts of rules as they relate to Residential Heritage Areas.

My submission is that

Strike out all rules or parts of rules as they relate to Residential Heritage Areas.

Attached Documents

File

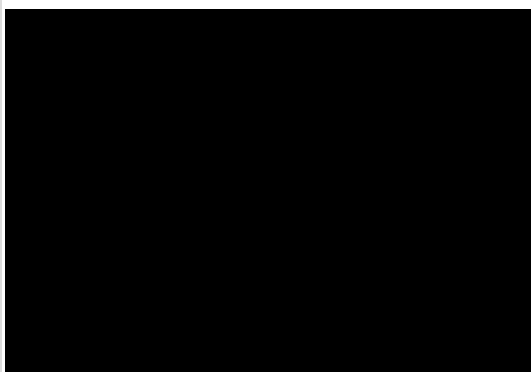
No records to display.

Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

Submitter Details

First name: Susan Last name: Wall

Preferred method of contact Email



Would you like to present your submission in person at a hearing?

- ☐ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am

- ☐ (a) a person representing a relevant aspect of the public interest, or
- ☒ (b) a person who has an interest in the proposal that is greater than the interest the general public has, or
- ☐ (c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

I live in Carrington Street, seriously affected by PC13 & PC14

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Original Submitter: #1070 Danny Whiting (PO Box 365 , New Zealand, 8013)

Original Point: #1070.2 ExternalSubmissions

- ☒ Support
- ☐ Oppose
- ☐ Seek Amendment

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area

Delete/reject proposed amendments to definitions, policies, rules and assessment matters in PC13 and retain the status quo in respect of these provisions

My submission is that

Delete/reject proposed amendments to definitions, policies, rules and assessment matters in PC13 and retain the status quo in respect of these provisions

Attached Documents

File
No records to display.

Details of submitter No: 2027 - Helen Broughton

Submitter:	Helen Broughton
Submitter Address:	[REDACTED]
Organisation:	Waipuna Halswell Hornby Riccarton Community Board

Martin, Aimee

From: Engagement
Sent: Tuesday, 18 July 2023 10:23 am
To: PlanChange
Subject: FW: Residential Section 14

Categories: Already in C24

From: Broughton, Helen <Helen.Broughton@ccc.govt.nz>
Sent: Monday, July 17, 2023 2:04 PM
To: Engagement <engagement@ccc.govt.nz>; [REDACTED]
Subject: Fwd: Residential Section 14

From: Broughton, Helen <Helen.Broughton@ccc.govt.nz>
Sent: Monday, July 17, 2023 11:37 AM
To: Broughton, Helen <Helen.Broughton@ccc.govt.nz>; [REDACTED]
Subject: Residential Section 14

14.2.3.6. Framework for Building Heights in medium and high density areas

556.3. Winton Land Ltd Oppose There should be no minimum height requirements.
 834.145. Kainga Ora. Oppose ; retain Council policy.

14.2.3.7 Management of increased Building Heights

834.16 Kainga Ora. Oppose. There needs to be consideration of all communities.
 556.4. Winton Land Ltd. Oppose. No need to adjust proposed policy.

14 Objective Strategic Infrastructure 14.2.4 and 14.4.21

852.8 CIAL support Critical to not expose key infrastructure to reverse sensitivity.
 852.9. CIAL support. As above

14.2.5 High quality residential environments.

834.147. Kainga Ora- Oppose. The amendment minimises high quality residential Neighbourhoods. The Board supports the policy as stands.

14.2.5.1. Neighbourhood Character amenity sand safety.

689.34. Environment Canterbury - Support.
 834.148 Kainga Ora. Oppose . Important to retain character and amenity.

14.2.5.2. Policy. High quality Medium density residential development .

689.35. Environment Canterbury - support. Critical for wellbeing.
 The Community Board supports all other submitters who have supported.

14.2.5.3. Policy Quality Large Scale Environments.

689.36.Environment Canterbury - Support. Critical for well being.

14.2.5.6. Policy of Low Density Environments

689.38. Support - important to retain.

14.2.6 Objective Medium Density Residential Zone

806.17 Ministry Of Education- oppose . Not clear if the amendment is required.

14.2.6.2.1.

689.40 Environment Canterbury Support ; Critical to retain balance.

878.16 Transpower. Support . This does make it clearer.

14.2.6.2. Local centre Intensification Precinct.

689.41 Environment Canterbury ;Support Opposed to any further intensification as suggested by one submitter.

Helen Broughton
Board Chair of
Halswell Hornby Riccarton Community Board
Cell 027 6404935

Martin, Aimee

From: Engagement
Sent: Tuesday, 18 July 2023 10:23 am
To: PlanChange
Subject: FW: Re Residential Future Urban Zone And Non Residential Activities Chapter 14
Categories: Already in C24

From: Broughton, Helen <Helen.Broughton@ccc.govt.nz>
Sent: Monday, July 17, 2023 2:06 PM
To: Engagement <engagement@ccc.govt.nz> [REDACTED]
Subject: Fwd: Re Residential Future Urban Zone And Non Residential Activities Chapter 14

From: Broughton, Helen <Helen.Broughton@ccc.govt.nz>
Sent: Monday, July 17, 2023 1:51 PM
Subject: Re Residential Future Urban Zone And Non Residential Activities

14.2.8 Objective Future Urban Zone and 14.2.9 Objective Non residential activities.

689.49. Environment Canterbury. Support Retain as notified.

834.163 Kainga Ora. Oppose. This area should not be zoned MRA or FUZ.

834.164. Kainga ora - Oppose . The Objector seeking to amend 14.2.8.1 to 14.2.8. This will change whole purpose of zone.

14.2.8.6. Policy Integration and connectivity.

692.2. David Muirson - support amendment. Halswell is particularly affected .

14 Objective - Non residential activities 14.2.9 .1

237.26. Marjorie Manthai - support amendment. Need to protect residential environment.

14.2.9.4. Policy - Existing non residential activities.

834.165. Kainga Ora . Oppose. Our Community Board supports current Council policy.

14.2.9.5. Policy- Other Non residential activities.

237.28 Marjorie Manthai Support Amendment. Need to preserve residential coherence.

14.2.9.6. Policy - Retailing in residential areas.

237.25. Marjorie Manthai - Support Retain policy as notified.

Helen Broughton

Board Chair of
Halswell Hornby Riccarton Community Board
Cell 027 6404935

Martin, Aimee

From: Engagement
Sent: Tuesday, 18 July 2023 10:19 am
To: PlanChange
Subject: FW: Medium Density Residential Zone Rules 14.5

Categories: Already in C24

From: Broughton, Helen <Helen.Broughton@ccc.govt.nz>

Sent: Monday, July 17, 2023 4:13 PM

Engagement <engagement@ccc.govt.nz>; [REDACTED]

Subject: Medium Density Residential Zone Rules 14.5

854.2 Orion NZ Ltd. Support. Important to protect infrastructure.

854. 12. Orion NZ Ltd Support. As above.

859.10 Ministry Of Housing And Urban Development. Oppose. Protection of important Christchurch heritage.

901.6 John Hudson- support. Intensification was working under current district plan.

14.5.1. Activity Status Tables

The Board has already submitted.

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805.26 Waka Kotahi- Oppose. Not appropriate for these properties to be rezoned.

14.5.2.1. Discretionary Activities.

798.4 Wolfbrook. Oppose. Support Discretionary Status.

834.179. Kainga Ora Oppose. Do not accept deletion of Interface Qualifying Matter.

14.5.1.5 Non complying activities.

834.54. Kainga Ora Oppose. Support policy as notified.

14.5.2. Built Form Standards

685.29 Canterbury/Westland Branch Of Architectural Designers - support. Need to avoid bland facades close to the street.

14.5.2.1 Site Density and Servicing

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467.3. Jillian Schofield. Support. Inappropriate for major change in Hornby.

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11.4 Cheryl Horrell Support. Outdoor Space is minimised in Resource Consent Hearings.

Our Board supports other submitters.

15.5.2.6. Height In Relation To Boundary.

61.8 Victoria Neighbourhood Association- Support. Our Board has supported Sunlight Access Qualifying Matter. Support Idea of it being an upper limit.

Our support for Sunlight Access in our initial submission should be recorded.

Helen Broughton
Board Chair of
Halswell Hornby Riccarton Community Boar
Cell 027 6404935

Martin, Aimee

From: Broughton, Helen
Sent: Monday, 17 July 2023 4:48 pm
To: PlanChange
Subject: Fwd: Medium Density Residential Zone Rules 14.5

Please find a section of our submission. Helen

Helen Broughton
 Board Chair of
 Halswell Hornby Riccarton Community Boar
 Cell 027 6404935

854.2 Orion NZ Ltd. Support. Important to protect infrastructure.

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 Our support for Sunlight Access in our initial submission should be recorded.

Helen Broughton
 Board Chair of
 Halswell Hornby Riccarton Community Board
 Cell 027 6404935

Martin, Aimee

From: Broughton, Helen
Sent: Monday, 17 July 2023 4:54 pm
To: PlanChange
Subject: Fwd: Plan Change 14

Please find additional comment. Regards Helen Broughton

Helen Broughton
 Board Chair of
 Halswell Hornby Riccarton Community Board
 Cell 027 6404935

From: Broughton, Helen <Helen.Broughton@ccc.govt.nz>
Sent: Saturday, July 15, 2023 3:22 PM
To: Broughton, Helen <Helen.Broughton@ccc.govt.nz>
Subject: Plan Change 14

14.2 .9 Redevelopment Of Brown field Sites

14.2.11.1

237.30 Marjorie Manthei- support amendment proposed- retain residential neighbourhoods as a place to live.

14.2.12

689.53. Environment Canterbury Support retention- important that there is a buffer between industry and housing.
 243.3 Ravensdown Ltd. - support the amendment . The Board has direct involvement with other issues created by industry.

Objectives and Policies.; Compatability with industrial activities.

243.4. Ravensdowne Support Support policy as notified.

14.4 Rules Suburban Zone and Residential Suburban Density Zone.

854.3. Orion NZ Ltd. Support Amendment - important to not intrude on infrastructure.

859.9. Ministry Of Housing and Urban Development - oppose any reduction to Riccarton Bush Interface Qualifying Matter.

834.58. Kainga Ora - Oppose - Support retention of 14.4.1 - 14.4.4,14.13,14.14 . Support low density in Airport Noise Contour Qualifying Matter.

14.4 Rules Residential Suburban Zone and Residential Suburban Density Transitional Zone

14.4.2.4.

44.5 Riccarton Bush Trust. Support- Important that there is sensitive site coverage ie houses with gardens surrounding this premium heritage site with historic native bush .

Residential Suburban Zone And Residential Suburban Density Transition Zone 14.4.2

14.4.2.5. Outdoor Living Space

107.22 Heather Woods - Oppose Amendment- outdoor space is critical for wellbeing. It is often minimised in resource consent applications.

14 Area Specific Rules

121.9. Cameron Mathew's - Oppose. - critical to keep airport noise overlay as is.

876.11 Alan Ogle - Support Amendment - addresses on Kahu Road should be included and south side of Rata Street in area where their northern counterparts are covered.

14.5 Medium Density Residential Zone- 14.5.1 Activity Status Tables

902.8. Oppose Council position- already stated.

14.5.1.3

829.10. Kiwi Rail Support . Important for future that Kiwi Rail can operate efficiently and not experience reverse sensitivities.

834.65. Kainga Ora- oppose . Support proposed 14.5.1.3. Setback from rail corridor.

834.178. Kainga Ora - oppose . Support Council's position.

14 Medium Density Rules

798.4. Wolfbrook- oppose amendment. Support Council position to give more discretion regarding approval .

14 Residential 14.5.1.5

834.54 Kainga Ora. Support - support fully the Council position.

Helen Broughton
Board Chair of
Halswell Hornby Riccarton Community Board
Cell 027 6404935

Martin, Aimee

From: Broughton, Helen
Sent: Monday, 17 July 2023 6:04 pm
To: PlanChange
Subject: Fwd: Re Commercial Chapter 15

Re Our Board's Submission on The Commercial Chapter.

Helen Broughton
 Board Chair of
 Halswell Hornby Riccarton Community Board
 Cell 027 6404935
Subject: Re Commercial Chapter 15

15 Commercial Our Community Board makes the following cross submissions on the commercial chapter.

15 General

188.11. Riccarton Bush Kilmarnock Residents' Association Support.

There needs to be differentiation between large commercial retail and low level retail adjoining the residential sector.

In particular North of Riccarton Road opposite Scentre needs to retain its 20 metre height of preferably be rezoned to a lower height.

15.1 Introduction.

855.28 Landlease Ltd Oppose. Our commercial/retail centres should remain Town Centres.

15.2 .2.7. James Harwood. Oppose. High Density not supported near Commercial Centres. The Centres are too close together.; Westfield ,Bush Inn and Hornby Hub.

15.2.2.1. Role Of Centres Objectives and Policies.

818.5. Malaghans Investments Ltd. Support. Suggest this is important to preserve heritage.

15.2.2.2 Centres based Framework For Commercial Activities.

679.11 Tony Dale- Support. Walking distances must be accurate.

74.1 Tony Rider Amend Bush Inn's status. Our Board has argued for this.

834.239. Kainga Ora. Oppose all suggested amendments. If change the Centres need to be reduced in scale.

15 .2 .3 Objectives and Policies.

Christchurch NZ - oppose. Can support if related to Central City but cannot support if it includes Town Centres.

15.2.4.1.

689.59. Ecan. Support ; but further support suggestions of a height limit around Te Papa Otakora Corridor

834.241. Kainga Ora. Oppose . Not clear if moving beyond Central City.

15 2.3.2. Environment Canterbury Support. 1st

834.244 . Kainga Ora Oppose. Strongly opposed to 15 minutes walking distance.

15 Policy Mixed Use Outside Central City

760.2 Christchurch NZ - Oppose .Not sure if submitter wants to include Town Centres.

834.242. Kainga - Ora. - Oppose amendment - not clear of implications.

15.2 Objective Urban Form Scale and design outcomes.

15.2.4.6.

844.26 Kainga Ora - oppose . Our Board requests to keep the noise contours.

818,184. Carter Group. Support. Important to include reverse sensitivity.

834.244. Kainga Ora. Oppose. Amendment seeks to remove central city primacy with higher development.

Commercial 15.2.4.2.

6 89.60. Environment Canterbury . Support policy as notified.

15.3 How to interpret and apply the Rules

855.33. Lendlease Ltd. Oppose . Our Board does not support terminology of Metropolitan Centre.

Commercial 15.4 Rules

TownCentre Zone

5.4.2.2 Maximum Building Height. Board has already submitted.

260.3 Scentre NZ Ltd Oppose 50 metres is far beyond their earlier submission.

15.4 Minimum Road Boundary Setback .

805.10 Waka Kotahi. Oppose. Our Board requires information regarding deletion Of City Spine Transport Corridor Qualifying Matter.

Commercial 15.5 Rules Local Centre Zone

121.12 Cameron Matthews. Oppose . Our Board supports Airport Noise Qualifying Matter .

15 Commercial

15.4 Rules Town Centre.

876.10. Alan Ogle Support - The Commercial area north of Riccarton Road should at least be 20 metres. At best it could be rezoned to a lower height.

852.18. Christchurch International Airport - support, Christchurch needs a developing international airport.
15.4.1.

852.17 Christchurch International Airport. Support. Need to keep a functioning airport.

15.4.2.2. Town Centre Zone Maximum building Height

260.3 Scentre Ltd. Oppose . 50 metres far beyond previous submissions. Scentre asked Council in first stage of submission to move to 22 Metres. This particularly impacts on the northern side of Riccarton Road.

15.5.1.5. Non Complying Activities.

852.20. Christchurch International Airport - support clarity as defined by CAIL .

Commercial Appendices 15.5.3 Town Centre Zone North Halswell Outline Development Plan

118.1 Spreydon Lodge Oppose - important to retain civic square and green corridor

118.7 Spreydon Lodge Ltd Oppose amendment - Important to retain civic square

Helen Broughton
Board Chair of
Halswell Hornby Riccarton Community Board
Cell 027 6404935

Martin, Aimee

From: Broughton, Helen
Sent: Monday, 17 July 2023 6:05 pm
To: PlanChange
Subject: Fwd: Re Residential Future Urban Zone And Non Residential Activities Chapter 14

Our Boards Submission. Helen

Helen Broughton
 Board Chair of
 Halswell Hornby Riccarton Community Board

Cell 027 6404935

From: Broughton, Helen <Helen.Broughton@ccc.govt.nz>
Sent: Monday, July 17, 2023 2:06 PM
To: Engagement <engagement@ccc.govt.nz>; [REDACTED]
Subject: Fwd: Re Residential Future Urban Zone And Non Residential Activities Chapter 14

From: Broughton, Helen <Helen.Broughton@ccc.govt.nz>
Sent: Monday, July 17, 2023 1:51 PM
 [REDACTED]; Broughton, Helen <Helen.Broughton@ccc.govt.nz>
Subject: Re Residential Future Urban Zone And Non Residential Activities

14.2.8 Objective Future Urban Zone and 14.2.9 Objective Non residential activities.

689.49. Environment Canterbury. Support Retain as notified.

834.163 Kainga Ora. Oppose. This area should not be zoned MRA or FUZ.

834.164. Kainga ora - Oppose . The Objector seeking to amend 14.2.8.1 to 14.2.8. This will change whole purpose of zone.

14.2.8.6. Policy Integration and connectivity.

692.2. David Muirson - support amendment. Halswell is particularly affected .

14 Objective - Non residential activities 14.2.9 .1

237.26. Marjorie Manthai - support amendment. Need to protect residential environment.

14.2.9.4. Policy - Existing non residential activities.

834.165. Kainga Ora . Oppose. Our Community Board supports current Council policy.

14.2.9.5. Policy- Other Non residential activities.

237.28 Marjorie Manthai Support Amendment. Need to preserve residential coherence.

14.2.9.6. Policy - Retailing in residential areas.

237.25. Marjorie Manthai - Support Retain policy as notified.

Helen Broughton
Board Chair of
Halswell Hornby Riccarton Community Board
Cell 027 6404935

Martin, Aimee

From: Broughton, Helen
Sent: Monday, 17 July 2023 6:09 pm
To: PlanChange
Subject: Fwd: Medium Density Residential Zone Rules 14.5

A section of our Boards Submission. Helen Broughton

Helen Broughton
 Board Chair of
 Halswell Hornby Riccarton Community Board
 RMA Commissioner
 Cell 027 6404935

From: Broughton, Helen <Helen.Broughton@ccc.govt.nz>
Sent: Monday, July 17, 2023 4:12 PM
To: Broughton, Helen <Helen.Broughton@ccc.govt.nz>; Engagement <engagement@ccc.govt.nz>
Subject: Medium Density Residential Zone Rules 14.5

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Helen Broughton

Board Chair of

Halswell Hornby Riccarton Community Board

Cell 027 6404935

Martin, Aimee

From: Broughton, Helen
Sent: Monday, 17 July 2023 6:12 pm
To: PlanChange
Subject: Fwd: Re HRZ ZONING Submission by WHHR Community Board

Our Boards Submission on HRZ Zoning. Regards Helen

Helen Broughton
 Board Chair of
 Halswell Hornby Riccarton Community Board
 RMA Commissioner
 Cell 027 6404935

From: Broughton, Helen <Helen.Broughton@ccc.govt.nz>
Sent: Monday, July 17, 2023 10:13 AM
To: Engagement <engagement@ccc.govt.nz>
Subject: Fwd: Re HRZ ZONING Submission by WHHR Community Board

From: Broughton, Helen <Helen.Broughton@ccc.govt.nz>
Sent: Monday, July 17, 2023 8:14 AM
To: [REDACTED] Engagement <engagement@ccc.govt.nz>
Subject: Re HRZ ZONING

Submission by Waipuna Halswell Riccarton Community Board on HRZ.

188.17 Riccarton Bush/Kilmarnock Residents Association . Support

Our Boards formal comments are 902.2 , 902.27 902.32 in original submission.

However we are generally opposed to high density throughout Christchurch . It has been imposed by central government and is totally inappropriate and unnecessary for Christchurch.

We support from Hornby Residents Association- 788.2,788.7 and in part 788..10 although we are not sure regarding converting high to medium density.

Our Board supports 718.11 to focus housing intensification initially within the Four Avenues .and 638.4 Central Riccarton Residents' Associationwho recommend the same.

409.2 Justin Avi. Support in part. Have recommended Antonio Hall be removed from Heritage list but have concerns re High Density zoning. It could be Zoned medium density.

222.22 . Deans Avenue Precinct. Support largely. Opposed to High Density Residential On Chateau On The Park and Properties with a boundary on Riccarton Road.

74.3 Tony Rider. Support. The area already intensified with single or two storied housing
 The Bush Inn Centre should not be defined as a Large Town Centre.

39.1 Ilam Upper Riccarton Residents" Assoc. Support. Bush Inn Shopping centre is wrongly zoned as Large Local centre.

There should be no destruction of existing connected communities which high rise is likely to do.

Helen Broughton
Board Chair of
Halswell Hornby Riccarton Community Board
Cell 027 6404935

Martin, Aimee

From: Broughton, Helen
Sent: Monday, 17 July 2023 6:13 pm
To: PlanChange
Subject: Fwd: Residential Section 14

Kia Ora Our Boards Submission on Section 14. Regards Helen

Helen Broughton
 Board Chair of
 Halswell Hornby Riccarton Community Board
 RMA Commissioner
 Cell 027 6404935

From: Broughton, Helen <Helen.Broughton@ccc.govt.nz>
Sent: Monday, July 17, 2023 11:37 AM
To: Broughton, Helen <Helen.Broughton@ccc.govt.nz>; [REDACTED]
Subject: Residential Section 14

14.2.3.6. Framework for Building Heights in medium and high density areas

556.3. Winton Land Ltd Oppose There should be no minimum height requirements.
 834.145. Kainga Ora. Oppose ; retain Council policy.

14.2.3.7 Management of increased Building Heights

834.16 Kainga Ora. Oppose. There needs to be consideration of all communities.
 556.4. Winton Land Ltd. Oppose. No need to adjust proposed policy.

14 Objective Strategic Infrastructure 14.2.4 and 14.4.21

852.8 CIAL support Critical to not expose key infrastructure to reverse sensitivity.
 852.9. CIAL support. As above

14.2.5 High quality residential environments.

834.147. Kainga Ora- Oppose. The amendment minimises high quality residential Neighbourhoods. The Board supports the policy as stands.

14.2.5.1. Neighbourhood Character amenity and safety.

689.34. Environment Canterbury - Support.
 834.148 Kainga Ora. Oppose . Important to retain character and amenity.

14.2.5.2. Policy. High quality Medium density residential development .

689.35. Environment Canterbury - support. Critical for wellbeing.
 The Community Board supports all other submitters who have supported.

14.2.5.3. Policy Quality Large Scale Environments.
 689.36.Environment Canterbury - Support. Critical for well being.

14.2.5.6. Policy of Low Density Environments

689.38. Support - important to retain.

14.2.6 Objective Medium Density Residential Zone

806.17 Ministry Of Education- oppose . Not clear if the amendment is required.

14.2.6.2.1.

689.40 Environment Canterbury Support ; Critical to retain balance.

878.16 Transpower. Support . This does make it clearer.

14.2.6.2. Local centre Intensification Precinct.

689.41 Environment Canterbury ;Support Opposed to any further intensification as suggested by one submitter.

Helen Broughton
Board Chair of
Halswell Hornby Riccarton Community Board

Cell 027 6404935

Martin, Aimee

From: Broughton, Helen
Sent: Monday, 17 July 2023 6:14 pm
To: PlanChange
Subject: Fwd: Re Section 16 Industrial and 19 Planning Maps

Our Boards Submission on the Industrial Section Of Plan Change. Helen

Helen Broughton
 Board Chair of
 Halswell Hornby Riccarton Community Board
 Cell 027 6404935

From: Broughton, Helen <Helen.Broughton@ccc.govt.nz>
Sent: Monday, July 17, 2023 9:53 AM
To: Engagement <engagement@ccc.govt.nz>; [REDACTED]
Subject: Fwd: Re Section 16 Industrial and 19 Planning Maps

The submission is that of the Halswell,Hornby,Riccarton Community Board

Chapter 16 Industrial

- 16.4.2.1 Maximum Height For Buildings
- 16.4.2.4 Sunlight and outlook at residential boundary
- 16.4.2.6. Landscaped areas.
- 16.5.2.1. Maximum Height For Buildings
- 16.5.2.4. Sunlight and Outlook at boundary with residential zone.
- 16.5.2.6. Landscaped areas

- 737.19 Christian Jordan - support Important to minimise harm on a residential community.
- 737.13. Christian Jordan. Support . Need to protect residential sector as much as possible.
- 737.14. Christian Jordan. Support. As Above
- 737.20 Christian Jordan. Support amendment- as above.
- 737.15. Christian Jordan. Support amendment- as above
- 737.17. Christian Jordan. Support amendment - as above.

- 16.6.1.5 Non complying activities.

854.21. Orion NZ Ltd. Industrial Park Zone. Support Amendment and non complying status. Important to protect infrastructure.

- 16.6.2.1. Maximum Height For Buildings
- 737.21. Christian Jordan. Support amendment. Need to offer some protection to residential sector.

- 16.6.2.5 Sunlight and outlook at boundary with a residential zone

737.16. Christian Jordan- Support amendment. Recession planes developed further to protect the residential sector.

- 16.6.2.7 Landscaped areas

737.18. Christian Jordan - Support - as above.

Chapter 17. Rural Quarry Zone. Alison Dockery support . Need more protection for residential sector. Our standards are very low compared to other NZ cities and Australia.

Open Space Chapter 18.

834.33 Kainga Ora Oppose. Need to Retain the qualifying Matter Overlay.

Chapter 19 Planning Maps

84.1 Alice McKenzie - Support . No rationale for this area to be zoned High Density.

121.2 Cameron Matthews. Fully oppose his request to remove stated qualifying matters and low density zones. Completely oppose all his requests in this chapter and throughout District Plan.

751.,130 CCC- important that heritage sites are Medium density rather than High Density.

834.332. Kainga Ora ; Oppose in entirety. Christchurch does not require level of density suggested in this submission as no land scarcity . This is not fully understood in Auckland.

19 Planning Maps. MRZ Zoning

55.18 Tobias Meyer _ Oppose . Opposed to further intensification around Central city and core bus routes.

67.18. Rachel Davies - Support Amendment. Increased intensification can be found in other areas than Town Centres.

69.1 John Campbell - Oppose. Retain councils modified position.

110.1 Marie Mullins Oppose . Support Council's current position of an overlay.

108.2 Charles Etherington. Support. Medium density not required in this way.

121.36 Cameron Matthes- oppose further intensification of Wigram.

132.1 Tiffany Boyle - Support. Hornby Residents and Greater Hornby Residents Association are opposed to high density housing. Inappropriate for Hornby and Christchurch at this stage.

188.8. Riccarton Bush/Kilmarnock Resident's Association support. this is close to Riccarton House and Bush. The Kauri Cluster should be considered. Matai Street cycleway included. Remaining area should retain current zoning

192.1 Nan Xu- Support. This area already intensified and close to St Peter's Church.

343.2. Ravensdowne - Support - As long as no reverse sensitivity issues.

321.2 George Hooft- Support. Intensification should start in central city.

351.4 Jono de Wit. Oppose . Area should not be high density due to Riccarton House and Bush.

\$52.2 Carolyn Mulholland. Support . Oppose high and medium density in Amyes Road.

788.8. Marc Duff Greater Hornby Residents Association- Support- Remove HRZ from Hornby.

805.23. Waka Kotahi Oppose. Support Council position as requested by CIAL.

852.2 CIAL Support . Important to cHristchurch to keep a functioning international airport.

905.3 Declan Bransfield - Oppose . It is an established area whose centre is a premium heritage site- Riccarton House and Bush.

Our Board supports other submitters in Hornby and Christchurch who advocate for lower density.

Helen Broughton
Board Chair of
Halswell Hornby Riccarton Community Boar
Cell 027 6404935

Martin, Aimee

From: Broughton, Helen
Sent: Monday, 17 July 2023 6:17 pm
To: PlanChange
Subject: Fwd: Plan Change 14

Our Board Submission on Redevelopment Of Brown fields sites. Helen

Helen Broughton
 Board Chair of
 Halswell Hornby Riccarton Community Board
 RMA Commissioner
 Cell 027 6404935

From: Broughton, Helen <Helen.Broughton@ccc.govt.nz>
Sent: Saturday, July 15, 2023 3:22 PM
To: Broughton, Helen <Helen.Broughton@ccc.govt.nz>
Subject: Plan Change 14

14.2 .9 Redevopment Of Brown field sites

14.2.11.1

237.30 Marjorie Manthei- support amendment proposed- retain residential neighbourhoods as a place to live.

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689.53. Environment Canterbury Support retention- important that there is a buffer between industry and housing.
 243.3 Ravensdown Ltd. - support the amendment . The Board has direct involvement with other issues created by industry.

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Residential Suburban Zone And Residential Suburban Density Transition Zone 14.4.2

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876.11 Alan Ogle - Support Amendment - addresses on Kahu road should be included and so should south side of Rata Street in area where their northern counterparts are covered.

14.5 Medium Density Residential Zone- 14.5.1 Activity Status Tables

902.8. Oppose Council position- already stated.

14.5.1.3

829.10. Kiwi Rail Support Important for Future that Kiwi Rail can operate efficiently and not experience reverse sensitivities.

834.65. Kainga Ora- oppose . Support proposed 14.5.1.3. Setback from rail corridor.

834.178. Kainga Ora - oppose . Support Council's position.

14 Medium Density Rules

798.4. Wolfbrook- oppose amendment. Support Council position to give more discretion regarding approval .

14 Residential 14.5.1.5

834.54 Kainga Ora. Support - support fully the Council position.

Helen Broughton
Board Chair of
Halswell Hornby Riccarton Community Board
RMA Commissioner
Cell 027 6404935

Martin, Aimee

From: Broughton, Helen
Sent: Monday, 17 July 2023 7:18 pm
To: PlanChange
Subject: Re QM Low Public Transport. Planning Map 19.4

Our Board is Cross submitting on the Qualifying Matter- Low PT. We notice considerable opposition to this as a qualifying matter.

At this stage we support, but need to think through the implications. It is noted our Community Board is generally well served by Public Transport.

805.18 Oppose Waka Kotahi ;Oppose - more clarification sought. It is noted many submitters have same concerns.

Helen Broughton
Board Chair of
Halswell Hornby Riccarton Community Board

Cell 027 6404935

Martin, Aimee

From: Broughton, Helen
Sent: Monday, 17 July 2023 9:11 pm
To: PlanChange
Subject: Fwd: Plan Change 14

Helen Broughton
 Board Chair of
 Halswell Hornby Riccarton Community Board
 RMA Commissioner
 Cell 027 6404935

From: Broughton, Helen <Helen.Broughton@ccc.govt.nz>
Sent: Saturday, July 15, 2023 3:22 PM
To: Broughton, Helen <Helen.Broughton@ccc.govt.nz>
Subject: Plan Change 14

14.2 .9 Redevopment Of Brown field sites

14.2.11.1

237.30 Marjorie Manthei- support amendment proposed- retain residential neighbourhoods as a place to live.

14.2.12

689.53. Environment Canterbury Support retention- important that there is a buffer between industry and housing.
 243.3 Ravensdown Ltd. - support the amendment . The Board has direct involvement with other issues created by industry.

Objectives and Policies.; Compatability with industrial activities.

243.4. Ravensdowne Support Support policy as notified.

!4.4 Rules Suburban Zone and Residential bSuburban Density Zone.

854.3. Orion NZ Ltd. Support Amendement- important to not intrude on infrastructure.

859.9. Ministry Of Housing and Urban Development - oppose any reduction to Riccartonm Bush Interface Qualifying Matter.

834.58. Kainga Ora - Oppose - Support retention of 14.4.1 - 14.4.4,14.13,14.14 . Support low density in Airport Noise Contour qualifying matter.

14.4 Rules Residential Suburban Zone And Resudential Suburban Density Tansitional Zone

14.4.2.4.

44.5 Riccarton Bush Trust. Support- Important that there is sensituve site coverage ie Houses with gardens surrounding this premium heriitage site with historic native bush .

Residential Suburban Zone And Residential Suburban Density Transition Zone 14.4.2

14.4.2.5. Outdoor Living Space

107.22 Heather Woods - Oppose Amendment- outdoor space is critical for wellbeing. It is often miniseries in resource consent applications.

1.4 Area Specific Rules

121.9. Cameron Mathew's - Oppose. - critical to keep airport noise overlay as is.

876.11 Alan Ogle - Support Amendment - addresses on Kahu road should be included and so should south side of Rata Street in area where their northern counterparts are covered.

14.5 Medium Density Residential Zone- 14.5.1 Activity Status Tables

902.8. Oppose Council position- already stated.

14.5.1.3

829.10. Kiwi Rail Support Important for Future that Kiwi Rail can operate efficiently and not experience reverse sensitivities.

834.65. Kainga Ora- oppose . Support proposed 14.5.1.3. Setback from rail corridor.

834.178. Kainga Ora - oppose . Support Council's position.

14 Medium Density Rules

798.4. Wolfbrook- oppose amendment. Support Council position to give more discretion regarding approval .

14 Residential 14.5.1.5

834.54 Kainga Ora. Support - support fully the Council position.

Helen Broughton
Board Chair of
Halswell Hornby Riccarton Community Board
Cell 027 6404935

Martin, Aimee

From: Broughton, Helen
Sent: Monday, 17 July 2023 9:13 pm
To: PlanChange
Subject: Fwd: Re Section 16 Industrial

Our Board submission.

Helen Broughton
 Board Chair of
 Halswell Hornby Riccarton Community Board
 Cell 027 6404935
Subject: Re Section 16 Industrial

Chapter 16

737.19 Christian Jordan - support Important to minimise harm on a residential community.
 737.13. Christian Jordan. Support . Need to protect residential sector as much as possible.
 737.14. Christian Jordan. Support. As Above
 737.20 Christian Jordan. Support amendment- as above.
 737.15. Christian Jordan. Support amendment. As above.
 737.17. Christian Jordan. Support amendment as above.

854.21. Orion NZ Ltd. Industrial Park Zone. Support Amendment and non complying status. Important to protect infrastructure.

737.21. Christian Jordan. Support amendment. Need to offer some protection to residential sector.

737.16. Christian Jordan- Support amendment. Recession planes developed further to protect the residential sector.

737.18. Christian Jordan - as above.

Chapter 17. Rural Quarry Zone. Alison Dockery support . Need more protection for residential sector. Our standards are very low compared to other NZ cities and Australia

Open Space Chapter 18.

Chapter 19 Planning Maps

84.1 Alice McKenzie - Support . No rationale for this area to be zoned High Density.
 121.2 Cameron Matthews. Fully oppose his request to remove stated qualifying matters and low density zones. Completely oppose all his requests in this chapter and throughout District Plan.

751.144. CCC- important that heritage sites are Medium density rather than High Density.

834.332. CCC Oppose in entirety. Christchurch does not require level of density suggested in this submission as no land scarcity . This is not fully understood in Auckland.

19 Planning Maps. MRZ Zoning

55.18 Tobias Meyer _ Oppose . Opposed to further intensification around Central city and core bus routes.

67.18. Rachel Davies - Support Amendment. Increased intensification can be found in other areas than Town Centres.

69.1 John Campbell - Oppose. Retain councils modified position.

108.2 Charles Etherington. Support. Medium density not required in this way.

121.36 Cameron Matthes- oppose further intensification of Wigram.

132.1 Tiffany Boyle - Support. Hornby Residents are opposed to high density housing. Inappropriate for Hornby and Christchurch at this stage.

188.8. Riccarton Bush/Kilmarnock Resident's Association support. this is close to Riccarton House and Bush. The Kauri Cluster should be considered.

192.1 Nan Xu- Support. This area already intensified and close to St Peter's Church.

343.2. Ravensdowne - Support - As long as no reverse sensitivity issues.

321.2 George Hooft- Support. Intensification should start in central city.

351.4 Jono de Wit. Oppose . Area should not be high density due to Riccarton House and Bush.

\$52.2 Carolyn Mulholland. Support . Oppose high and medium density in Amyes Road.

788.8. Marc Duff Hornby Residents Association- Remove HRZ from Hornby.

805.23. Waka Kotah Oppose. Support Council position as requested by CIAL.

852.2 CIAL Support . Important to keep Christchurch as an operating international airport.

905.3 Declan Bransfield - Oppose . It is an established area whose centre is a premium heritage site- Riccarton House and Bush.

Helen Broughton
Board Chair of
Halswell Hornby Riccarton Community Board
RMA Commissioner
Cell 027 6404935

Martin, Aimee

From: Broughton, Helen
Sent: Monday, 17 July 2023 9:14 pm
To: PlanChange
Subject: Fwd: Re Residential Future Urban Zone And Non Residential Activities

Helen Broughton
 Board Chair of
 Halswell Hornby Riccarton Community Board
 RMA Commissioner
 Cell 027 6404935

From: Broughton, Helen <Helen.Broughton@ccc.govt.nz>
Sent: Monday, July 17, 2023 1:51 PM
Subject: Re Residential Future Urban Zone And Non Residential Activities

14.2.8 Objective Future Urban Zone and 14.2.9 Objective Non residential activities.

689.49. Environment Canterbury. Support Retain as notified.

834.163 Kainga Ora. Oppose. This area should not be zoned MRA or FUZ.

834.164. Kainga ora - Oppose . The Objector seeking to amend 14.2.8.1 to 14.2.8. This will change whole purpose of zone.

14.2.8.6. Policy Integration and connectivity.

692.2. David Muirson - support amendment. Halswell is particularly affected .

14 Objective - Non residential activities 14.2.9 .1

237.26. Marjorie Manthai - support amendment. Need to protect residential environment.

14.2.9.4. Policy - Existing non residential activities.

834.165. Kainga Ora . Oppose. Our Community Board supports current policy.

14.2.9.5. Policy- Other Non residential activities.

237.28 Marjorie Manthai Support Amendment. Need to preserve residential coherence.

14.2.9.6. Policy - Retailing in residential areas.

237.25. Marjorie Manthai - Support Retain policy as notified.

Helen Broughton
 Board Chair of
 Halswell Hornby Riccarton Community Board
 Cell 027 6404935

Martin, Aimee

From: Broughton, Helen
Sent: Monday, 17 July 2023 9:14 pm
To: PlanChange
Subject: Fwd: Re HRZ ZONING

Helen Broughton
 Board Chair of
 Halswell Hornby Riccarton Community Board

Cell 027 6404935

From: Broughton, Helen <Helen.Broughton@ccc.govt.nz>
Sent: Monday, July 17, 2023 8:14 AM
Subject: Re HRZ ZONING

Submission by Waipuna Halswell Riccarton Community Board on HRZ.

188.17 Riccarton Bush/Kilmarnock Residents Association . Support

Our Boards formal comments are 902.2 , 902.27 902.32 in original submission.

However we are generally opposed to high density throughout Christchurch . It has been imposed by central government and is totally inappropriate and unnecessary for Christchurch.

We support from Hornby Residents Association- 788.2,788.7 and in part 788..10 although we are not sure regarding converting high to medium density.

Our Board supports 718.11 to focus housing intensification initially within the Four Avenues .and 638.4 Central Riccarton Residents' Associationwho recommend the same.

409.2 Justin Avi. Support in part. Have recommended Antonio Hall be removed from Heritage list but have concerns re High Density zoning. It could be Zoned medium density.

222.22 . Deans Avenue Precinct. Support largely. Opposed to High Density Residential On Chateau On The Park and Properties with a boundary on Riccarton Road.

74.3 Tony Rider. Support. The area already intensified with single or two storied housing
 The Bush Inn Centre should not be defined as a Large Town Centre.

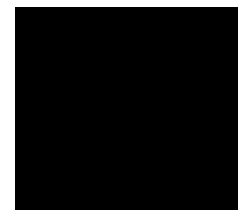
39.1 Ilam Upper Riccarton Residents" Assoc. Support. Bush Inn Shopping centre is wrongly zoned as Large Local centre.

There should be no destruction of existing connected communities which high rise is likely to do.

Helen Broughton
 Board Chair of
 Halswell Hornby Riccarton Community Board
 Cell 027 6404935

17 July 2023

City Planning Team
Christchurch City Council
PO Box 73012
Christchurch 8154
Email: planchange@ccc.govt.nz



To whom it may concern

Please find attached the further submissions of the Waipuna, Halswell, Hornby Riccarton Community Board on Plan Changes 13 and 14.

The majority of the Board's further submissions are included in the table attached, however, some further submissions are to be filed separately by the Board Chairperson and will be in a different format (typed rather than spreadsheet).

The Board has found this task of making further submissions very challenging as it represents the fastest growing Community Board in Christchurch- the Riccarton ward being faced with intensification, the Halswell ward with multiple subdivisions and Hornby with a mixture of both.

Riccarton and Hornby are carrying the burden of high density for the city and all six residents' associations in this area are opposed to the proposed height and density requirements. The Board is strongly concerned at the unremitting High Density along Riccarton Road and then along the Main South Road and around the Hornby Hub.

As pointed out in the Board's submission there is no land scarcity to 2050 and this level of intensity is not warranted at this stage. It does appear inappropriate to load all the proposed high density on to the north of Christchurch. It may allow suburbs on the east and south of Christchurch to decline, while the areas of Papanui, Hornby and Riccarton become overburdened and pressured.

The Board is supportive of the qualifying matters advanced by Council and opposes submitters seeking to remove these matters. In fact, the Board believes some matters do not go far enough and it generally supports amendments sought by submitters that enhance these qualifying matters.

The only two areas where the Community Board has some reservations are the City Spine and restriction of Public Transport being qualifying matters. The Board will clarify the implications of these two qualifying matters by the time of the Hearing.

The Board wishes to speak to its further submissions and would welcome mediation.

Thank you for consideration.



Helen Broughton
Chairperson

Waipuna Halswell-Hornby-Riccarton Community Board
Christchurch City Council

Original Submission No	Submitter	Submitter Position	Decision Reference	Board Position	Reason	Submitter Address
270.13	Rob Harris	Seek Amendment	1.3.4	Support	To create a buffer around areas of heritage for future preservation	tasmanhill@ts.co.nz
689.1	Environment Canterbury / Canterbury Regional Council	Support	2	Support	It is important to retain revised provisions to avoid consequence to the residential community.	regional.planning@ecan.govt.nz
855.12	Lendlease Limited	Seek Amendment	2.2	Oppose	Strongly oppose a metropolitian centre. Due to poor planning in the past our large town centre are too close and changing to metropolitan centres would increase the density and undermine our Central city.	marbuthnot@bentley.co.nz
855.13	Lendlease Limited	Seek Amendment	2.2	Oppose	Strongly oppose a metropolitian centre. Due to poor planning in the past our large town centre are too close and changing to metropolitan centres would increase the density and undermine our Central city.	marbuthnot@bentley.co.nz
855.15	Lendlease Limited	Seek Amendment	2.2	Oppose	Strongly oppose a metropolitian centre. Due to poor planning in the past our large town centre are too close and changing to metropolitan centres would increase the density and undermine our Central city.	marbuthnot@bentley.co.nz
855.16	Lendlease Limited	Seek Amendment	2.2	Oppose	Strongly oppose a metropolitian centre. Due to poor planning in the past our large town centre are too close and changing to metropolitan centres would increase the density and undermine our Central city.	marbuthnot@bentley.co.nz
855.6	Lendlease Limited	Seek Amendment	2.2	Oppose	Strongly oppose a metropolitian centre. Due to poor planning in the past our large town centre are too close and changing to metropolitan centres would increase the density and undermine our Central city.	marbuthnot@bentley.co.nz
855.8	Lendlease Limited	Seek Amendment	2.2	Oppose	Strongly oppose a metropolitian centre. Due to poor planning in the past our large town centre are too close and changing to metropolitan centres would increase the density and undermine our Central city.	marbuthnot@bentley.co.nz
204.1	Halswell Residents' Association	Seek Amendment	3	Support	The Board considers that intensification in the central city should be prioritised and intensification in the suburbs will detract from this.	secretary.HRA@gmail.com
204.1	Halswell Residents' Association	Seek Amendment	3	Support	Agrees intensification should be prioritised in Central City	secretary.HRA@gmail.com
354.3	Waimāero Fendalton-Waimairi-Harewood Community Board	Seek Amendment	3	Support	[There is a need to consider the capacity of existing infrastructure to support development	aidan.kimberley@ccc.govt.nz
354.4	Waimāero Fendalton-	Seek Amendment	3	Support	Agree there is a need for engagement with local community on new developments	aidan.kimberley@ccc.govt.nz
851.11	Robert Leonard Broughton	Seek Amendment	3	Support	Agree all PC14 changes be subject to overriding Council strategies	bob@broughton.co.nz
855.1	Lendlease Limited	Seek Amendment	3	Oppose	The Board considers that there should be no provision for metropolitan centres.	marbuthnot@bentley.co.nz
61.11	Victoria Neighbourhood Association	Seek Amendment	3.1	Support	Agrees the existing bulk and location settings of the current Plan should be maintained except where the MDRS requirements are mandated by legislation.	geoff.banks@bfe.nz
102.1	Zhijian Wang	Not Stated	3.1	Oppose	Agrees medium and High density housing should not added to established neighbourhoods.	rosesfarmchch@gmail.com
224.25	Atlas Quarter Residents Group (22 owners)	Support	3.1	Support	buildings.	kiwi.rickb@gmail.com
333.1	Eric Ackroyd	Seek Amendment	3.1	Support	The Board considers that intensification in the central city should be prioritised and intensification in the suburbs will detract from this.	eric.ackroyd@gmail.com
453.1	Luke Hansby	Support	3.1	Oppose	The Board opposes the Medium Density Residential Standards	lukehansby@hotmail.co.nz
471.20	Kem Wah Tan	Oppose	3.1	Support	The Board opposes intensification proposals in PC14	four_ps@hotmail.com
489.2	Chris Baddock	Seek Amendment	3.1	Support	There is a need to consider the capacity of existing infrastructure to support development.	chrisbaddock@gmail.com
759.1	C Collins	Support	3.1	Oppose	Does not consider PC14 as notified should be approved	04.chortle.static@icloud.com
784.5	Jessica Adams	Oppose	3.1	Support	Considers intensification proposed in PC14 should not be approved.	jessica.m@xtra.co.nz
61.14	Victoria Neighbourhood Association	Oppose	3.3	Support	Supports suggested staged approach	geoff.banks@bfe.nz
242.19	Property Council New Zealand	Seek Amendment	3.3	Support	Considers financial contributions re tree density limits should be applied within area in vicinity of development	sandamali@propertynz.co.nz
627.1	Plain and Simple Ltd	Seek Amendment	3.3	Support	Agrees objectives should recognise the role of housing in fostering social cohesion and a sense of community belonging.	simon@plainandsimple.co.nz
678.5	Logan Clarke	Support	3.3	Oppose	The Board opposes intensification proposals in PC14	login2clarke@hotmail.com
657.3	Clair Higginson	Seek Amendment	3.3.1	Oppose	Opposes suggested addition to objective 3.3.1	clairhigginson@gmail.com
61.18	Victoria Neighbourhood Association	Seek	3.3.10	Support	Agrees to inclusion of commercial/industrial sites in Strategic Objective 3.3.10 (a) (ii) E	geoff.banks@bfe.nz
205.2	Addington Neighbourhood Association	Seek	3.3.10	Support	Agrees areas of higher density should provide residents with access to nearby public green spaces	addingtonhistory@xtra.co.nz
689.6	Environment Canterbury / Canterbury Regional Council	Support	3.3.10	Support	Agrees with retention of Objective as notified. It is critical to support both qualifying matters. Our interest is particularly the upper Halswell River catchment.	regional.planning@ecan.govt.nz
814.43	Carter Group Limited	Oppose	3.3.10	Oppose	Agrees with retention of Objective as notified	Jo.Appleyard@chapmantripp.com
823.39	The Catholic Diocese of Christchurch	Oppose	3.3.10	Oppose	Agrees with retention of Objective as notified	Jo.Appleyard@chapmantripp.com
834.6	Kāinga Ora – Homes and Communities	Oppose	3.3.10	Oppose	Agrees with retention of Objective as notified	developmentplanning@kaingaora.govt.nz
874.16	Daresbury Ltd	Oppose	3.3.10	Oppose	Agrees with retention of Objective as notified	Laura.Stewart@chapmantripp.com
292.1	Julie Farrant	Seek	3.3.13	Support	There is a need to consider the capacity of existing infrastructure to support development.	juliefarrant@xtra.co.nz
834.7	Kāinga Ora – Homes and Communities	Oppose	3.3.13	Oppose	Agrees with retention as notified	developmentplanning@kaingaora.govt.nz

Original Submission No	Submitter	Submitter Position	Decision Reference	Board Position	Reason	Submitter Address
854.9	Orion New Zealand	Seek	3.3.13	Support	Agrees with proposed amendment	Annabelle.Lee@chapmantripp.com
431.4	Sonia Bell	Seek Amendment	3.3.4	Oppose	Considers proposed intensification will not improve affordable housing supply	stbell@xtra.co.nz
453.2	Luke Hansby	Support	3.3.4	Oppose	The Board opposes intensification proposals in PC14	lukehansby@hotmail.co.nz
901.9	John Hudson	Oppose	3.3.4	Support	The Board opposes intensification proposals in PC14	12 Watford St, Strwan, Christchurch, New Zealand 8052
121.26	Cameron Matthews	Oppose	3.3.7	Oppose	Agrees with retention of Objective as notified	cameron.l.matthews@gmail.com
377.1	Toka Tū Ake EQC	Seek Amendment	3.3.7	Support	Agrees with retention of Objective as notified	resilience@eqc.govt.nz
556.2	Winton Land Limited	Seek Amendment	3.3.7	Oppose	Agrees with retention of Objective as notified	clare@novogroup.co.nz
689.4	Environment Canterbury / Canterbury Regional Council	Support	3.3.7	Support	Agrees with retention of Objective as notified	regional.planning@ecan.govt.nz
705.11	Foodstuffs	Seek Amendment	3.3.7	Oppose	Agrees with retention of Objective as notified	alex.booker@al.nz
814.41	Carter Group Limited	Seek Amendment	3.3.7	Support	Agrees with proposed amendment	Jo.Appleyard@chapmantripp.com
823.37	The Catholic Diocese of Christchurch	Seek Amendment	3.3.7	Support	Agrees with proposed amendment	Jo.Appleyard@chapmantripp.com
834.3	Kāinga Ora – Homes and Communities	Seek Amendment	3.3.7	Oppose	Agrees with retention of Objective as notified	developmentplanning@kaingaora.govt.nz
852.4	Christchurch International Airport Limited (CIAL)	Seek Amendment	3.3.7	Support	Agrees with proposed amendment	Annabelle.Lee@chapmantripp.com
855.17	Lendlease Limited	Seek Amendment	3.3.7	Oppose	Agrees with retention of Objective as notified	marbuthnot@bentley.co.nz
878.1	Transpower New Zealand Limited	Seek Amendment	3.3.7	Support	Agrees with proposed amendment	environment.policy@transpower.co.nz
205.1	Addington Neighbourhood Association	Seek Amendment	3.3.8	Support	There is a need to consider the capacity of existing infrastructure to support development.	addingtonhistory@xtra.co.nz
814.42	Carter Group Limited	Seek	3.3.8	Support	Agrees with proposed amendment	Jo.Appleyard@chapmantripp.com
823.38	The Catholic Diocese of Christchurch	Seek	3.3.8	Support	Agrees with proposed amendment	Jo.Appleyard@chapmantripp.com
834.4	Kāinga Ora – Homes and Communities	Seek	3.3.8	Support	Agrees with proposed amendment	developmentplanning@kaingaora.govt.nz
834.5	Kāinga Ora – Homes and Communities	Support	3.3.8	Oppose	Agrees with proposed amendment	developmentplanning@kaingaora.govt.nz
154.1	Ōpāwaho Heathcote River Network	Seek	5	Support	Agrees with proposed amendment	info@ohrn.nz
440.5	Sandi Singh	Not Stated	5	Support	Considers Technical Category 3 and 2 should be considered	ingsand@hotmail.com
205.5	Addington Neighbourhood Association	Support	5.2.2	Support	Agrees there should be consideration for natural hazards	addingtonhistory@xtra.co.nz
644.7	Fay Brorens	Not	5.2.2	Support	Agrees there should be consideration for natural hazards	fbrorens@gmail.com
377.2	Toka Tū Ake EQC	Seek	5.2.2.1	Support	Agrees with proposed amendment	resilience@eqc.govt.nz
778.1	Mary O'Connor	Seek Amendment	5.2.2.1	Support	Supports making earthquake risk a Qualifying matter	mary3768@gmail.com
54.2	Shirley van Essen	Seek Amendment	5.5	Support	Agrees that TC3 land should remain residential suburban	svanessen@gmail.com
716.4	Wigram Lodge (2001) Limited	Seek Amendment	6	Oppose	Does not agree with amendment proposed	anita@townplanning.co.nz
769.2	Megan Power	Support	6	Support	Agrees with inclusion of qualifying matters	Powersecond9821@outlook.com
834.115	Kāinga Ora – Homes and Communities	Oppose	6	Oppose	Does not agree with deletion proposed	developmentplanning@kaingaora.govt.nz
834.20	Kāinga Ora – Homes and Communities	Seek Amendment	6	Oppose	Does not agree with amendment proposed	developmentplanning@kaingaora.govt.nz
834.25	Kāinga Ora – Homes and Communities	Seek Amendment	6	Support	Agrees with inclusion of qualifying matters	developmentplanning@kaingaora.govt.nz
834.30	Kāinga Ora – Homes and Communities	Seek Amendment	6	Oppose	Does not agree with amendment proposed	developmentplanning@kaingaora.govt.nz
834.31	Kāinga Ora – Homes and Communities	Oppose	6	Oppose	Does not agree with amendment proposed	developmentplanning@kaingaora.govt.nz
834.32	Kāinga Ora – Homes and Communities	Oppose	6	Oppose	Does not agree with deletion proposed	developmentplanning@kaingaora.govt.nz
834.37	Kāinga Ora – Homes and Communities	Oppose	6	Support	Agree with Point 3 only	developmentplanning@kaingaora.govt.nz
834.37	Kāinga Ora – Homes and Communities	Oppose	6	Oppose	Does not agree with amendment proposed	developmentplanning@kaingaora.govt.nz
834.52	Kāinga Ora – Homes and Communities	Support	6	Oppose	Does not agree with amendment proposed	developmentplanning@kaingaora.govt.nz
834.57	Kāinga Ora – Homes and Communities	Oppose	6	Oppose	Does not agree with deletion proposed	developmentplanning@kaingaora.govt.nz
834.73	Kāinga Ora – Homes and Communities	Support	6	Oppose	Does not agree with deletion proposed	developmentplanning@kaingaora.govt.nz
834.75	Kāinga Ora – Homes and Communities	Oppose	6	Oppose	Does not agree with deletion proposed	developmentplanning@kaingaora.govt.nz
834.87	Kāinga Ora – Homes and Communities	Oppose	6	Oppose	Does not agree with deletion proposed	developmentplanning@kaingaora.govt.nz
834.91	Kāinga Ora – Homes and Communities	Oppose	6	Oppose	Does not agree with deletion proposed	developmentplanning@kaingaora.govt.nz
834.95	Kāinga Ora – Homes and Communities	Oppose	6	Oppose	Does not agree with deletion proposed	developmentplanning@kaingaora.govt.nz
854.10	Orion New Zealand	Support	6	Support	supports identification of Electricity Transmission Corridor and Infrastructure as a qualifying matter	Annabelle.Lee@chapmantripp.com
54.1	Shirley van Essen	Seek Amendment	6.1.6.2.5	Support	supports proposed change to noise contour and proposal that Properties within the amended noise contour to be zoned Residential Suburban.	svanessen@gmail.com

Original Submission No	Submitter	Submitter Position	Decision Reference	Board Position	Reason	Submitter Address
805.29	Waka Kotahi (NZ Transport Agency)	Seek Amendment	6.1.6.2.7	Oppose	Does not agree with amendment proposed	stuart.pearson@nzta.govt.nz
834.62	Kāinga Ora – Homes and Communities	Oppose	6.1.7	Oppose	Does not agree with deletion proposed	developmentplanning@kaingaora.govt.nz
829.1	Kiwi Rail	Seek Amendment	6.1.7.1.2	Support	Does not agree with amendment proposed	Michelle.Griminton-Hancock@kiwirail.co.nz
805.31	Waka Kotahi (NZ Transport Agency)	Seek Amendment	6.1.7.1.2.2	Oppose	Does not agree with amendment proposed	stuart.pearson@nzta.govt.nz
805.30	Waka Kotahi (NZ Transport Agency)	Seek Amendment	6.1.7.1.3	Oppose	Does not agree with amendment proposed	stuart.pearson@nzta.govt.nz
72.2	Rosemary Neave	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matter should be retained	rosemary@womentravel.co.nz
167.2	Katie Newell	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matter should be retained	katie.newell@outlook.com
169.3	Richard Moylan	Seek Amendment	6.1.9 - 6.1A	Support	Considers qualifying matter should be retained	rmoylan@pm.me
180.1	Josiah Beach	Support	6.1.9 - 6.1A	Support	Agrees with inclusion of qualifying matters	beachesnz@gmail.com
187.9	Tom Logan	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matter should be retained	tom.logan@canterbury.ac.nz
205.24	Addington Neighbourhood Association	Seek Amendment	6.1.9 - 6.1A	Support	Recognises the importance to protect sunlight for neighbouring properties and agrees with proposed amendment	addingtonhistory@xtra.co.nz
205.26	Addington Neighbourhood Association	Seek Amendment	6.1.9 - 6.1A	Support	Agrees with the amendment proposed	addingtonhistory@xtra.co.nz
255.6	William Bennett	Seek Amendment	6.1.9 - 6.1A	Support	Agrees with the amendment proposed	bill@bennettrealty.co.nz
277.4	Eriki Tamihana	Seek Amendment	6.1.9 - 6.1A	Oppose	Considers qualifying matter should be retained	erikit1985@gmail.com
307.3	Robert Fletcher	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	r.fletcher@outlook.co.nz
312.4	Joyce Fraser	Support	6.1.9 - 6.1A	Support	Considers qualifying matters should be retained	jeffraser70@gmail.com
372.13	Julia Tokumaru	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	jchide@gmail.com
443.15	Summerset Group Holdings Limited	Seek Amendment	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	christine.netemington@somamisker.co.nz
476.8	Rob Seddon-Smith	Support	6.1.9 - 6.1A	Support	Considers qualifying matters should be retained	rob@heihei.pegasus.net.nz
500.1	Hamish West	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	newrew2@gmail.com
503.7	Jamie Lang	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	jamielangnz@outlook.com
503.9	Jamie Lang	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	jamielangnz@outlook.com
506.2	Alex McMahon	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	moonglum01@gmail.com
510.11	Ewan McLennan	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	es.mclennan@gmail.com
510.2	Ewan McLennan	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	es.mclennan@gmail.com
512.1	Harrison McEvoy	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	harrisonmcevoy@gmail.com
512.4	Harrison McEvoy	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	harrisonmcevoy@gmail.com
514.2	Ann Vanschevensteen	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	annvanschevensteen@yahoo.co.nz
514.5	Ann Vanschevensteen	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	annvanschevensteen@yahoo.co.nz
515.6	Zachary Freiberg	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	zachary.freiberg@gmail.com
515.9	Zachary Freiberg	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	zachary.freiberg@gmail.com
516.6	Jessica Nimmo	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	jnim003@gmail.com
516.7	Jessica Nimmo	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	jnim003@gmail.com
517.6	Alex McNeill	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	ar.mcneill2@gmail.com
517.9	Alex McNeill	Support	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	ar.mcneill2@gmail.com
551.11	Henry Seed	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	the.seedh@gmail.com
551.6	Henry Seed	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	the.seedh@gmail.com
552.10	David Moore	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	dmoore20@gmail.com
552.8	David Moore	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	dmoore20@gmail.com
553.11	Josh Flores	Support	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	joshcflores@gmail.com
553.8	Josh Flores	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	joshcflores@gmail.com
554.11	Fraser Beckwith	Support	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	fraser.beckwith@hotmail.co.nz
554.8	Fraser Beckwith	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	fraser.beckwith@hotmail.co.nz
555.11	James Cunniffe	Support	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	jcunniffe1998@gmail.com
555.8	James Cunniffe	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	jcunniffe1998@gmail.com
557.10	Peter Beswick	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	pebeswick@gmail.com
557.11	Peter Beswick	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	pebeswick@gmail.com

Original Submission No	Submitter	Submitter Position	Decision Reference	Board Position	Reason	Submitter Address
558.7	Jan-Yves Ruzicka	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	jan@1klb.com
559.11	Mitchell Tobin	Support	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	mitche11.tobin8.3@gmail.com
559.8	Mitchell Tobin	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	mitche11.tobin8.3@gmail.com
560.11	Reece Pomeroy	Support	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	reece.pomeroy@gmail.com
560.8	Reece Pomeroy	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	reece.pomeroy@gmail.com
562.11	Rob McNeur	Support	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	robmcneur@gmail.com
562.8	Rob McNeur	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	robmcneur@gmail.com
567.13	Mark Mayo	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	mark@there.co.nz
568.6	Hazel Shanks	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	hazelannashanks@gmail.com
569.6	Marcus Devine	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	m.devine@live.com
572.10	Yu Kai Lim	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	limyukai@outlook.com
577.7	James Robinson	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	jmzrbnsn@gmail.com
588.2	David Lee	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	david@partly.com
589.10	Krystal Boland	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	krissybee92@gmail.com
589.6	Krystal Boland	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	krissybee92@gmail.com
614.5	Matthew Coulthurst	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	mv.coulthurst@xtra.co.nz
615.21	Analiija Thomas	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	analiijat@gmail.com
617.5	Tegan Mays	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	teganmays@hotmail.com
621.6	Loren Kennedy	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	loren.kennedy@gmail.com
622.6	Ella Herriot	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	el.herriot@gmail.com
623.5	Peter Dobbs	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	peteinsta@yahoo.co.nz
660.6	Bray Cooke	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	bco83@uclive.ac.nz
713.6	Girish Ramlugun	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	girish.ramlugun@gmail.com
713.8	Girish Ramlugun	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	girish.ramlugun@gmail.com
714.6	Russell Stewart	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	rusty.m.stewart@me.com
715.6	Sara Campbell	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	sarasski@hotmail.com
715.7	Sara Campbell	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	sarasski@hotmail.com
717.6	Jonty Coulson	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	jonty.coulson@gmail.com
717.8	Jonty Coulson	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	jonty.coulson@gmail.com
718.6	Gareth Holler	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	garethholley@gmail.com
718.9	Gareth Holler	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	garethholley@gmail.com
719.6	Andrew Cockburn	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	andy.cockburn@gmail.com
719.9	Andrew Cockburn	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	andy.cockburn@gmail.com
733.10	Michael Hall	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	mhallhall@outlook.com
734.7	Marie Byrne	Seek Amendment	6.1.9 - 6.1A	Support	Agrees with the amendment proposed	marie.byrne@xtra.co.nz
747.2	Joshua Wilson Black	Support	6.1.9 - 6.1A	Support	Considers qualifying matters should be retained	black.joshuad@gmail.com
752.10	Amanda Smithies	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	amanda.smithies@gmail.com
752.6	Amanda Smithies	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	amanda.smithies@gmail.com
753.6	Piripi Baker	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	bakerpiripi@gmail.com
753.7	Piripi Baker	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	bakerpiripi@gmail.com
754.6	Alex Shaw	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	alex.shaw486@gmail.com
754.7	Alex Shaw	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	alex.shaw486@gmail.com
778.3	Mary O'Connor	Support	6.1.9 - 6.1A	Support	Agrees with the amendment proposed	mary3768@gmail.com
778.4	Mary O'Connor	Support	6.1.9 - 6.1A	Support	Considers qualifying matters should be retained	mary3768@gmail.com
784.3	Jessica Adams	Seek Amendment	6.1.9 - 6.1A	Support	Agrees with proposed amendment	jessica.m@xtra.co.nz
807.2	Howard Pegram	Seek Amendment	6.1.9 - 6.1A	Support	Agrees with the amendment proposed	221A Centaurus Road, Saint Martins, Christchurch, New Zealand, 8022
808.5	Josh Garmonsway	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	Garmonsway.josh@gmail.com

Original Submission No	Submitter	Submitter Position	Decision Reference	Board Position	Reason	Submitter Address
822.3	Naxos Enterprises Limited and Trustees MW Limited	Oppose	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	anita@townplanning.co.nz
827.7	MGZ Investments Limited	Seek Amendment	6.1.9 - 6.1A	Oppose	Considers qualifying matters should be retained	anita@townplanning.co.nz
876.15	Alan Ogle	Seek Amendment	6.1.9 - 6.1A	Support	Agrees with proposed amendment	alan@ogle.nz
876.22	Alan Ogle	Oppose	6.1.9 - 6.1A	Support	Agrees with proposed amendment	alan@ogle.nz
878.28	Transpower New Zealand Limited	Seek Amendment	6.1.9 - 6.1A	Support	Agrees with proposed amendment	environment.policy@transpower.co.nz
2.7	Greg Olive	Oppose	6.1.9 - 6.1A.1	Support	Qualifying Matter Residential Industrial Interface is removed from 419 Halswell Junction	gre.olive@gmail.com
11.1	Cheryl Horrell	Support	6.1.9 - 6.1A	Support	Considers qualifying matters should be retained	bluebell.lane.ch@gmail.com
37.1	Susanne Trim	Support	6.1.9 - 6.1A.1	Oppose	Agrees with proposed amendment	swithans@outlook.co.nz
44.1	The Riccarton Bush Trust	Support	6.1.9 - 6.1A.1	Support	Agrees with proposed amendment	manager@riccartonhouse.co.nz
50.1	Oliver Comyn	Seek Amendment	6.1.9 - 6.1A.1	Support	Agrees with proposed amendment	olivercomyn@doctors.org.uk
50.2	Oliver Comyn	Support	6.1.9 - 6.1A.1	Support	Agrees with retention as notified	olivercomyn@doctors.org.uk
67.13	Rachel Davies	Seek Amendment	6.1.9 - 6.1A.1	Support	Agrees with the amendment proposed	rachelawhite@msn.com
110.2	Marie Mullins	Oppose	6.1.9 - 6.1A.1	Oppose	Consider provision should be retained	marie.mullins@hotmail.com
110.4	Marie Mullins	Oppose	6.1.9 - 6.1A.1	Oppose	Consider provision should be retained	marie.mullins@hotmail.com
119.4	Tracey Strack	Seek Amendment	6.1.9 - 6.1A.1	Support	Considers better measures to protect sunlight for neighbouring properties are required.	strack.dn@gmail.com
146.1	Julie Kidd	Support	6.1.9 - 6.1A.1	Support	Recognises the importance to protect sunlight for neighbouring properties.	juliekidd@xtra.co.nz
154.2	Opawaho Heathcote River Network (OHRN)	Seek Amendment	6.1.9 - 6.1A.1	Support	Agrees with proposed amendment	info@ohrn.nz
175.1	Winstone Wallboards Limited (WWB)	Support	6.1.9 - 6.1A.1	Support	Agrees with retention as notified	mark@sctplanning.co.nz
187.5	Tom Logan	Oppose	6.1.9 - 6.1A.1	Oppose	Consider provision should be retained	tom.logan@canterbury.ac.nz
187.7	Tom Logan	Seek Amendment	6.1.9 - 6.1A.1	Oppose	Consider provision should be retained	tom.logan@canterbury.ac.nz
188.10	Riccarton Bush-Kilmarnock Residents' Association	Seek Amendment	6.1.9 - 6.1A.1	Support	Agrees with proposed amendment	rbkresidents@gmail.com
188.10	Association	Seek Amendment	6.1.9 - 6.1A.1	Support	Agrees with the amendment proposed	rbkresidents@gmail.com
188.22	Association	Seek Amendment	6.1.9 - 6.1A.1	Support	Agrees with proposed amendment	rbkresidents@gmail.com
188.23	Association	Seek Amendment	6.1.9 - 6.1A.1	Support	Agrees with proposed amendment	rbkresidents@gmail.com
193.21	Heritage New Zealand Pouhere Taonga (HNZPT)	Support	6.1.9 - 6.1A.1	Support	Agrees with retention as notified	abaird@heritage.org.nz
233.6	Paul Clark	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	paul.clark+ccc@spalge.com
233.9	Paul Clark	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	paul.clark+ccc@spalge.com
246.4	Robert Black	Seek Amendment	6.1.9 - 6.1A.1	Support	Agrees that TC3 land should become a qualifying matter	rob.black@xtra.co.nz
254.2	Emma Besley	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	besley.e@gmail.com
261.6	Maia Gerard	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	maiagerard22@gmail.com
261.9	Maia Gerard	Seek Amendment	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	maiagerard22@gmail.com
262.7	Alfred Lang	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	firefox5926@gmail.com
263.8	Harley Peddie	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	harley@designedafterhours.com
264.10	Aaron Tily	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	ajt182@outlook.co.nz
264.6	Aaron Tily	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	ajt182@outlook.co.nz
265.10	John Bryant	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	john.r.bryant@gmail.com
265.6	John Bryant	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	john.r.bryant@gmail.com
266.10	Alex Hobson	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	alex@hobson.ai
266.6	Alex Hobson	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	alex@hobson.ai
267.6	Justin Muirhead	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	justintmquerty@gmail.com
267.9	Justin Muirhead	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	justintmquerty@gmail.com
268.10	Clare Marshall	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	clare.marshall@xtra.co.nz
268.6	Clare Marshall	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	clare.marshall@xtra.co.nz
269.6	Yvonne Gilmore	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	venture.factory1066@gmail.com
269.9	Yvonne Gilmore	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	venture.factory1066@gmail.com
270.10	Rob Harris	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	tasmanhill@ts.co.nz
270.6	Rob Harris	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	tasmanhill@ts.co.nz

Original Submission No	Submitter	Submitter Position	Decision Reference	Board Position	Reason	Submitter Address
271.5	Pippa Marshall	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	pippa.marshall@aotawhiti.school.nz
271.9	Pippa Marshall	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	pippa.marshall@aotawhiti.school.nz
273.6	Ian Chesterman	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	ian.chesterman@gmail.com
273.9	Ian Chesterman	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	ian.chesterman@gmail.com
274.6	Robert Fleming	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	flemingdobbs@hotmail.com
274.9	Robert Fleming	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	flemingdobbs@hotmail.com
282.2	Brendan McLaughlin	Support	6.1.9 - 6.1A.1	Support	Agrees with concept of tree canopy creation	b.mclaughlin@xtra.co.nz
288.1	Waipapa Papanui-Innes-Central Community Board	Support	6.1.9 - 6.1A.1	Support	Recognises the importance to protect sunlight for neighbouring properties	WaipapaCommunityBoard@ccc.govt.nz
299.1	Luke Cairns	Seek Amendment	6.1.9 - 6.1A.1	Support	Considers qualifying matters should be retained	chimchar2@gmail.com
331.2	Clare Mackie	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	clare@dylan-jenkinson.nz
342.11	Adrien Taylor	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	adrienptaylor@gmail.com
344.1	Luke Baker-Garters	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	lbgarters@gmail.com
344.6	Luke Baker-Garters	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	lbgarters@gmail.com
345.6	Monique Knaggs	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	monikyu@yahoo.com
345.9	Monique Knaggs	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	monikyu@yahoo.com
346.6	George Laxton	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	laxtongearge@yahoo.com
346.9	George Laxton	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	laxtongearge@yahoo.com
347.6	Elena Sharkova	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	krokotundel@gmail.com
347.9	Elena Sharkova	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	krokotundel@gmail.com
350.11	Felix Harper	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	harpokiw@gmail.com
351.1	Jono De Wit	Seek Amendment	6.1.9 - 6.1A.1	Oppose	Consider provisions should be retained as notified	jonodewit@gmail.com
351.3	Jono De Wit	Seek Amendment	6.1.9 - 6.1A.1	Oppose	Consider provision should be retained	jonodewit@gmail.com
362.4	Cynthia Roberts	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	cynthia.roberts@xtra.co.nz
362.7	Cynthia Roberts	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	cynthia.roberts@xtra.co.nz
363.9	Peter Galbraith	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	petergalbraith@windowslive.com
364.11	John Reily	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	karandjoh@gmail.com
364.6	John Reily	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	karandjoh@gmail.com
365.5	Andrew Douglas-Clifford	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	andrew@andrewdc.co.nz
365.8	Andrew Douglas-Clifford	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	andrew@andrewdc.co.nz
366.10	Olivia Doyle	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	pepperraed@yahoo.com
366.5	Olivia Doyle	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	pepperraed@yahoo.com
370.5	Simon Fitchett	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	simon.fitchett173@gmail.com
370.9	Simon Fitchett	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	simon.fitchett173@gmail.com
371.6	Nkau Ferguson-Spence	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	nikaufs@yahoo.com
372.10	Julia Tokumaru	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	jchide@gmail.com
372.6	Julia Tokumaru	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	jchide@gmail.com
373.5	Mark Stringer	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	mrkstringer@gmail.com
373.9	Mark Stringer	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	mrkstringer@gmail.com
374.6	Michael Redepenning	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	mredepenningjr@gmail.com
374.7	Michael Redepenning	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	mredepenningjr@gmail.com
375.6	Aidan Ponsonby	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	adponsonby@gmail.com
375.7	Aidan Ponsonby	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	adponsonby@gmail.com
379.6	Indiana De Boo	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	indy.deboo@gmail.com
384.6	Christopher Seay	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	chriseay@gmail.com
384.7	Christopher Seay	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	chriseay@gmail.com
387.6	Christopher Henderson	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	chris@inspiral.co.nz
387.7	Christopher Henderson	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	chris@inspiral.co.nz

Original Submission No	Submitter	Submitter Position	Decision Reference	Board Position	Reason	Submitter Address
389.4	Emma Coumbe	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	emmacoumbe2000@gmail.com
389.5	Emma Coumbe	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	emmacoumbe2000@gmail.com
391.6	Ezra Holder	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	ez+pc14submission@ezzy.nz
391.7	Ezra Holder	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	ez+pc14submission@ezzy.nz
392.6	Ella McFarlane	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	emcfarlane027@gmail.com
392.7	Ella McFarlane	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	emcfarlane027@gmail.com
393.6	Sarah Laxton	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	sarah.richardson1996@gmail.com
393.7	Sarah Laxton	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	sarah.richardson1996@gmail.com
394.5	Lesley Kettle	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	kettle_aj_la@xtra.co.nz
395.6	Emily Lane	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	Emily.M.Lane@gmail.com
395.7	Emily Lane	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	Emily.M.Lane@gmail.com
405.1	Blake Quartly	Seek Amendment	6.1.9 - 6.1A.1	Oppose	Disagrees with the amendment proposed	blakequartly@outlook.com
406.1	Michael Andrews	Support	6.1.9 - 6.1A.1	Support	Recognises the importance to protect sunlight for neighbouring properties	21 St Martins Road, St Martins, Christchurch, New Zealand 8022
415.1	Blake Thomas	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	blakie.nz@gmail.com
415.2	Blake Thomas	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	blakie.nz@gmail.com
416.2	Anake Goodall	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	anake@seedthechange.nz
416.3	Anake Goodall	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	anake@seedthechange.nz
430.2	Tracey Berry	Oppose	6.1.9 - 6.1A.1	Oppose	Supports retention as notified	zac.berry@xtra.co.nz
458.1	Toby Williamson	Seek Amendment	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	Tobywilliamson26@gmail.com
458.2	Toby Williamson	Seek Amendment	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	Tobywilliamson26@gmail.com
479.2	Karelia Levin	Support	6.1.9 - 6.1A.1	Support	Agrees with provison re Airport Noise Influence Area	kjlevin@gmail.com
505.2	Jarred Bowden	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	jarred.bowden03@gmail.com
505.3	Jarred Bowden	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	jarred.bowden03@gmail.com
507.5	Paul Young	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	pyoung_23@hotmail.com
518.6	Sarah Meikle	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	sfmeikle@hotmail.com
518.9	Sarah Meikle	Seek Amendment	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	sfmeikle@hotmail.com
519.2	James Carr	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	carrjm@gmail.com
519.3	James Carr	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	carrjm@gmail.com
520.6	Amelie Harris	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	amh1257@gmail.com
520.9	Amelie Harris	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	amh1257@gmail.com
521.6	Thomas Garner	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	tdgzuk2@gmail.com
521.9	Thomas Garner	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	tdgzuk2@gmail.com
522.6	Lisa Smailes	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	lisa_smailes@yahoo.co.uk
522.9	Lisa Smailes	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	lisa_smailes@yahoo.co.uk
523.2	Adam Currie	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	adam@350.org.nz
523.3	Adam Currie	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	adam@350.org.nz
524.6	Daniel Tredinnick	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	pizza4us49@hotmail.com
524.9	Daniel Tredinnick	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	pizza4us49@hotmail.com
525.6	Gideon Hodge	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	hodgegideon05@gmail.com
525.9	Gideon Hodge	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	hodgegideon05@gmail.com
527.6	Kaden Adlington	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	kadenadlington@icloud.com
527.9	Kaden Adlington	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	kadenadlington@icloud.com
528.2	Kelsey Clousgon	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	lesleyclouston@xtra.co.nz
528.3	Kelsey Clousgon	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	lesleyclouston@xtra.co.nz
529.6	Daniel Carter	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	dancarter10@gmail.com
529.9	Daniel Carter	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	dancarter10@gmail.com
531.2	Claire Cox	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	claireinnz@gmail.com

Original Submission No	Submitter	Submitter Position	Decision Reference	Board Position	Reason	Submitter Address
531.3	Claire Cox	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	claireinnz@gmail.com
532.6	Albert Nisbet	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	albert@albert.nz
533.10	Frederick Markwell	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	freddy.markwell@gmail.com
533.6	Frederick Markwell	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	freddy.markwell@gmail.com
537.8	Matt Johnston	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	mattj@emazestudios.com
553.14	Josh Flores	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	joshcflores@gmail.com
557.16	Peter Beswick	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	pebeswick@gmail.com
563.5	Peter Cross	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	pac87@live.com
563.9	Peter Cross	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	pac87@live.com
565.10	Angela Nathan	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	angie_nz@yahoo.com
565.6	Angela Nathan	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	angie_nz@yahoo.com
566.12	Bruce Chen	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	bruceccccc@gmail.com
566.7	Bruce Chen	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	bruceccccc@gmail.com
567.10	Mark Mayo	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	mark@there.co.nz
567.6	Mark Mayo	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	mark@there.co.nz
568.10	Hazel Shanks	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	hazelannashanks@gmail.com
570.10	Christine Albertson	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	xchristine.albertsonx@gmail.com
570.6	Christine Albertson	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	xchristine.albertsonx@gmail.com
571.10	James Harwood	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	paigethegroundhog@gmail.com
571.6	James Harwood	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	paigethegroundhog@gmail.com
572.6	Yu Kai Lim	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	limyukai@outlook.com
573.10	Jeff Louttit	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	jefflouttit@gmail.com
573.6	Jeff Louttit	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	jefflouttit@gmail.com
574.10	Henry Bersani	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	henry.bersani@gmail.com
574.6	Henry Bersani	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	henry.bersani@gmail.com
575.10	Jeremy Ditzel	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	jeremyditzel@gmail.com
575.6	Jeremy Ditzel	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	jeremyditzel@gmail.com
576.12	Juliette Sargeant	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	juliette.sargeant@gmail.com
576.6	Juliette Sargeant	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	juliette.sargeant@gmail.com
577.11	James Robinson	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	jmzrbnsn@gmail.com
578.10	Jamie Dawson	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	jamiedawson88@hotmail.com
578.6	Jamie Dawson	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	jamiedawson88@hotmail.com
580.2	Darin Cusack	Seek Amendment	6.1.9 - 6.1A.1	Support	Considers qualifying matters should be retained	darin@cusack.nz
580.8	Darin Cusack	Seek Amendment	6.1.9 - 6.1A.1	Support	Agrees with proposed amendment	darin@cusack.nz
587.10	Ciaran Mee	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	ciaranmee77@gmail.com
587.6	Ciaran Mee	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	ciaranmee77@gmail.com
588.10	David Lee	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	david@partly.com
590.10	Todd Hartshorn	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	toddmhartshorn@gmail.com
590.6	Todd Hartshorn	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	toddmhartshorn@gmail.com
591.10	Helen Jacka	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	helen@jacka.org
591.6	Helen Jacka	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	helen@jacka.org
611.7	Aibhe Redmile	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	ailbheredmile@gmail.com
612.5	Hamish McLeod	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	hamish.leif@gmail.com
613.5	Noah Simmonds	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	n.simmonds545@gmail.com
623.4	Peter Dobbs	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	peteinsta@yahoo.co.nz
624.6	Daniel Scott	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	itsdanscott@gmail.com
624.8	Daniel Scott	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	itsdanscott@gmail.com

Original Submission No	Submitter	Submitter Position	Decision Reference	Board Position	Reason	Submitter Address
630.1	Murray Cullen	Support	6.1.9 - 6.1A.1	Support	Supports retention as notified	m_cullen@chch.planet.org.nz
630.1	Murray Cullen	Support	6.1.9 - 6.1A.1	Support	Considers qualifying matters should be retained	m_cullen@chch.planet.org.nz
635.5	Suzi Chisholm	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	chisholmsuzi@gmail.com
637.3	James Ballantine	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	jamesballantine0225@gmail.com
637.4	James Ballantine	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	jamesballantine0225@gmail.com
639.2	Rory Evans Fee	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	roryevansfee@hotmail.com
639.3	Rory Evans Fee	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	roryevansfee@hotmail.com
643.10	Keegan Phipps	Support	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	keeganbhipps@gmail.com
643.5	Keegan Phipps	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	keeganbhipps@gmail.com
646.5	Archie Manur	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	archana.manur@gmail.com
646.9	Archie Manur	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	archana.manur@gmail.com
652.10	Declan Cruickshank	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	declanc@hotmail.co.nz
652.8	Declan Cruickshank	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	declanc@hotmail.co.nz
655.6	Daymian Johnson	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	dj.daymo@gmail.com
655.9	Daymian Johnson	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	dj.daymo@gmail.com
656.6	Francesca Teague-Wytenburg	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	poursomesugaronu2@gmail.com
656.9	Francesca Teague-Wytenburg	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	poursomesugaronu2@gmail.com
658.2	Ben Thorpe	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	benjaminsthorpe@gmail.com
658.3	Ben Thorpe	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	benjaminsthorpe@gmail.com
661.2	Edward Parkes	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	parksie2148@gmail.com
661.3	Edward Parkes	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	parksie2148@gmail.com
662.2	Bryce Harwood	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	bryceharwood1@gmail.com
662.3	Bryce Harwood	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	bryceharwood1@gmail.com
675.1	Robyn Wells	Seek Amendment	6.1.9 - 6.1A.1	Support	Recognises the importance to protect sunlight for neighbouring properties and agrees with proposed amendment	morrie.robyn@gmail.com
676.1	Jack Gibbons	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	gibbonsj97@gmail.com
676.12	Jack Gibbons	Oppose	6.1.9 - 6.1A.1	Oppose	Disagrees with the amendment proposed	gibbonsj97@gmail.com
679.1	Tony Dale	Seek Amendment	6.1.9 - 6.1A.1	Support	Agrees with the amendment proposed	tonydale9@gmail.com
679.9	Tony Dale	Seek Amendment	6.1.9 - 6.1A.1	Support	Agrees with the amendment proposed	tonydale9@gmail.com
689.73	Council	Support	6.1.9 - 6.1A.1	Support	Supports retention as notified	regional.planning@ecan.govt.nz
689.76	Council	Support	6.1.9 - 6.1A.1	Support	Agrees with the amendment proposed	regional.planning@ecan.govt.nz
721.2	Ethan Pasco	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	ethanjp@outlook.co.nz
721.3	Ethan Pasco	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	ethanjp@outlook.co.nz
724.2	Alan Murphy	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	murf.alan@gmail.com
724.3	Alan Murphy	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	murf.alan@gmail.com
727.2	Birdie Young	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	birdie.young4@gmail.com
727.4	Birdie Young	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	birdie.young4@gmail.com
733.7	Michael Hall	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	mhallhall@outlook.com
743.1	Matthew Gibbons	Seek Amendment	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	mgibbons@students.waikato.ac.nz
743.2	Matthew Gibbons	Seek Amendment	6.1.9 - 6.1A.1	Oppose	Disagrees with the amendment proposed	mgibbons@students.waikato.ac.nz
743.4	Matthew Gibbons	Seek Amendment	6.1.9 - 6.1A.1	Oppose	Disagrees with the amendment proposed	mgibbons@students.waikato.ac.nz
751.18	Christchurch City Council	Seek Amendment	6.1.9 - 6.1A.1	Support in part	Agrees with the intent	ike.kleynbos@ccc.govt.nz
751.27	Christchurch City Council	Seek Amendment	6.1.9 - 6.1A.1	Support	Agrees with the amendment proposed	ike.kleynbos@ccc.govt.nz
773.1	Beckenham Neighbourhood Association Inc	Support	6.1.9 - 6.1A.1	Support	Considers qualifying matters should be retained	dave.kelly@canterbury.ac.nz
780.5	Josie Schroder	Support	6.1.9 - 6.1A.1	Support	Considers qualifying matters should be retained	jfschroder@gmail.com
780.6	Josie Schroder	Support	6.1.9 - 6.1A.1	Support	Considers qualifying matters should be retained	jfschroder@gmail.com
799.2	Benjamin Love	Oppose	6.1.9 - 6.1A.1	Oppose	Disagrees with the amendment proposed	benjamin.j.love@outlook.com
804.4	Community Board	Support	6.1.9 - 6.1A.1	Support	Considers qualifying matters should be retained	callum.ward@ccc.govt.nz

Original Submission No	Submitter	Submitter Position	Decision Reference	Board Position	Reason	Submitter Address
804.5	Community Board	Support	6.1.9 - 6.1A.1	Support	Considers qualifying matters should be retained	callum.ward@ccc.govt.nz
805.4	Waka Kotahi (NZ Transport Agency)	Oppose	6.1.9 - 6.1A.1	Oppose	Disagrees with the amendment proposed	stuart.pearson@nzta.govt.nz
805.5	Waka Kotahi (NZ Transport Agency)	Oppose	6.1.9 - 6.1A.1	Oppose	Disagrees with the amendment proposed	stuart.pearson@nzta.govt.nz
810.3	Regulus Property Investments Limited	Oppose	6.1.9 - 6.1A.1	Oppose	Disagrees with the amendment proposed	anita@townplanning.co.nz
829.22	Kiwi Rail	Support	6.1.9 - 6.1A.1	Support	Support retention as notified	Michelle.Grinninton-Hancock@kiwirail.co.nz
832.6	Finn Jackson	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	finn.jackson982@gmail.com
832.9	Finn Jackson	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	finn.jackson982@gmail.com
833.1	Andrew Kyle	Oppose	6.1.9 - 6.1A.1	Oppose	Disagrees with the amendment proposed	schroeder.kyle@xtra.co.nz
837.6	Sylvia Maclaren	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	sylvia.maclaren@gmail.com
837.9	Sylvia Maclaren	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	sylvia.maclaren@gmail.com
839.6	Jacinta O'Reilly	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	jacinta_o@yahoo.com
839.9	Jacinta O'Reilly	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	jacinta_o@yahoo.com
840.10	Rosa Shaw	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	rosa.shaw177@gmail.com
840.7	Rosa Shaw	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	rosa.shaw177@gmail.com
841.11	Jess Gaisford	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	jessgaisford@gmail.com
841.6	Jess Gaisford	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	jessgaisford@gmail.com
843.6	Allan Taunt	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	allan.taunt@hotmail.com
843.9	Allan Taunt	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	allan.taunt@hotmail.com
844.6	Hayden Smythe	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	mcqgj47b@duck.com
844.9	Hayden Smythe	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	mcqgj47b@duck.com
846.9	Lauren Bonner	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	yellow.squizzel@gmail.com
847.10	Will Struthers	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	will.struthers92@gmail.com
847.6	Will Struthers	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	will.struthers92@gmail.com
852.5	Christchurch International Airport Limited (CIAL)	Seek Amendment	6.1.9 - 6.1A.1	Support	Agrees with the amendment proposed	Annabelle.Lee@chapmantripp.com
859.7	Ministry of Housing and Urban Development	Oppose	6.1.9 - 6.1A.1	Oppose	Critical to retain all qualifying matters as proposed by Council. Important to Christchurch residents.	fiona.mccarthy@hud.govt.nz
877.4	Otautahi Community Housing Trust	Seek Amendment	6.1.9 - 6.1A.1	Oppose	Statutory controls are preferable to looser controls.	ed.leeson@ocht.org.nz
877.6	Otautahi Community Housing Trust	Seek Amendment	6.1.9 - 6.1A.1	Oppose	Critical to retain what is left of heritage areas.	ed.leeson@ocht.org.nz
877.9	Otautahi Community Housing Trust	Seek Amendment	6.1.9 - 6.1A.1	Oppose	Disagrees with the amendment proposed	ed.leeson@ocht.org.nz
878.6	Transpower New Zealand Limited	Support	6.1.9 - 6.1A.1	Support	Support retention as notified	environment.policy@transpower.co.nz
884.6	Troy Lange	Seek Amendment	6.1.9 - 6.1A.1	Oppose	Disagrees with the amendment proposed	fiona@astonconsultants.co.nz
885.6	Peter Dyhrberg	Support	6.1.9 - 6.1A.1	Support	Support retention as notified	peter.dyhrberg@lawbridge.co.nz
918.6	Geoff Banks	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	geoff.banks@bfe.nz
918.9	Geoff Banks	Support	6.1.9 - 6.1A.1	Support	Considers qualifying matters should be retained	geoff.banks@bfe.nz
1049.6	Dylan Lange	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	dylanlange@gmail.com
1049.9	Dylan Lange	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	dylanlange@gmail.com
45.4	Kelvin Lynn	Seek Amendment	6.10.4 -6.10A	Support	Supports initiatives to increase tree canopy	k-c.lynn@xtra.co.nz
762.14	New Zealand Institute of Architects Canterbury Branch	Seek	6.5.4.2.1	Oppose	While in principle this is acceptable, it also enables higher density residential areas through resource consents. If accepted this should be a non-complying activity.	canterbury@nzia.co.nz
834.31	Kainga Ora - Homes and Community	Seek Amendment	6.6.4	Oppose	Christchurch has been through a major earthquake with considerable pressure from riverbank collapse.	developmentplanning@kaingora.govt.nz
751.69	Christchurch City Council	Seek Amendment	8.6.1	Support	Suggest also retain current residential suburban dwellings	ike.kleynbos@ccc.govt.nz
852.6	Christchurch International Airport Limited (CIAL)	Seek Amendment	8.6.1	Support	Agrees with the amendment proposed	Annabelle.Lee@chapmantripp.com
402.5	Justin Avi	Seek Amendment	9.3.7.2	Support in part	Support removal of damaged Heritage Item, consider area should be zoned medium density	massarelativ@gmail.com
825.6	Church Property Trustees	Seek Amendment	9.3.7.2	Support	Support deletion of damaged Heritage Item	Jo.Appleyard@chapmantripp.com
1089.4	Christchurch Civic Trust	Seek Amendment	9.3.7.3	Oppose	Heritage Buildings, but supports consideration of the retention of the site as a memorial heritage space	rosslogray@xtra.co.nz
55.11	Tobias Meyer	Seek Amendment	ch 14	Oppose	Disagrees with the amendment proposed-inappropriate to have commercial site in residential area	toby.meyer@live.com
225.9	Michael Dore	Oppose	ch 14	Support	Consider theres a need to preserve character and shape of city	mdore@xtra.co.nz
275.1	Thomas Harrison	Seek Amendment	ch 14	Support	Need more controls to protect existing neighbourhoods	thomas.harrison@rdtpacific.co.nz
287.4	Mark Nichols	Seek Amendment	ch 14	Support	Supports staged intensification starting with Central City	mark.nichols.home@gmail.com

Original Submission No	Submitter	Submitter Position	Decision Reference	Board Position	Reason	Submitter Address
349.1	Stephen Deed	Seek Amendment	ch 14	Support	In suburban residential area height limit of 2 stories should apply regardless of how close to Suburban Shopping areas.	s.deed@outlook.com
377.11	Toka Tū Ake EQC	Support	ch 14	Support	Agree with retention as notified	resilience@eqc.govt.nz
513.2	Tales Azevedo Alves	Seek Amendment	ch 14	Oppose	Do not support 6-10 storeys near commercial centres	talestosco@gmail.com
683.1	Dot Fahey	Oppose	ch 14	Support	Consider should be surburban density in line with the Board submission	fahey@xtra.co.nz
778.2	Mary O'Connor	Seek Amendment	ch 14	Support	Support making the earthquake damage risk to dwellings a Qualifying Matter	mary3768@gmail.com
853.5	Lyttelton Port Company Limited	Support	ch 14	Support	Agree with retention as notified	Annabelle.Lee@chapmantripp.com
2.8	Greg Olive	Oppose	ch 14.1	Support	Qualifying Matter Residential Industrial Interface is removed from 419 Halswell Junction	gre.olive@gmail.com
834.79	Kāinga Ora – Homes and Communities	Oppose	ch 14.1	Oppose	Considers qualifying matters should be retained. Oppose rezoning	developmentplanning@kaingaora.govt.nz
878.11	Transpower New Zealand Limited	Seek Amendment	ch 14.1	Oppose	Support rezone high density to medium density. In some areas suburban density zoning should remain	environment.policy@transpower.co.nz
145.21	Te Mana Ora/Community and Public Health	Seek Amendment	14.2	Support	Agrees with the amendment proposed	submissions@cdhb.health.nz
627.3	Plain and Simple Ltd	Seek Amendment	14.2	Support	Agrees with the policy proposed	simon@plainandsimple.co.nz
834.8	Kāinga Ora – Homes and Communities	Oppose	14.2	Oppose	Disagrees with the amendment proposed	developmentplanning@kaingaora.govt.nz
184.1	University of Canterbury	Seek Amendment	14.2.1	Oppose	Disagrees with the amendment proposed	kelly.bombay@stantec.com
689.19	Environment Canterbury / Canterbury Regional Council	Support	14.2.1	Oppose	Consider there is sufficient land capacity until 2050	regional.planning@ecan.govt.nz
834.138	Kāinga Ora – Homes and Communities	Seek Amendment	14.2.1	Oppose	Disagrees with the amendment proposed	developmentplanning@kaingaora.govt.nz
877.21	Otautahi Community Housing Trust	Seek Amendment	14.2.1	Oppose	Disagrees with the amendment proposed	ed.leeson@ocht.org.nz
237.14	Marjorie Manthei	Support	14.2.1.7	Support	Agree with retention as notified	mm1946@xtra.co.nz
689.23	Environment Canterbury / Canterbury Regional Council	Support	14.2.1.7	Support	Agrees with the amendment proposed	regional.planning@ecan.govt.nz
689.24	Environment Canterbury / Canterbury Regional Council	Support	14.2.3	Oppose	Consider medium density not required across whole city	regional.planning@ecan.govt.nz
834.143	Kāinga Ora – Homes and Communities	Support	14.2.3	Oppose	Medium density not required throughout city	developmentplanning@kaingaora.govt.nz
878.13	Transpower New Zealand Limited	Seek Amendment	14.2.3.1	Support	Agrees with the amendment proposed	environment.policy@transpower.co.nz
556.3	Winton Land Limited	Seek Amendment	14.2.3.6	Oppose	Disagrees with the amendment proposed	clare@novogroup.co.nz
834.145	Kāinga Ora – Homes and Communities	Oppose	14.2.3.6	Oppose	Oppose metropolitan centre zone and minimum 6 storey height requirement around town centres	developmentplanning@kaingaora.govt.nz
556.4	Winton Land Limited	Seek Amendment	ch 14.2.3.7	Support in part	Consider medium and high density zones should be maximum height. Above maximum to be subject to a non complying resource consent.	clare@novogroup.co.nz
852.9	Christchurch International Airport Limited (CIAL)	Support	14.2.4.1	Support	Critical to minimise effects on strategic infrastructure	Annabelle.Lee@chapmantripp.com
689.33	Environment Canterbury / Canterbury Regional Council	Support	14.2.5	Support	Consider must aim for high quality residential environments	regional.planning@ecan.govt.nz
834.17	Kainga Ora - Homes and Community	Oppose	14.2.5	Oppose	Board does not agree	developmentplanning@kaingaora.govt.nz
689.34	Environment Canterbury / Canterbury Regional Council	Support	14.2.5.1	Support	Agrees with retention as notified	regional.planning@ecan.govt.nz
834.148	Kāinga Ora – Homes and Communities	Oppose	14.2.5.1	Oppose	Consider it critical to retail policy to protect features	developmentplanning@kaingaora.govt.nz
834.149	Kāinga Ora – Homes and Communities	Seek Amendment	14.2.5.2	Oppose	Consider medium density has not worked in central Riccarton	developmentplanning@kaingaora.govt.nz
689.37	Environment Canterbury / Canterbury Regional Council	Support	14.2.5.5	Support	Consider policy should be retained with possible amendment to manage adverse wind effects	regional.planning@ecan.govt.nz
237.26	Marjorie Manthei	Seek Amendment	14.2.6	Support	Consider strong evidence be required for non residential activity in residential areas	mm1946@xtra.co.nz
806.17	Te Tāhuhu o te Mātaranga (Ministry of Education)	Seek Amendment	14.2.6	Oppose	Concerns re some community and educational facilities in a residential environment	Sara.hodgson@beca.com
689.4	Environment Canterbury / Canterbury Regional Council	Support	14.2.6.1	Support	Agrees with retention as notified	regional.planning@ecan.govt.nz
834.155	Kāinga Ora – Homes and Communities	Oppose	14.2.6.2	Oppose	Oppose high density zoning outside central city	developmentplanning@kaingaora.govt.nz
692.7	David Murison	Seek Amendment	14.2.7	Support	With amendments to include areas of Riccarton near or adjacent to a shopping centre	murisd67@gmail.com
689.43	Environment Canterbury / Canterbury Regional Council	Support	14.2.7.1	Oppose	Oppose high density zoning outside central city	regional.planning@ecan.govt.nz
692.8	David Murison	Seek Amendment	14.2.7.2	Support	Agrees areas in Riccarton not within walkable distance should not be zoned high density	murisd67@gmail.com
834.151	Kāinga Ora – Homes and Communities	Oppose	14.2.7.4	Oppose	Consider policy should be retained	developmentplanning@kaingaora.govt.nz

Original Submission No	Submitter	Submitter Position	Decision Reference	Board Position	Reason	Submitter Address
237.31	Marjorie Manthei	Oppose	14.2.7.6	Support	Agrees with the amendment proposed especially in Riccarton and Hornby where many areas are currently single storey	mm1946@xtra.co.nz
237.24	Marjorie Manthei	Support	14.2.9	Support	Agree with retention, important to retain residential coherence	mm1946@xtra.co.nz
834.165	Kainga Ora - Homes and Community	Seek Amendment	14.2.9.4	Oppose	Consider policy should be retained	developmentplanning@kaingara.govt.nz
834.168	Kainga Ora - Homes and Community	Not Stated	14.3	Oppose	Disagrees with the amendment proposed	developmentplanning@kaingara.govt.nz
83.2	Stephen Osborne	Oppose	14.5	Support	Agrees with the zoning amendment proposed	steveosbornenz@outlook.com
82.1	Naretta Berry	Support	14.5.2	Support	Recognises the importance to protect sunlight for neighbouring properties	berry-family@xtra.co.nz
188.4	Association	Seek Amendment	14.5.2	Support	Agrees with the amendment proposed	rbkresidents@gmail.com
222.6	Deans Avenue Precinct Society Inc	Oppose	14.5.2.6	Support	Recognises the importance to protect sunlight for neighbouring properties	DeansAvePrecinctSoc@gmail.com
222.9	Deans Avenue Precinct Society Inc	Oppose	14.5.2.6	Support	Recognises the importance to protect sunlight for neighbouring properties	DeansAvePrecinctSoc@gmail.com
222.11	Deans Avenue Precinct Society Inc	Oppose	14.5.2.7	Support	Considers setbacks need to be sufficient to avoid adverse effects	DeansAvePrecinctSoc@gmail.com
689.38	Environment Canterbury / Canterbury Regional Council	Support	14.2.5.6	Support	Consider policy should be retained. Important to retain character of low density environments	regional.planning@ecan.govt.nz
39.2	Ilam and Upper Riccarton Residents' Association, Inc.,	Oppose	14.6	Support	Agree this area should not be high density	lynettehardiewills@xtra.co.nz
83.1	Stephen Osborne	Oppose	14.6	Support	Agrees with the zoning amendment proposed	steveosbornenz@outlook.com
222.3	Deans Avenue Precinct Society Inc	Oppose	14.6	Support	Agrees with the zoning amendment proposed	DeansAvePrecinctSoc@gmail.com
188.5	Association	Seek Amendment	14.6.2	Support	Agrees with the amendment proposed	rbkresidents@gmail.com
222.10	Deans Avenue Precinct Society Inc	Oppose	14.6.2.2	Support	Recognises the importance to protect sunlight for neighbouring properties	DeansAvePrecinctSoc@gmail.com
638.11	Central Riccarton Residents' Association Inc	Seek Amendment	14.6.2.2	Support	Agrees with the amendment proposed	riccartonresidents@outlook.com
188.11	Riccarton Bush - Kilburn Residents' Association	Seek Amendment	15	Support	Agrees with the amendment proposed	rbkresidents@gmail.com
188.2	Riccarton Bush - Kilburn Residents' Association	Seek Amendment	15.2.2	Support	Agrees with the amendment proposed	rbkresidents@gmail.com
188.2	Riccarton Bush - Kilburn Residents' Association	Seek Amendment	15.2.2	Support	Agrees with the amendment proposed	rbkresidents@gmail.com
74.1	Tony Rider	Seek Amendment	15.2.2.1	Support	Agrees with the amendment proposed	churchcornerhomeownerassoc@gmail.com
638.1	Central Riccarton Residents' Association Inc	Oppose	15.2.2.1	Support	Agrees that Riccarton is not classified as a Town Centre	riccartonresidents@outlook.com
84.1	Alice Mckenzie	Oppose	19	Support	Agrees with the zoning amendment proposed	aliceclaremckenzie@gmail.com
39.1	Ilam and Upper Riccarton Residents' Association, Inc.,	Oppose	19.2	Support	Agrees this area should not be high density	lynettehardiewills@xtra.co.nz
60.1	Heather Duffield	Seek Amendment	19.2	Support	Agrees with the zoning amendment proposed	hduffield23@gmail.com
188.17	Riccarton Bush - Kilburn Residents' Association	Seek Amendment	19.2	Support	Agrees with the amendment proposed	rbkresidents@gmail.com
222.2	Deans Avenue Precinct Society Inc	Oppose	19.2	Support	Agrees with the zoning amendment proposed	DeansAvePrecinctSoc@gmail.com
788.3	Marc Duff	Seek Amendment	19.2	Support	Agrees with removal of HRZ from area surrounding Ravensdown Hornby a Fertiliser factory	marcduff8042@outlook.com
788.4	Marc Duff	Seek Amendment	19.2	Support	Agrees with the amendment proposed	marcduff8042@outlook.com
788.5	Marc Duff	Seek Amendment	19.2	Support	Agrees with the amendment proposed	marcduff8042@outlook.com
638.2	Central Riccarton Residents' Association Inc	Oppose	19.3	Support	Agrees with the amendment proposed	riccartonresidents@outlook.com
188.13	Riccarton Bush - Kilburn Residents' Association	Seek Amendment	19.8	Support	Agrees with the amendment proposed	rbkresidents@gmail.com
188.16	Riccarton Bush - Kilburn Residents' Association	Seek Amendment	19.8	Support	Agrees with the amendment proposed	rbkresidents@gmail.com
188.15	Riccarton Bush - Kilburn Residents' Association	Seek Amendment	19.10	Support	Agrees with the amendment proposed	rbkresidents@gmail.com
188.18	Riccarton Bush - Kilburn Residents' Association	Seek Amendment	19.10	Support	Agrees with the amendment proposed	rbkresidents@gmail.com
188.1	Riccarton Bush - Kilburn Residents' Association	Seek Amendment	20	Support	Agrees that proper social impact assessment is needed	rbkresidents@gmail.com

Further submission on a publicly notified plan change to the Christchurch District Plan

For office use only
F-Submission no:

Clause 8 of Schedule 1, Resource Management Act 1991

Further submissions can be:

Posted to: City Planning Team
Christchurch City Council
PO Box 73012
Christchurch 8154

Delivered to: Ground floor reception
53 Hereford Street
Christchurch
Attn: City Planning Team

Emailed to: PlanChange@ccc.govt.nz

For Office Use Only
Received in Council Office

Date

Time

Person

** Denotes required information*

I wish to make a further submission on:

Plan Change Number: 13 and 14*

Your name and contact details

Waipuna Halswell hornby Riccarton Community Board *

Address for service:*



Email: faye.collins@ccc.govt.nz

Phone: * 9415108

Person of interest declaration* (select appropriate)

I am (state whether you are):

- ☒ (a) a person representing a relevant aspect of the public interest, or
- ☐ (b) a person who has an interest in the proposal that is greater than the interest the general public has, or
- ☐ (c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

The Board is a Community Board under the Local Government Act 2002

Note to person making further submission

A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submissions.

A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council.

I support / oppose (choose one) the submission of:*

*(Please insert the name and address of the original submitter, and submission number of the original submission. If you are making a further submission on multiple submitters, please use the **table form** on the last page and make sure it is attached.)*

Please see attached table setting out the submissions supported or opposed by the Board.

The particular parts of the submission that I support / oppose (choose one) are:*

*(You should clearly indicate which parts of the original submission you support or oppose (**state S and D number as shown in the summary of submission**), together with the relevant provision of the proposed Plan Change.)*

Please see attached table setting out the submissions supported or opposed by the Board.

The reasons for my support (or opposition) are:* *(Please give precise details)*

Please see reasons on attached table setting out the submissions supported or opposed by the Board.

I seek that the whole or part of the submission be allowed / disallowed:* *(Please specify the relevant parts)*

Please see attached table setting out the submissions supported or opposed by the Board.

Please indicate by ticking the relevant box whether you wish to be heard in support of your further submission*

☒ I wish to / ☐ I do not wish to speak at the hearing in support of my further submission.

Joint submissions *(Please tick this box if you agree)*

☒ If others make a similar submission, I will consider presenting a joint case with them at the hearing.

If you have used extra sheets for this further submission, please attach them to this form and indicate below*

☒ Yes, I have attached extra sheets. ☐ No, I have not attached extra sheets.

Signature of submitter *(or person authorised to sign on behalf of submitter)*

A signature is not required if you make your submission by electronic means.

Signature: H. Broughton Chairperson.

Date: 17 July 2023

Submissions are public information

The information requested in this submission, including your contact details is required by the Resource Management Act 1991. A copy of your submission will be made available for inspection at all Council service centres and libraries in accordance with the requirements of the Act. A document summarising all submissions and including names and addresses of submitters will be posted on the Council's website.

If you consider there are compelling reasons why your contact details should be kept confidential, you should contact the Statutory Administration Advisor at 941 8999.

Details of submitter No: 2035 - Anne Talaska

Submitter:	Anne Talaska
Submitter Address:	

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 17/07/2023

First name: Anne

Last name: Talaska

Preferred method of contact Email

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

I own two properties in the St Albans Church Properties subdivision area and I live in Carrington Street.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Provision: Chapter 14 Residential

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Delete any applicable residential heritage area qualifying matters for the St Albans Church Properties Subdivision area. I do not support the area being a residential heritage area however, and therefore do not support any associated qualifying matters applying on this basis.

My submission is that:

Delete any applicable residential heritage area qualifying matters for the St Albans Church Properties Subdivision area. I do not support the area being a residential heritage area however, and therefore do not support any associated qualifying matters applying on this basis.

Details of submitter No: 2037 - Anne Dingwall

Submitter:	Anne Dingwall
Submitter Address:	
Behalf of:	Christchurch Civic Trust

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 18/07/2023

First name: Ross

Last name: Gray

Organisation: Christchurch Civic Trust

Preferred method of contact Email

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or



Explain the grounds for saying you come within category (a) or (b) above:

On behalf of the Christchurch Civic Trust

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

Name	
CCT response to Kainga Ora 834 submission (and missing top part of response to HPC 835 submission	
CCT support for opposition to submitters requested decisions Mon pm RG final	
SUPPORTOppose	

18 July 2023: Christchurch Civic Trust addendum to CCT submission 17 July
Kainga Ora

Kāinga Ora – Homes and Communities

Submitter 834

Original Submission No	Plan Change	Provision	Position	Decision Requested
834.1	PC14	Strategic Directions > Objectives > Objective - Ngai Tahu mana whenua	Seek Amendment	1. Amend clause (a)(ii) as follows: Ngai Tahu mana whenua's aspirations to actively participate priorities for their well-being and prosperity are recognised and provided for in the revitalisation of Ōtautahi, including the provision of Papakāinga/Kāinga Nohoanga are recognised ; and
834.2	PC14	Strategic Directions > Objectives > Objective - Housing bottom lines and choice	Support	Support the proposed reference to Papakāinga/Kāinga Nohoanga as a new clause (b)(iii).
834.3	PC14	Strategic Directions > Objectives > Objective - Well-functioning urban environment	Seek Amendment	2. Retain the objective as notified, except for: Delete clause (a)(i)(A) Contrasting building clusters within the cityscape and the wider perspective of the Te Poho-o-Tamatea/the Port Hills and Canterbury plains; and Amend clause (a)(E)(iii) as follows: 1. The cultural traditions and norms of Ngai Tahu mana whenua, including the provision of Papakāinga/Kāinga Nohoanga 2. Update clause numbering.
834.4	PC14	Strategic Directions > Objectives > Objective - Urban growth, form and design	Seek Amendment	Amend clause (a)(E)(iii) as follows: 1. The cultural traditions and norms of Ngai Tahu mana whenua, including the provision of Papakāinga/Kāinga Nohoanga 2. Update clause numbering.

834.5	PC14	Strategic Directions > Objectives > Objective - Urban growth, form and design	Support	1. Retain objective as notified, except for the deletion of existing clause (a)(ii): Has its areas of special character and amenity value identified and their specifically recognised values appropriately managed; and 2. Amend clause (a)(iv)(A) as follows: in and around the Central City, Key Activity Centres (as identified in the Canterbury Regional Policy Statement), Town Centre, and larger Local neighbourhood centres, and nodes of core public transport routes; and
834.6	PC14	Strategic Directions > Objectives > Objective - Natural and cultural environment	Oppose	Delete proposed clause (a)(ii)(E): Tree canopy cover in areas of residential activity that maintains and enhances the city's biodiversity and amenity, sequesters carbon, reduces stormwater runoff, and mitigates heat island effects; and
834.7	PC14	Strategic Directions > Objectives > Objective - Infrastructure	Oppose	Delete clause (b)(iii).
834.8	PC14	General Rules and Procedures	Support	6.1A qualifying matters 1. Retain the Sites of Ecological Significance qualifying matter. 2. Retain the Outstanding and Significant Natural Features qualifying matter. 3. Retain the Sites of Cultural Significance qualifying matter.
834.9	PC14	Natural and Cultural Heritage > Indigenous Biodiversity and Ecosystems > Rules > Activity status tables > Permitted activities	Support	1. Retain the Sites of Ecological Significance qualifying matter. 2. Retain the Outstanding and Significant Natural Features qualifying matter. 3. Retain the Sites of Cultural Significance qualifying matter.
834.10	PC14	Natural and Cultural Heritage > Indigenous Biodiversity and Ecosystems > Rules > Activity status	Support	1. Retain the Sites of Ecological Significance qualifying matter.

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834.22	PC14	Natural Hazards > Rules - Flood hazard > Activities in the High Flood Hazard Management Area	Seek Amendment	<p>1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps.</p> <p>2. Reduce the Tsunami Management Area to a 1:100 year hazard.</p> <p>3. Amend and make consequential changes to give effect to this submission.</p>
834.23	PC14	Natural Hazards > Objectives and Policies > Natural hazards policies > BLANK > Policy - Managing development in Qualifying Matter Coastal Hazard Management Areas	Seek Amendment	<p>5.2.2.5.1 Managing development in Qualifying matter coastal hazard Management Areas 5.4A1-5.4A6 Rules - Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area.</p> <p>1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps.</p> <p>2. Reduce the Tsunami Management Area to a 1:100 year hazard.</p> <p>3. Amend and make consequential changes to give effect to this submission.</p>
834.24	PC14	Natural Hazards > Objectives and Policies > Natural hazards policies > BLANK > Policy - Managing development within Qualifying Matter Tsunami Management Area	Seek Amendment	<p>1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps.</p> <p>2. Reduce the Tsunami Management Area to a 1:100 year hazard.</p> <p>3. Amend and make consequential changes to give effect to this submission.</p>
834.25	PC14	General Rules and Procedures	Seek Amendment	6.1A 1. Retain Significant and Other Tree Qualifying Matter.
834.26	PC14	Natural and Cultural Heritage > Significant and Other Trees > Rules > Activity status tables > Permitted activities	Seek Amendment	<p>1. Retain Significant and Other Tree Qualifying Matter.</p> <p>2. Amend Rule 9.4.4.1.1 P12 as follows:</p> <p>Rule 9.4.4.1.1 P12 - Activities shall be undertaken by, or under the supervision of, a works arborist employed or contracted by the Council or a network utility operator.</p>

834.27	PC14	Natural and Cultural Heritage > Significant and Other Trees > Rules > Activity status tables > Controlled activities	Support	1. Retain Significant and Other TreeQualifying Matter.
834.28	PC14	Natural and Cultural Heritage > Significant and Other Trees > Rules > Activity status tables > Restricted discretionary activities	Support	RD1-RD8 1. Retain Significant and Other TreeQualifying Matter.
834.29	PC14	Natural and Cultural Heritage > Significant and Other Trees > Rules > Activity status tables > Discretionary activities	Support	1. Retain Significant and Other TreeQualifying Matter.
834.30	PC14	General Rules and Procedures	Seek Amendment	Remove 'Environmental AssetWaterways' and 'Network Waterways' asqualifying matter, unless a site by siteassessment has been undertaken thatdemonstrates why development that isotherwise permitted under MDRS isinappropriate.
834.31	PC14	General Rules and Procedures > Water Body Setbacks > Rules - Activity status tables - City and Settlement Water Body Setbacks	Seek Amendment	6.6.4 City and Settlement Water Body Setbacks 6.6.4.1-6.6.4.4 Activities within waterbody setbacks Remove 'Environmental AssetWaterways' and 'Network Waterways' asqualifying matter, unless a site by siteassessment has been undertaken thatdemonstrates why development that isotherwise permitted under MDRS isinappropriate.
834.32	PC14	General Rules and Procedures	Oppose	Delete the Open Space (recreation zone)qualifying matter and any relevantprovisions proposed in its entirety.
834.33	PC14	Open Space	Oppose	18.4-18.96.1A[sic] Qualifying matters. Delete the Open Space (recreation zone)qualifying matter and any relevantprovisions proposed in its entirety.
834.34	PC14	Specific Purpose Zones > Specific Purpose (Otakaro Avon River Corridor) Zone	Oppose	13.14 Specific Purpose (Otākaro Avon River Corridor) Zone – All provisions, includingAppendix 13.14.6.2 specifyingalternative zone provisionsapplicable to privately ownedproperties within the zone. Delete the Open Space (recreation zone)qualifying matter and any relevantprovisions proposed in its entirety
834.35	PC14	Commercial > Rules - Town Centre Zone > Area specific rules - Town Centre Zone (Belfast/Northwood)	Oppose	Delete the Open Space (recreation zone)qualifying matter and any relevantprovisions proposed in its entirety.

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		Outline Development Plan area > Area-specific built form standards - Town Centre Zone (Belfast/ Northwood) Outline Development Plan area > Maximum building height		
834.36	PC14	Commercial > Appendices > Appendix - Town Centre Zone (Belfast/Northwood) Outline Development Plan	Oppose	Delete the Open Space (recreation zone)qualifying matter and any relevantprovisions proposed in its entirety.
834.37	PC14	General Rules and Procedures	Oppose	6.1A Qualifying matters Residential Character areas 1. Delete all new or extended characterareas as qualifying matters andundertake further analysis todetermine the exact values of theresources that the Council seeks tomanage in the District Plan. 2. For existing character areas retaintheOperativePlan - Rule 14.5.3.1.2 C114.5.3.2.3 Building height –Character Area Overlays, and14.5.3.2.5 – 14.5.3.2.14 Built formrules – Character Area Overlays. 3. In the event that the Character Areaqualifying matter remains, explicitprovision is sought for the ability todevelop Papakāinga/KāingaNoHoanga, noting that localRūnanga have purchased the formerl uttaltan West School Site

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				2. Rezone all areas subject to this QM toMRZ.
834.83	PC14	Residential > Rules - Residential Hills Zone	Oppose	1. Delete the Low Public TransportAccessibility Qualifying Matter and all associated provisions.2. Rezone all areas subject to this QM toMRZ.
834.84	PC14	Residential > Rules - Residential Banks Peninsula Zone	Oppose	1.. Delete the Low Public TransportAccessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM toMRZ
834.85	PC14	Residential > Rules - Matters of control and discretion	Oppose	1. Delete the Low Public TransportAccessibility Qualifying Matter and all associated provisions.2. Rezone all areas subject to this QM toMRZ
834.86	PC14	Residential > Appendices	Oppose	1. Delete the Low Public TransportAccessibility Qualifying Matter and all associated provisions.2. Rezone all areas subject to this QM toMRZ.
834.87	PC14	General Rules and Procedures	Oppose	6.1A Qualifying matters Industrial Interface Delete the Industrial Interface QualifyingMatter and all associated provisions.
834.88	PC14	Subdivision, Development and Earthworks > Activity standards > North Halswell	Oppose	Delete the Industrial Interface QualifyingMatter and all associated provisions.
834.89	PC14	Subdivision, Development and Earthworks > Rules as to matters of control - subdivision > Additional matters - Medium and High Density Residential Zones in North Halswell	Oppose	Delete the Industrial Interface QualifyingMatter and all associated provisions.
834.90	PC14	Subdivision, Development and Earthworks > Rules as to matters of discretion - subdivision > Additional matters - Subdivision in the Medium and High Density Residential Zones at North Halswell	Oppose	Delete the Industrial Interface QualifyingMatter and all associated provisions.
834.91	PC14	General Rules and Procedures	Oppose	1. Delete the Riccarton Bush InterfaceQualifying Matter and all associatedprovisions. 2. The existing tree setbacks inChapter 9.4 are retained
834.92	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Building height and maximum number of storeys	Oppose	1. Delete the Riccarton Bush InterfaceQualifying Matter and all associatedprovisions. 2. The existing tree setbacks inChapter 9.4 are retained.

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834.93	PC14	Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Building height	Oppose	1. Delete the Riccarton Bush InterfaceQualifying Matter and all associatedprovisions.2. The existing tree setbacks inChapter 9.4 are retained.
834.94	PC14	Subdivision, Development and Earthworks > Objectives and policies > Objective - Infrastructure and transport > Policy - Availability, provision and design of, and connections to, infrastructure	Support	Retain Clause (g) as notified.
834.95	PC14	General Rules and Procedures	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.
834.96	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.
834.97	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Location of outdoor mechanical ventilation	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.
834.98	PC14	Commercial > Rules - Town Centre Zone > Built form standards - Town Centre Zone > Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.
834.99	PC14	Commercial > Rules – Local Centre Zone > Built form standards - Local Centre Zone > Minimum boundary setback - Qualifying Matter City Spine Transport Corridor	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.
834.100	PC14	Commercial > Rules - Neighbourhood Centre Zone > Built form standards - Neighbourhood Centre Zone > Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.

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834.101	PC14	Commercial > Rules - Large Format Retail Zone > Built form standards - Large Format Retail Zone > Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.
834.102	PC14	Commercial > Rules - Mixed Use Zone > Built form standards - Mixed Use Zone > Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.
834.103	PC14	Commercial > Rules - Central City Mixed Use Zone > Built form standards - Central City Mixed Use Zone > Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.
834.104	PC14	Commercial > Rules - Matters of control and discretion > Matters of control and discretion for other matters > City Spine Transport Corridor	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.
834.105	PC14	General Rules and Procedures	Support	Retain sites of historic heritage items and their settings (City Centre Zone) - Cathedral Square, New Regent Street, the Arts Centre
834.106	PC14	Commercial > Rules - City Centre Zone > Activity status tables - City Centre Zone	Support	15.11.1.2 C2 Works at 100 Cathedral Square 15.11.1.3 RD9 Works at 100 Cathedral Square 15.11.1.3 RD11 buildings on New Regent Street, the Arts Centre, and in the Central City Heritage Qualifying Matter and Precinct. Retain sites of historic heritage items and their settings (City Centre Zone) - Cathedral Square, New Regent Street, the Arts Centre
834.107	PC14	Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone	Support	15.11.2.11 Building height in area-specific precincts Retain sites of historic heritage items and their settings (City Centre Zone) - Cathedral Square, New Regent Street, the Arts Centre.
834.108	PC14	Commercial > Rules - Town Centre Zone > Area specific rules - Town Centre Zone (Belfast/Northwood) Outline Development Plan area >	Not Stated	

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				<p>Tsunami Management Area except that permitted or controlled in Rules 14.4.1 and 14.4.2.</p> <p>4. Any consequential amendments to zones, overlays, precincts, and qualifying matters to reflect the relief sought in the submission.</p>	
834.115	PC14	General Rules and Procedures	Oppose	Delete Section 6.10A and all associated provisions	
834.116	PC14	Subdivision, Development and Earthworks > Administration	Oppose	Delete Section 6.10A and all associated provisions.	
834.117	PC14	Subdivision, Development and Earthworks > Rules - Subdivision > Activity Status Tables	Oppose	Delete Section 6.10A and all associated provisions.	
834.118	PC14	Subdivision, Development and Earthworks > Rules as to matters of control - subdivision > Tree canopy cover and financial contributions	Oppose	Delete Section 6.10A and all associated provisions.	
834.119	PC14	Residential	Oppose	Rules 14.4.2 – 14.11.2 – Residential Built Form Standards. Delete Section 6.10A and all associated provisions.	O
834.120	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities	Oppose	14.6.1.3 RD13. Delete Section 6.10A and all associated provisions	
834.121	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Oppose	Delete Section 6.10A and all associated provisions.	
834.122	PC14	Subdivision, Development and Earthworks > Objectives and policies > Objective - Design and amenity > Policy - Design and amenity / Tohungatanga	Seek Amendment	Policy 8.2.2.1 – Recovery activities. Delete the policy as notified.	
834.123	PC14	Subdivision, Development and Earthworks > Administration > How to interpret and apply the rules	Oppose	Clause 8.3.1(e)-(f) – how to apply to the rules Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.	O

834.124	PC14	Subdivision, Development and Earthworks > Administration > Development and financial contributions	Oppose	Clause 8.3.3(b) – financial contributions Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.	O
834.125	PC14	Subdivision, Development and Earthworks > Administration > Consent notice	Support	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules	O
834.126	PC14	Subdivision, Development and Earthworks > Rules as to matters of control - subdivision > Tree canopy cover and financial contributions	Oppose	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.	O
834.127	PC14	Subdivision, Development and Earthworks > Rules - Subdivision General Rules > General rules > Notification	Support	Retain 8.4.1.1 as notified.	
834.128	PC14	Subdivision, Development and Earthworks > Rules - Subdivision > Activity Status Tables > Controlled activities	Support	Retain C8 and C9 as notified	
834.129	PC14	Subdivision, Development and Earthworks > Rules - Subdivision > Activity Status Tables > Restricted discretionary activities	Support	Retain RD2(c) and RD2A as notified.	
834.130	PC14	Subdivision, Development and Earthworks > Activity standards > Minimum net site area and dimension	Oppose	<p>Amend clause 8.63.1(c) as follows:</p> <p><u>The creation of vacant allotments that do not contain an existing or consented residential unit. Allotments</u> in the Medium Density (including MRZ Hills), and High Density Residential Zones, shall <u>have</u> accommodate a <u>minimum dimension shape factor of 10m 8m x 15m.</u> <u>Within the Medium Density Residential (Residential Hills Precinct) Zone the allotment shall have a minimum dimension of 17m x 12m.</u></p> <p><u>This shape factor shall be located outside of:</u></p> <p><u>1. Land which may be subject to instability or is otherwise geotechnically unsuitable;</u></p>	

834.145	PC14	Residential > Objectives and Policies > Objective - MDRS Objective 2 > Framework for building heights in medium and high density areas	Oppose	<p>Delete policy and replace with the following:</p> <p>Enable building heights in accordance with the planned urban built character for medium and high density areas, whilst also enabling increased building heights under specific conditions.</p> <p>Encourage greater building height, bulk, form and appearance to achieve high density planned urban form when within the proximity of nearby commercial centres to deliver:</p> <p>a. At least 10 storey buildings within 1.2km of the Central City and the Metropolitan Centre zones in Hornby, Riccarton and Papanui;</p> <p>b. At least 6 storey buildings in proximity to town centres and medium and large local centres;</p> <p>c. At least 3-4 stories everywhere else in the MRZ.</p>	O O O
834.146	PC14	Residential > Objectives and Policies > Objective - MDRS Objective 2 > Management of increased building heights	Oppose	<p>Policy 14.2.3.7 – management of increased building heights</p> <p>Delete the policy and replace it with: Within medium and high density zoned areas, increased building heights are anticipated where:</p> <p>i. The site has good accessibility to public and active transport corridors, public open space, and a town or local commercial centre; and</p> <p>ii. The design of the building appropriately manages potential shading, privacy, and visual dominance effects on the surrounding environment.</p>	O
834.147	PC14	Residential > Objectives and Policies > Objective - High quality residential environments	Seek Amendment	<p>Amend the objective as follows:</p> <p>High Good quality, sustainable, residential neighbourhoods which are well designed, have a high level of amenity, enhance local character and reflect to reflect the planned urban character and the Ngāi Tahu heritage of Ōtautahi</p>	O
834.148	PC14	Residential > Objectives and Policies > Objective - High quality residential environments > Policy -	Oppose	Delete policy.	

				<p>a. Residential developments of four or more residential units contribute to a high good quality residential environment through site layout, building and landscape design to achieve:</p> <p>i. engagement with the street and other spaces;</p> <p>ii. minimisation of the visual bulk of buildings and provision of visual interest;</p> <p>iii. a high good level of internal and external residential amenity;</p> <p>iv. high good quality shared spaces, including communal living spaces and accessways that provide safe, direct access for pedestrians;</p> <p>v. a safe and secure environment; and</p>	S
834.151	PC14	Residential > Objectives and Policies > Objective - High quality residential environments > Policy - On-site waste and recycling storage	Oppose	Delete policy	
834.152	PC14	Residential > Objectives and Policies > Objective - High quality residential environments > Policy - Assessment of wind effects	Seek Amendment	<p>1. Retain Policy 14.2.5.5, noting that Kāinga Ora has submitted on provisions relating to wind effects.</p> <p>2. Move all provisions relating to wind to sit under the General Rules.</p>	S
834.153	PC14	Residential > Objectives and Policies > Objective - Medium Density Residential Zone	Oppose	Delete the objective	
834.154	PC14	Residential > Objectives and Policies > Objective - Medium Density Residential Zone > Policy - MDRS Policy 1	Oppose	Delete the policy	
834.155	PC14	Residential > Objectives and Policies > Objective - Medium Density Residential Zone > Policy - Local Centre Intensification Precinct	Oppose	<p>1. Delete the policy and associated Local Centre Intensification Precinct from the planning maps.</p> <p>2. As sought elsewhere in this submission, rezone the land within the Local Centre intensification Precinct to HRZ.</p>	
834.156	PC14	Residential > Objectives and Policies > Objective - High Density Residential Zone	Seek Amendment	Objective 14.2.7 and associated policies - HDRS	

				<p>1. Delete references to FUZ and relabel existing urban zoned but undeveloped residential land as MRZ (or HRZ if appropriately located proximate to a large commercial centre).</p> <p>2. Retain the 14.2.8 section as it provides useful direction on how the build-out of greenfield residentially zoned areas is to occur.</p> <p>3. Amend the objective as follows:</p> <p>14.2.8 Objective – Development of greenfield areas Future Urban Zone Co-ordinated, sustainable and efficient use and development is enabled in the Future Urban Zone greenfield growth areas.</p>
834.165	PC14	Residential > Objectives and Policies > Objective - Non-residential activities > Policy - Existing non-residential activities	Seek Amendment	<p>Amend the policy as follows:</p> <p>Enable existing non-residential sites activities to continue to be used for range of non-residential activities and support their redevelopment and expansion provided they do not:</p> <p>i. have a significant adverse effect on the anticipated character and amenity of residential zones; or</p> <p>ii. are of a scale or activity that would undermine the role or function of any nearby commercial centres, undermine the potential for residential development consistent with the zone descriptions in Table 14.2.1.1a.</p>
834.166	PC14	Residential > Objectives and Policies > Objective - Compatibility with Industrial activities	Oppose	Delete Objective 14.2.12 and Policy 14.2.12.1 and the Industrial Interface Qualifying Matter and all associated provisions.
834.167	PC14	Residential > Objectives and Policies > Objective - Compatibility with Industrial activities > Policy - Managing effects on industrial activities	Oppose	Delete Objective 14.2.12 and Policy 14.2.12.1 and the Industrial Interface Qualifying Matter and all associated provisions.
834.168	PC14	Residential > How to interpret and apply the rules	Not Stated	Consistent with this submission, Kāinga Ora supports the deletion of the Community Housing Redevelopment Mechanism, provided Plan Change 14 is amended consistent with the relief sought in this submission. Kāinga Ora notes that the relevant objectives and policies are still provided for within the Plan and therefore questions the relevance of

				these if the Community Housing redevelopment mechanism has been deleted
834.169	PC14	Residential > How to interpret and apply the rules	Oppose	<p>14.3 How to interpret and apply the rules – Clause f. xvi.</p> <p>f. There are parts of residential zones where the permitted development, height and/or density directed by the MDRS or Policy 3 of the NPS-UD may be modified by qualifying matters. These are identified in detail in Chapter 6.1A and the Planning Maps, and include the following:</p> <p>i. Historic Heritage including heritage items, heritage settings, Residential Heritage Area, Residential Heritage Area Interface</p> <p>ii. Riccarton Bush Interface Area</p> <p>iii. Heritage, Significant and other Trees</p> <p>iv. Sites of Ecological Significance</p> <p>v. Outstanding Natural Features and Landscapes</p> <p>vi. Sites of Cultural Significance</p> <p>vii. Residential Character Areas</p> <p>viii. High Flood Hazard Management Area</p> <p>ix. Flood Ponding Management Area</p> <p>x. Coastal Hazard High Risk Management Area and Coastal Hazard Medium Risk Management Area</p> <p>xi. Tsunami Management Area</p> <p>xii. Slope Hazard</p> <p>xiii. Waterbody Setback</p> <p>xiv. Railway Building Setback</p>

				<p>xv. Electricity Transmission Corridor and Infrastructure</p> <p>xvi. Airport Noise Influence Area</p> <p>xvii. Waste Water Constraint Area</p> <p>xviii. Lyttelton Port Influence Area</p> <p>xix. Low Public Transport Accessibility Area</p> <p>xx. City Spine Transport Corridor</p> <p>xxi. Industrial Interface</p>
834.170	PC14	Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Tree and garden planting	Oppose	Delete the proposed amendments and retain the Operative Plan rule
834.171	PC14	Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Building height	Oppose	<p>1. Delete 8m Riccarton Bush height limit.</p> <p>2. Delete 7m height rule in the Industrial Interface Qualifying matter area and apply relevant MRZ or HRZ heights.</p>
834.172	PC14	Residential > Rules - Medium Density Residential Zone	Not Stated	<p>All controlled and RD rules renotification statements</p> <p>1. Amend notification statements in both activity and built form rules to align with this logic. Non-notified:</p> <p>14.5.1.3 (RD1) – four or more units</p> <p>14.5.2.2 – landscaping</p> <p>14.5.2.5 – Outdoor Living Space</p> <p>14.5.2.8 – Outlook space</p> <p>14.5.2.9 – Fencing</p> <p>14.5.2.10 – Windows to street</p>

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		status tables > Restricted discretionary activities		<p>1. Delete the rule.</p> <p>2. As an alternative relief in the event that a regulatory approach to wind modelling is retained, redraft the rule to provide for a permitted pathway (for wind effects) where compliance with the specified performance standards is met.</p> <p>3. Kāinga Ora seeks that the provisions relating to wind effects are moved to sit under the General Rules.</p>
834.179	PC14	Residential > Rules - Medium Density Residential Zone > Activity status tables > Discretionary activities	Oppose	<p>D11 – industrial interface QM</p> <p>Delete the Industrial Interface Qualifying Matter and all associated provisions.</p>
834.180	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Site density and servicing	Seek Amendment	<p>1. Retain the advice note.</p> <p>2. Kāinga Ora seek that Council investigate the provision of an online publicly searchable tool to enable timely identification of site constraints.</p>
834.181	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Oppose	<p>Delete rule and replace with the following:</p> <p><u>14.5.2.2 landscaped area.</u></p> <p><u>(1) A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</u></p> <p><u>2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.</u></p> <p><u>3. Non-residential activities must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</u></p>
834.182	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Building height and maximum number of storeys	Support	<p>14.5.2.3(j)a - Height</p> <p>Retain rule as notified</p>

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834.183	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Building height and maximum number of storeys	Oppose	14.5.2.3(i)b – Height in local centre intensification precincts Delete clause.
834.184	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Building height and maximum number of storeys	Oppose	14.5.2.3(iv) Industrial interface and (v) Riccarton Bush. Delete 14.5.2.3(iv) and 14.5.2.3(v).
834.185	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Site coverage	Seek Amendment	14.5.2.4 – Building Coverage Amend rule as follows: a. The maximum building coverage must not exceed 50% of the net site area. b. ... c. Eaves and roof overhangs up to 300mm 600mm in width and guttering up to 200mm in width from the wall of a building shall not be included in the building coverage calculation.
834.186	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Outdoor living space	Support	Retain rule as notified.
834.187	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Oppose	Delete and replace with MDRS provision.
834.188	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Minimum building setbacks	Seek Amendment	14.5.2.7 – Building setbacks 1. Retain clause (a)(i) and (ii) as notified. 2. Amend clause (a)(iii) as follows: Only road boundary: Eaves, and roof overhangs, and porches to a maximum of 300mm 600mm in width measured from the wall of a building and guttering up to 200mm in width.

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		tables > Restricted discretionary activities		Delete RD6
834.203	PC14	Residential > Rules - Matters of control and discretion > Residential design principles	Seek Amendment	[Amend] as follows: <u>e) Whether the design of the development is in keeping with or complements, the scale and character of development anticipated for the surrounding area and relevant significant natural, heritage and cultural features.</u> <u>f) The relationship of the development with adjoining streets or public open spaces including the provision of landscaping, and the orientation of glazing and pedestrian entrances;</u> <u>g) Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable room windows and balconies;</u> <u>h) The provision of adequate outdoor living spaces, outdoor service spaces, waste and recycling bin storage including the management of amenity effects of these on occupants and adjacent streets or public open spaces;</u> <u>i) Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces.</u>
834.204	PC14	Residential > Rules - Matters of control and discretion > Impacts on neighbouring property	Seek Amendment	For the rules that potentially affect neighbouring sites, additional matters relating to consideration of the amenity of neighbouring sites are appropriate. For height, additional matters relating to urban form and proximity to services and public and active transport modes are appropriate, along with consideration of wind effects for buildings over 22m in height.
834.205	PC14	Residential > Rules - Matters of control and discretion > Height in relation to boundary breaches	Seek Amendment	For the rules that potentially affect neighbouring sites set out above, additional matters relating to consideration of the amenity of neighbouring sites are appropriate.

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834.215	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Discretionary activities	Seek Amendment	Retain Rule D1 for education, spiritual, health, pre-school activities located inside the Four Avenues. Adopt the MRZ provisions/ activity status for such activities located in the HRZ outside the Four Avenues.
834.216	PC14	Residential > Rules - High Density Residential Zone > Activity status tables	Seek Amendment	Add a new restricted discretionary and fully discretionary rule as follows: <u>Retail, office, and commercial service activity</u> . <u>Activity status: Restricted Discretionary</u> Where: <u>i. The retail, office, or commercial service activity is limited to the ground floor tenancy of an apartment building; ii. The gross floor area of the activity/activities does not exceed 200m²; and iii. The hours of operation are between: i. 7.00am and 9.00pm Monday to Friday; and ii. 8.00am and 7.00pm Saturday, Sunday, and public holidays. The Council's discretion shall be limited to the following matters: a. The design, appearance and siting of the activity; b. Noise and illumination; c. Signage.</u> <u>2. Activity status: Discretionary Where compliance is not achieved with the matters specified in HRZR(a)(i), (ii) and/or (iii).</u>
834.217	PC14	Residential > Rules - High Density Residential Zone > Built form standards	Seek Amendment	Delete Note 14.6.2.a. "The following built form standards shall be met by all permitted activities and restricted discretionary activities RD2, unless otherwise stated." As an alternative relief, if the note is to be retained, then relocate it to the 'how to use the rules' section 14.3 as follows: <u>In addition to being subject to the activity standards, all buildings are also subject to the built form standards.</u>
834.218	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Building height	Seek Amendment	Amend clause (a) of the rule as follows: <u>a. Buildings must not exceed 14.22 metres in height above ground level; b. Buildings located in the Height Variation Control overlay must not exceed 36 metres in height above ground level.</u>
834.219	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Redraft provisions to improve clarity for plan users and ensure that dimensions referred to in the provision reflect block sizes within the High Density Zone.
834.220	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Setbacks	Seek Amendment	Retain clause (a) and (b)(i) as notified. Amend clause (b)(ii) and (iii) as follows: <u>(b) This standard does not apply to site boundaries: (i) ... (ii) side and rear setbacks for accessory buildings or garages, including garages that internally access a residential unit, where the accessory building or garage</u>

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834.225	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Windows to street	Seek Amendment	Delete clause (e). Retain clause (a)-(d) as notified.
834.226	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Ground floor habitable room	Seek Amendment	Amend the rule as follows: a. Any building that includes a residential unit shall: i. Where the residential unit fronts a road or public open space, unless built over a separate ground floor residential unit, have a habitable room located at ground floor level with a minimum internal dimension of 3 metres; and ii. Any residential unit shall have at least 50% of any ground floor area as habitable rooms. a. Where a residential unit fronts a road or public open space, it shall have a habitable room with a minimum internal dimension of 3 metres located at the ground floor level facing the frontage. This rule does not apply to upper-level units that are built over a separate ground floor residential unit; and b. have at least 50% of any ground floor area as habitable rooms, except on sites where at least 25% of the building footprint is more than 4 storeys, which shall have at least 30% of any ground floor area as habitable rooms. A minimum of 50% of the ground floor area across the site shall be occupied by habitable spaces and/or indoor communal living space. This area may include pedestrian access to lifts, stairs, and foyers
834.227	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Outdoor living space	Support	Retain [standard] as notified.
834.228	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Service, storage and waste management	Seek Amendment	Delete clause (b). Retain clause (a), noting that if outdoor storage is addressed as an urban design assessment matter then a separate rule may be unnecessary.
834.229	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Building coverage	Seek Amendment	1. Amend as follows: a. The maximum building coverage must not exceed 50.60% of the net site area; i. Any eaves and roof overhangs up to 300mm 600mm in width and guttering up to 200mm in width from the wall of a building shall not be included in the building coverage calculation. 2. Delete Clause (a)(ii).
834.230	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Water supply for firefighting	Not Stated	Neutral
834.231	PC14	Residential > Rules - High Density Residential Zone > Built form	Seek Amendment	Delete the rule and replace as follows: 14.6.2.14 garaging and carports Where a residential unit fronts towards a road, any garage or

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		standards > Garaging and carport location		carport shall be located at least 1.2 metres behind the front façade of a residential unit
834.232	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Location of outdoor mechanical ventilation	Oppose	Delete the [standard].
834.233	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Minimum unit size	Support	Retain [standard] as notified.
834.234	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor	Oppose	Delete the [standard].
834.235	PC14	Residential > Rules - Residential Hills Zone	Oppose	Delete Residential Hills Zone.
834.236	PC14	Residential > Rules - Future Urban Zone	Oppose	Delete the Future Urban Zone.
834.237	PC14	Residential > DELETE Rules - Community Housing Redevelopment Mechanism	Support	[That the Community Housing Redevelopment Mechanism remains deleted and is not re-instated].
834.238	PC14	Commercial	Seek Amendment	1. Insert reference to Metropolitan Centres in all relevant provisions of the chapter. 2. Insert rules for metropolitan centre zone as attached in Appendix 2
834.239	PC14	Commercial > Objectives and policies > Objective - Centres-based framework for commercial activities > Policy - Role of centres	Seek Amendment	Table 15.1: 1. Amend role and function of Church Corner, Sydenham and Merivale from 'Local Centre (Large)' to 'Town Centre'. 2. Consolidate all Local Centres into a simple category i.e. delete the distinction between 'small' and 'medium'. 3. Incorporate Metropolitan centres and relabel Riccarton, Hornby, Papanui Northlands as such and as shown within Appendix 3. 4. B. Town Centre: Key Activity Centre: Retain reference to 'High Density Housing is contemplated ... and around larger local centres'. C. Local Centres: Retain reference to 'High Density Housing is contemplated ... and around larger local centres'.

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				[Delete c. and d.]
834.243	PC14	Commercial > Objectives and policies > Objective - Urban form, scale and design outcomes	Support	Retain the objective as notified.
834.244	PC14	Commercial > Objectives and policies > Objective - Urban form, scale and design outcomes > Policy - Scale and form of development	Seek Amendment	1. Amend Clause (a) as follows: 15.2.4.1 Policy – Scale and form of development a. Provide for development of a <u>significant</u> scale and form massing that reinforces the City's City Centre Zone's distinctive sense of place and a legible urban form <u>by enabling as much development capacity as possible to maximise the benefits of intensification, whilst managing building heights adjoining Cathedral Square, Victoria Street, New Regent High Street and the Arts Centre to account for recognised heritage and character values, in the core of District Centres and Neighbourhood Centres, and of a lesser scale and form on the fringe of these centres.</u> 2. Delete Clause (a)(i)-(v). 3. Amend Clause (b) as follows: b. The scale and form of development in <u>other commercial</u> centres shall: 4. reflect the context, character and the anticipated scale of the zone and centre's function by: ii. providing for the tallest buildings and greatest scale of development in the city centre to reinforce its primacy for Greater Christchurch and enable as much development capacity as possible to maximise the benefits of intensification; 4. Retain the remaining parts of clause (b) as notified.
834.245	PC14	Commercial > Objectives and policies > Objective - Urban form, scale and design outcomes > Policy - Design of new development	Oppose	Delete all inclusions introduced and retain existing Operative Plan Policy 15.2.4.2.
834.246	PC14	Commercial > Objectives and policies > Objective - Urban form, scale and design outcomes > Policy – Strategic infrastructure	Seek Amendment	Amend policy 15.2.4.6 [to delete "within the 50 dB Ldn Air Noise Contour"].
834.247	PC14	Commercial > Objectives and policies > Objective - Diversity and distribution of activities in the Central City	Seek Amendment	Amend Objective 15.2.5[a.i.] as follows: i. Defining the Commercial Central City Business City Centre Zone as the focus of retail activities and offices and limiting the height of buildings to support an intensity of commercial activity across the zone;

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				b. Require a level of private amenity space for residents that is proportionate to the extent of residential activity proposed, and which compensates for the predominantly commercial nature of the area, including consistent with the intended built form and mix of activities within that environment, through:...	S
834.256	PC14	Commercial > Objectives and policies > Objective - Built form and amenity in the South Frame > Policy - Residential development	Support	Retain policy as notified	
834.257	PC14	Commercial > Rules - Town Centre Zone > Activity status tables - Town Centre Zone > 15.4.1.3 Restricted discretionary activities	Oppose	Delete all City Spine Transport Corridor activity rules from the suite of commercial zones.	
834.258	PC14	Commercial > Rules - Local Centre Zone > Activity status tables - Local Centre Zone > Restricted discretionary activities	Oppose	RD 8 Delete all City Spine Transport Corridor activity rules from the suite of commercial zones.	
834.259	PC14	Commercial > Rules - Neighbourhood Centre Zone > Activity status tables - Neighbourhood Centre Zone > Restricted discretionary activities	Oppose	RD7 Delete all City Spine Transport Corridor activity rules from the suite of commercial zones.	
834.260	PC14	Commercial > Rules - Large Format Retail Zone > Activity status tables - Large Format Retail Zone > Restricted discretionary activities	Oppose	15.8.1.3 RD3 Delete all City Spine Transport Corridor activity rules from the suite of commercial zones.	
834.261	PC14	Commercial > Rules - Mixed Use Zone > Built form standards - Mixed Use Zone > Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor	Oppose	Delete all City Spine Transport Corridor activity rules from the suite of commercial zones.	
834.262	PC14	Commercial > Rules - Town Centre Zone > Built form standards - Town Centre Zone > Urban design	Oppose	15.4.2.1(a)(ii) ii. 1,000m² GLFA where located in a Neighbourhood Local Centre identified in Policy 15.2.2.1, Table 15.1	
834.263	PC14	Commercial > Rules - Town Centre Zone > Built form standards - Town Centre Zone > Urban design	Oppose	15.5.2.1(a)(i)	

				<div> <div>located:</div> <div> <div>a. To the east of Barbadoes Street</div> <div>20m</div> </div> <div> <div>b. To the west of Barbadoes Street</div> <div>32m</div> </div> </div>	
834.282	PC14	Commercial > Rules - Mixed Use Zone > Activity status tables - Mixed Use Zone > Permitted activities	Seek Amendment	1. Amend P27 to delete clause (b) relating to the Comprehensive Housing Precinct. 2. Add additional activity rules enabling a suite of community activities i.e. rules 14.5.1.1 P5-P13, P20.	
834.283	PC14	Commercial > Rules - Mixed Use Zone > Built form standards - Mixed Use Zone > Maximum building height	Seek Amendment	Amend rule 15.10.2.1 as follows: Maximum building height. The maximum height of any building shall be 15 metres, unless specified below. b. The maximum height of any Comprehensive Residential Development located within the Comprehensive Housing Precinct (shown on the planning maps) shall be 21.22 metres, for buildings located adjacent to the street, or 12 metres for buildings located at the rear of the site.	
834.284	PC14	Commercial > Rules - Mixed Use Zone > Activity status tables - Mixed Use Zone > Permitted activities	Oppose	P27 Delete all existing provisions and provide a suite of workable and clear rules that encourage and enable large scale redevelopment. Remove statutory impediments in Appendix 15.15.12 – Sydenham and Appendix 15.15.13 requiring 'Greenways' and 'Shared Pedestrian / Cycleways' and seek to facilitate through more appropriate means – such as negotiated purchase.	O
834.285	PC14	Commercial > Rules - Mixed Use Zone > Activity status tables - Mixed Use Zone > Restricted discretionary activities	Oppose	RD 3/ RD 4 Delete all existing provisions and provide a suite of workable and clear rules that encourage and enable large scale redevelopment. Remove statutory impediments in Appendix 15.15.12 – Sydenham and Appendix 15.15.13 requiring 'Greenways' and 'Shared	

				<u>The maximum height of all buildings shall be 32m.</u>
				Retain clause (b).
834.320	PC14	Commercial > Rules - Central City Mixed Use Zone (South Frame) > Built form standards - Central City Mixed Use Zone (South Frame) > Street scene, landscaping and open space	Oppose	15.13.2.4(f) 'Street scene, landscaping and trees' Amend the rule by deleting the PC14 amendments and retaining the Operative Plan rule wording.
834.321	PC14	Commercial > Rules - Central City Mixed Use Zone (South Frame) > Built form standards - Central City Mixed Use Zone (South Frame) > Building tower setbacks	Oppose	15.13.2.10 – Building Tower Setbacks - delete rules
834.322	PC14	Commercial > Rules - Central City Mixed Use Zone (South Frame) > Built form standards - Central City Mixed Use Zone (South Frame) > Building tower site coverage	Oppose	Delete 15.13.2.11 – tower coverage
834.323	PC14	Commercial > Rules - Central City Mixed Use Zone (South Frame) > Built form standards - Central City Mixed Use Zone (South Frame) > Glazing	Oppose	Delete Rule 15.13.2.12
834.324	PC14	Commercial > Rules - Matters of control and discretion > Matters of discretion for built form standards > Maximum building height	Oppose	Delete clause (b), with the exception of clause (v) (subject to the below amendment): <u>v. The individual or cumulative effects of shading, visual bulk and dominance, and reflected heat from glass on sites in adjoining residential zones or on the character, quality and use of public open space and in particular the Ōtākaro Avon River corridor, Earthquake Memorial, Victoria Square and Cathedral Square;</u>
834.325	PC14	Commercial > Rules - Matters of control and discretion > Matters of discretion for built form standards > Upper floor setbacks, tower	Oppose	Delete the following assessment matters: 15.14.3.35 – upper floor setbacks

Please find a number of indications where CCT supports KO's decision requests and some which are opposed. KO has a very limited view of what constitutes 'heritage' (is it aware of CCC's Our Heritage Our Taonga 2019?). Similarly, its view of Riccarton Bush / Pūtarīngamotu overlooks the importance of the indigeneity of this Ōtautahi Christchurch exceedingly rare natural taonga!

Below is the section clipped from HPC submission summary

Historic Places Canterbury

Submitter 835

Original Submission No	Plan Change	Provision	Position	Decision Requested
835.1	PC14	All of Plan	Seek Amendment	Broadly supportive of the proposed changes, however amendments are suggested in respect of buffer zones surrounding Hagley Park, Cramner Square and Latimer Square.
835.2	PC14	Planning Maps > QM - Any Heritage Layer	Support	The submitter supports this qualifying matter.
835.3	PC14	Planning Maps > QM - Character Areas	Support	The submitter supports this qualifying matter.
835.4	PC14	Planning Maps > QM - Any Coastal Hazard	Support	The submitter supports this qualifying matter.
835.5	PC14	Planning Maps > QM - Airport Noise	Support	The submitter supports this qualifying matter.
835.6	PC14	Planning Maps > Any other QMs	Support	The submitter supports this qualifying matter.
835.7	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Support	The submitter supports all qualifying matters.

Christchurch Civic trust submission on PC 14 and PC 13 as part current of Have Your Say round.

Note: this methodology continues to #745: a spreadsheet approach has also been used by a colleague working back from 2002 / 1092.

Richard Abey-Nesbit

Submitter 3

Original Submission No	Plan Change	Provision	Position	Decision Requested
3.1	PC14	Transport > Objectives and policies > Objective - Integrated transport system for Christchurch District > Policy - Promote public transport and active transport	Seek Amendment	Seeks that the Council invests more in the public transport system, beyond what the proposed changes allow for.
3.2	PC14	Natural Hazards > Rules - Flood hazard	Seek Amendment	Accelerate planning for managed retreat as a result of climate change, including the introduction of financial contributions. Add advice note about requirements for landowners to seek further protections from insurance companies.

CCT fully supports this submitter's requested decision; the 2 points are closely interrelated.

Graham Thompson

Submitter 8

Original Submission No	Plan Change	Provision	Position	Decision Requested
8.1	PC14	Planning Maps > MRZ Zoning	Seek Amendment	Amend proposed Medium Residential zone across the city to exempt cul-de-sacs and narrow accessways from zone.

CCT endorses this special situation. Definition of 'narrow' will be required.

Mary-Anne Thomson

Submitter 9

Original Submission No	Plan Change	Provision	Position	Decision Requested
9.1	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Building height and maximum number of storeys	Oppose	Delete max building height rule 14.5.2.3 allowing buildings up to 12m in height.
9.2	PC14	Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Minimum and maximum number and dimensions of car parking spaces required	Seek Amendment	Require onsite carparking.

CCC aim to discourage use of cars laudable but practicality, including of maintaining reasonable access for all road users (including emergency), is severely compromised. Charging of EVs off site and on-street will become an enormous problem. CCT supports 9.2 requested decision.

Toka Tū Ake EQC

Submitter 377

Original Submission No	Plan Change	Provision	Position	Decision Requested
377.1	PC14	Strategic Directions > Objectives > Objective -- Well-functioning urban environment	Seek Amendment	Retain objective and add the following underlined: iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to <u>natural hazards</u> and the current and future effects of climate change.
377.2	PC14	Natural Hazards > Objectives and Policies > Natural hazards policies > General natural hazards policies > Policy - Avoid new development where there is unacceptable risk	Seek Amendment	Retain the policy, but formulate and add a definition of acceptable level of risk in regard to natural hazards.
377.3	PC14	Natural Hazards > Objectives and Policies > Natural hazards policies > BLANK > Policy - Managing development in Qualifying Matter Coastal Hazard Management Areas	Seek Amendment	Retain the policy, but formulate and add a definition of acceptable level of risk in regard to coastal hazards.
377.4	PC14	Natural Hazards > Objectives and Policies > Natural hazards policies > BLANK > Policy - Managing development within Qualifying Matter Tsunami Management Area	Seek Amendment	Retain the policy, but formulate and add a definition of acceptable level of risk in regard to tsunami hazard.
377.5	PC14	Natural Hazards > Rules - Flood hazard > 5.4A Rules - Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area	Seek Amendment	No change to rules and policies requested, but suggest further explanation given as to how restrictions on development and intensification in coastal hazard zones will affect application of the Medium Density Residential Standards.
377.6	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Support	Support the inclusion of flood, coastal, tsunami and slope hazard management areas as Qualifying Matters to reduce the level of enablement of the MDRS and NPS-UD.
377.7	PC14	Subdivision, Development and Earthworks > Rules - Subdivision >	Support	Support 8.5.1.2 hazard constraints being included as matters of control of subdivision to create allotments within the Medium and High Density Residential Zones.

		Activity Status Tables > Controlled activities		
377.8	PC14	Planning Maps > MRZ Zoning	Seek Amendment	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay.
377.9	PC14	Planning Maps > HRZ Zoning	Seek Amendment	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay.
377.10	PC14	Natural Hazards > Objectives and Policies > Natural hazards policies > Policy for managing risk from flooding > Policy - Flooding	Seek Amendment	Regarding 5.2.2.2.1, remove "b. In the High Flood Hazard Management Area: provide for development of a residential unit on residentially zoned land where the flooding risk is predominantly influenced by sea-level rise and where appropriate mitigation can be provided that protects people's safety, well-being and property from unacceptable risk"
377.11	PC14	Residential > Introduction	Support	Retain 14.1 as notified.
377.12	PC14	Natural Hazards > Rules - Flood hazard	Seek Amendment	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay.
377.13	PC14	Natural Hazards > Rules - Flood hazard	Seek Amendment	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay.

Cheryl Horrell

Submitter 11

Original Submission No	Plan Change	Provision	Position	Decision Requested
11.1	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters	Support	Retain qualifying matters

11.2	PC14	Natural Hazards > Rules - Flood hazard > 5.4A Rules - Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area > 5.4A.5 Non-complying activities	Support	[Retain resource consent requirement for new buildings in the Qualifying Matter Tsunami Management Area]	s
11.3	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Site coverage	Seek Amendment	[Less impervious surfaces]	s
11.4	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Outdoor living space	Oppose	Oppose outdoor space provisions. Provide larger area of private outdoor space for each dwelling	s
11.5	PC14	Natural Hazards > Rules - Flood hazard	Seek Amendment	Strengthen protections for existing homes <u>against flood risk</u>	s
11.6	PC14	Residential > Rules - High Density Residential Zone >	Seek	[Less impervious surfaces]	

CCT supports these very positive decision requests including as climate change mitigation and for improved liveability.

Guy and Anna Parbury

Submitter 12

Original Submission No	Plan Change	Provision	Position	Decision Requested	
12.1	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Oppose	[Remove sunlight access qualifying matter]	o
12.2	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Oppose	[Remove sunlight access qualifying matter]	o
12.3	PC14	Residential > Rules - Medium Density Residential Zone	Support	[Retain all provisions that enable housing intensification]	o
12.4	PC14	Residential > Rules - High Density Residential Zone	Support	[Retain all provisions that enable housing intensification]	o

CCT strongly opposes removal of sunlight access QM for all the well-canvassed reasons behind CCC decision.

Andrew Tulloch

Submitter 13

Original Submission No	Plan Change	Provision	Position	Decision Requested	
13.1	PC14	Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Activity status tables	Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.	s

CCT supports this, with meaning of 'norm' in this context requiring attention.

Kathryn Collie

Submitter 14

Original Submission No	Plan Change	Provision	Position	Decision Requested	
14.1	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Less restrictive recession plane rules to enable the increased density intended by the Government.	o

CCT strongly opposes this requested decision for the publicly well-canvassed reasons.

Martin Jones

Submitter 15

Original Submission No	Plan Change	Provision	Position	Decision Requested
15.1	PC14	Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone	Seek Amendment	Introduce either Residential Heritage Area or Residential Character Area over Cashmere View Street. Resource consent should be required for any residential development.

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CCT supports this request on the grounds of retention of the historic identity of the neighbourhood.

Rex Drummond

Submitter 18

Original Submission No	Plan Change	Provision	Position	Decision Requested
18.1	PC14	Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone	Seek Amendment	Resource consent should be required for any development within a Residential Character Area.
18.2	PC14	Planning Maps > MRZ Zoning	Seek Amendment	Faiview Street (Cashmere) should be within a Residential Character Area.

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Ditto and for Submitters 19, 20.

Peter Beck

Submitter 22

Original Submission No	Plan Change	Provision	Position	Decision Requested
22.1	PC14	Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Extend the Chester Street East Residential Heritage Areas to cover the entire street.
22.2	PC14	Planning Maps > QM - Any Heritage Layer	Seek Amendment	Extend the Chester Street East Residential Heritage Areas to cover the entire street.

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Most important to include this for integrity of the immediate environs.

Rosemary Fraser

Submitter 26

Original Submission No	Plan Change	Provision	Position	Decision Requested
26.1	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Building height and maximum number of storeys	Seek Amendment	Opposes change to height limits. Make sure that wind and winter conditions are taken into

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				consideration when considering building height controls.
26.2	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Building height	Seek Amendment	Opposes having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls.

Important to consider condition submitter draws attention to: recall Armagh St and the wind tunnel effect associated with the Price Waterhouse building in particular!

Malcolm Leigh

Submitter 29

Original Submission No	Plan Change	Provision	Position	Decision Requested
29.1	PC14	Planning Maps > MRZ Zoning	Seek Amendment	That Blair Avenue in Papanui will be rezoned from High Density Residential Zoning to Medium Density Residential Zoning through the application of a Qualifying Matter.

CCT supports this very reasonable request for the application of a QM.

Doug Latham

Submitter 30

Original Submission No	Plan Change	Provision	Position	Decision Requested
30.1	PC14	General Rules and Procedures > Noise > Rules - Activities near infrastructure > Activity standards > Sensitive activities near roads and railways	Seek Amendment	Amend Rule 6.1.7.2.1 sensitive activities near roads and railways to bring back the acceptable solution method as another means of compliance instead of having to engage an acoustic engineer.
30.2	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10A.4.1 Activity status tables > 6.10A.4.1.1 Permitted activities	Seek Amendment	Amend Rule 6.10A.4.1.1 Tree canopy cover so that the 20% minimum threshold for canopy cover is reduced to 10%.

CT strongly opposes this most retrograde decision request for all the obvious environmental and social reasons.

Joanne Knudsen

Submitter 33

Original Submission No	Plan Change	Provision	Position	Decision Requested
33.1	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10A.4.1 Activity status tables > 6.10A.4.1.1 Permitted activities	Seek Amendment	Amend Rule 6.10A.4.1.1 so that at least 25% tree canopy is provided for new developments.
33.2	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Retain the sunlight access qualifying matter and modify so that all floor levels have sunlight access to allow for sun exposure on all floor levels.

CCT fully supports this requested decision for the soundest of environmental and social reasons.

Susanne Trim

Submitter 37

Original Submission No	Plan Change	Provision	Position	Decision Requested
37.1	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Support	[S]upport the modifications proposed to the National MDRS under the qualifying matters provision.
37.2	PC14	All of Plan	Support	[Supports] the general direction of the Council's proposals.
37.3	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Seek Amendment	Special consideration to intensification proposals needs to be given due to flooding potential.

CCT fully endorses submitter's concerns about flooding potential from intensification.

Ilam and Upper Riccarton Residents' Association, Inc.,

Submitter 39

Original Submission No	Plan Change	Provision	Position	Decision Requested
39.1	PC14	Planning Maps > HRZ Zoning	Oppose	Oppose inclusion of land around the Bush Inn Shopping and Commercial Centre in Upper Riccarton in the High Density Residential Zone.
39.2	PC14	Residential > Rules - High Density Residential Zone	Oppose	Oppose area around the Bush Inn Shopping and Commercial Centre in Upper Riccarton from inclusion in High Density Residential zone.

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CCT fully supports IURRA's concerns for its historic Bush Inn neighbourhood.

Sharina Van Landuyt

Submitter 41

Original Submission No	Plan Change	Provision	Position	Decision Requested
41.1	PC14	Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone	Support	Support[s] the proposal to include Ryan Street within a Residential Character Area.
41.2	PC14	Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone	Oppose	Oppose[s] Ryan Street being designated as a medium density residential zone.
41.3	PC14	Planning Maps > MRZ Zoning	Oppose	Oppose[s] Ryan Street being designated as a medium density residential zone.

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CCT recognises Ryan St as key urban eastern neighbourhood street whose integrity must be preserved. Note also #43 and other supporters.

The Riccarton Bush Trust

Submitter 44

Original Submission No	Plan Change	Provision	Position	Decision Requested
44.1	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Support	Support[s] the inclusion of the Riccarton Bush Interface Area.
44.2	PC14	Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Building height	Support	Support[s] the proposed 8m height limit within the Riccarton Bush Interface Area.
44.3	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Building height and maximum number of storeys	Support	Support[s] the proposed 8m height limit within the Riccarton Bush Interface Area.

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44.4	PC14	Natural and Cultural Heritage > Significant and Other Trees > Rules > Activity status tables > Restricted discretionary activities	Seek Amendment	Amend 9.4.4.1.3 - Restricted discretionary activities to provide for notification of resource consents to the The Riccarton Bush Trust Board.
44.5	PC14	Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Site coverage	Support	Support[s] the retention of the 35% site coverage rule for the RS zone within the Riccarton Bush interface area.
44.6	PC14	Natural and Cultural Heritage > Significant and Other Trees > Rules - Matters of discretion	Seek Amendment	Amend 9.4.4.1.3 - Restricted discretionary activities to provide for notification of resource consents to the The Riccarton Bush Trust Board.
44.7	PC14	Natural and Cultural Heritage > Significant and Other Trees > Rules > Activity status tables > Permitted activities	Seek Amendment	Amend 9.4.4.1.1 to permit earthworks within 10 metres of the base of any tree in the Riccarton Bush Significant Trees area.

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CCT fully supports RBT in all aspects of its submission on this city asset of the very highest order.

Kelvin Lynn

Submitter 45

Original Submission No	Plan Change	Provision	Position	Decision Requested
45.1	PC14	Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Minimum and maximum number and dimensions of car parking spaces required	Seek Amendment	Provide sufficient car parking in the High Density Residential Zone.
45.2	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Building height	Seek Amendment	Amend Rule 14.6.2.1 to reduce the maximum building height in the High Density Residential Zone.
45.3	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Amend Rule 14.6.2.2 Height in relation to boundary in the High Density Residential Zone to provide for more sunlight in winter.
45.4	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Seek Amendment	To deal with this [tree canopy loss and climate crisis] we need more rather than fewer trees. Consideration needs to be given to the provision of pocket parks in the HDR areas.

CCT supports these most important decision requests, particularly 45.4.

Oliver Comyn

Submitter 50

Original Submission No	Plan Change	Provision	Position	Decision Requested
50.1	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Seek Amendment	Amend to include the whole of Ngahere Street in the Riccarton Bush Interface Qualifying Matter.
50.2	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Support	Retain the Airport Noise Contour Qualifying Matter.
50.3	PC14	Planning Maps > Any other QMs	Seek Amendment	Amend to include the whole of Ngahere Street in the Riccarton Bush Interface Qualifying Matter.
50.4	PC14	Planning Maps > QM - Airport Noise	Support	Retain the Airport Noise Contour Qualifying Matter.

CCT supports these decisions to maintain the integrity of the area.

Jeremy Wyn Harris

Submitter 51

Original Submission No	Plan Change	Provision	Position	Decision Requested
51.1	PC14	Planning Maps > HRZ Zoning	Oppose	Oppose the inclusion of Cox Street and surrounding streets in the High Density Residential Zone.
51.2	PC14	Planning Maps > Commercial Zoning	Seek Amendment	Focus on low carbon intensification of the Central City rather than in suburban neighbourhoods.

CCT strongly supports 51.2

Gavin Keats

Submitter 52

Original Submission No	Plan Change	Provision	Position	Decision Requested	
52.1	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Amend 14.6.2.2 to require high density six story housing does not rob neighbours on the Southside of winter sun.	S
52.2	PC14	Subdivision, Development and Earthworks	Seek Amendment	Development should only be provided for when services such as power, waste and storm water are upgraded.	S
52.3	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Location of outdoor mechanical ventilation	Seek Amendment	Amend 14.5.2.17 to require that noisy plants, such as heat pumps, hot water heat pumps, inverters be installed in an acoustically isolated plant room.	S
52.4	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Location of outdoor mechanical ventilation	Seek Amendment	Amend 14.5.2.17 to require that noisy plants, such as heat pumps, hot water heat pumps, inverters be installed in an acoustically isolated plant room.	
52.5	PC14	Planning Maps > MRZ Zoning	Seek Amendment	Opposes the extent of the High and Medium Density Residential Zones around commercial centres.	
52.6	PC14	Planning Maps > HRZ Zoning	Oppose	Opposes the extent of the High and Medium Density Residential Zones around commercial centres.	
52.7	PC14	Planning Maps > Commercial Zoning	Oppose	Opposes the extent of the High and Medium Density Residential Zones around commercial centres.	
52.8	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Seek Amendment	Amend 14.5.2.2 to require that the 20 sq m of planting/outdoor living per section needs to be a usable shaped area, eg not a long narrow strip.	S
52.9	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Seek Amendment	Amend 14.5.2.2 to require that the 20 sq m of planting/outdoor living per section needs to be a usable shaped area, eg not a long narrow strip.	

CCT supports requested decisions, particularly 52.2,.3,.8; important for liveability and climate change mitigation.

Brighton Observatory of Environment and Economics

Submitter 53

Original Submission No	Plan Change	Provision	Position	Decision Requested
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CCT cannot disagree with 53.1, but strongly opposes with 53.2 which would unfairly reduce liveability for a good proportion of the city's population. An unwelcome 'disbenefit' would be greater winter power (heating) consumption for much of the year with potential associated increased health issues for those who cannot afford extra heating; not to mention costs associated with increased indoor clothes drying .

Shirley van Essen

Submitter 54

Original Submission No	Plan Change	Provision	Position	Decision Requested
54.1	PC14	General Rules and Procedures > Noise > Activity Specific Noise Rules > Activity standards > Aircraft operations at Christchurch International Airport	Seek Amendment	The airport noise contour to be widened to include 34, 36A and 38 Kahu Road, and more properties west and south of Kahu Road between the two bridges over the Avon River. Properties within the amended noise contour to be zoned Residential Suburban.

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54.2	PC14	Natural Hazards > Rules - Liquefaction hazard	Seek Amendment	[S]eek(s) that TC3 land (high liquification risk) should remain residential suburban.
54.3	PC14	All of Plan	Seek Amendment	Investigate the social effects and consequences of Plan Change 14.
54.4	PC14	All of Plan	Seek Amendment	Review population future growth modelling
54.5	PC14	All of Plan	Seek Amendment	Delay the closure date for submissions.
54.6	PC14	Planning Maps > Any other zones	Seek Amendment	The airport noise contour to be widened to include 34, 36A and 38 Kahu Road, and more properties west and south of Kahu Road between the two bridges over the Avon River.

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CCT strongly supports 53.4, 53.5: these aspects need much more attention than has been given.

Debbie Smith

Submitter 57

Original Submission No	Plan Change	Provision	Position	Decision Requested
57.1	PC14	Natural and Cultural Heritage	Seek Amendment	Submitter seeks that the entirety of Chester Street East be included as Residential Heritage Area

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CCT supports the enhancement of the heritage integrity of this important inner city eastern area.

Victoria Neighbourhood Association (VNA)

Submitter 61

Original Submission No	Plan Change	Provision	Position	Decision Requested	
61.1	PC14	Specific Purpose Zones > Specific Purpose (Hospital) Zone > Objectives and Policies > Objective - Enabling hospital development > Policy - Comprehensive development and redevelopment of sites for residential purposes	Seek Amendment	Amend Policy 13.5.2.1.3 to read: 'a. Encourage comprehensive residential development of hospital sites (except Christchurch Hospital and former Christchurch Women's Hospital) that are no longer required for hospital purposes.'	S
61.2	PC14	Specific Purpose Zones > Specific Purpose (Hospital) Zone > Appendices > Appendix 13.5.6.1 Alternative Zone Table	Seek Amendment	Amend Appendix 13.5.6.1 Alternative Zone Table by removing the row with the hospital name 'Former Christchurch Women's Hospital'.	S
61.3	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Seek Amendment	Amend 14.6.2.7 to require that a residential unit at ground floor level must have a landscaped area of a minimum of 25% of a developed site with grass or plants and trees.	S
61.4	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities	Seek Amendment	Amend 14.6.1.3 RD7 by including "b. Impacts on neighbouring property – Rule 14.15.3.c." in the Council's discretion column.	S

61.5	PC14	Residential > Rules - High Density Residential Zone > Built form standards	Support	Retain Advice Note 1 in 14.6.2.	
61.6	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Section 14.6.2.2 (a) refers to Appendix 14.15.2 Diagram D. In the absence of any site-specific S32 evaluation of impacts for this site, add a new Diagram E for the HRZ zone which matches the current Plan recession planes being current Appendix 14.16.2 Diagram C (varying from 35 to 50 to 55 degrees, commencing 2.3m above the site boundary). Reference this change in section 14.6.2.2. Section 14.6.2.2 (b). Delete all words from "unless" so that the clause reads: "For any part of a building above 12m in height, the recession plane under a. shall apply." Section 14.6.2.2 (c). Change subclause iv to read: "the construction of three or more residential units of a maximum of 14 metres in height, to any part of a building: A. On a northern site boundary as defined by Diagram D, and B. On any other site boundary where the directly neighbouring building is already constructed to the full extent allowed by this section 14.6.2.2 (c), and C. Along the first 20 metres of a side boundary measured from the road boundary; or D. Within 60% of the site depth, measured from the road boundary, whichever is the lesser. For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below."	S
61.7	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Building coverage	Oppose	Delete subclause a.ii.A from Rule 14.6.2.12.	
61.8	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Amend 14.5.2.6 by requiring that Sunlight Access Qualifying Matter applies as an upper limit of shading for developments.	S
61.9	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Amend 14.6.2.2 by requiring that Sunlight Access Qualifying Matter applies as an upper limit of shading for developments.	
61.10	PC14	Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Building height	Seek Amendment	Amend Rule 15.11.2.11 to reduce height limits in the Central City Zone from 90m to 45m.	S

61.11	PC14	Strategic Directions > Introduction	Seek Amendment	Maintain the existing bulk and location settings of the current Plan except where the MDRS requirements are mandated by legislation.	
61.12	PC14	All of Plan	Oppose	Evaluate whether the existing Plan can, without change, enable sufficient intensification for the needs of Christchurch without any change via PC14.	S
61.13	PC14	Residential > Rules - High Density Residential Zone	Seek Amendment	Any new residential development within existing HRZ and HRZ Precincts be held at 14m height limit and with current recession plains (status quo); any further height enablement be considered but only with a notified resource consent and neighbourhood input. By doing this any new development is considered on the unique merits of the site and impact on the neighbouring property and neighbourhood, width of the street, width of section, consideration of urban design, infrastructure, and the impact on the existing community's social, economic and environmental and cultural wellbeing.	S
61.14	PC14	Strategic Directions > Objectives	Oppose	That a staged approach is taken to enable high quality urban design through planning.	S
61.15	PC14	Subdivision, Development and Earthworks > Activity standards > Minimum net site area and dimension	Seek Amendment	Amend 14.6.1 by requiring High Density Residential development to have a minimum of a 400sq m site to be able to subdivide as set out in the operative District Plan	S
61.16	PC14	Specific Purpose Zones > Specific Purpose (Hospital) Zone > Rules - Specific Purpose (Hospital) Zone > Built form standards > Smaller inner urban sites – Nurse Maude Hospital, Nurse Maude-Mansfield, Wesley Care, former Pegasus	Support	Retain provisions 13.5.4.2.4 - 4m Building setback and 13.5.4.2.4.c - Maximum 14m building height.	S

		Health 24 hr, former Christchurch Women's Hospital and Montreal House.			
61.17	PC14	Specific Purpose Zones > Specific Purpose (Hospital) Zone > Rules - Matters of discretion > Landscaping	Support	Retain 13.5.5.5 (b) as notified.	
61.18	PC14	Strategic Directions > Objectives > Objective - Natural and cultural environment	Seek Amendment	Include commercial/industrial sites in Strategic Objective 3.3.10 (a) (ii) E,	
61.19	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10A.4.1 Activity status tables > 6.10A.4.1.1 Permitted activities	Seek Amendment	Retain the tree canopy requirement and contributions plan but increase the minimum tree canopy cover from 20% to 25% (6.10A.4.1.1).	S
61.20	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions >	Seek Amendment	Discourage the use of impervious/impermeable surfaces around the tree roots.	S

		6.10A.4.2 Tree canopy cover and financial contributions standards > 6.10A.4.2.1 Tree canopy cover standards and calculations			
61.21	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.5 Matters of discretion > 6.10A.5.1 Tree canopy cover and financial contributions	Seek Amendment	[T]hat the council retains the tree canopy requirement and contributions plan but we submit that in many cases the provisions need to be strengthened. Rewrite the Matters of Discretion to make it less likely that trees will be removed or not replaced on site.	S
61.22	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10A.4.2 Tree canopy cover and financial contributions standards > 6.10A.4.2.2 Financial contribution standards and calculations	Seek Amendment	Increase the Financial Contribution per tree significantly as a disincentive to removing or not replacing trees on the development site.	S
61.23	PC14	General Rules and Procedures > Works for the Purposes of	Support	[Retain] as written, Policies 6.10A.2.1.2 and 2.1.3, Standard 6.10A.4.2.2 (Financial Contributions).	S

		Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.2 Objectives and Policies > 6.10A.2.1 Objective – Urban tree canopy cover > 6.10A.2.1.2 Policy – The cost of providing tree canopy cover and financial contributions			
61.24	PC14	Planning Maps > QM - Low PT	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter.	
61.25	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Permitted activities	Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1.	S
61.26	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Controlled activities	Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1.	
61.27	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Discretionary activities	Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1.	
61.28	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Non-complying activities	Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1.	
61.29	PC14	General Rules and Procedures > Works for the Purposes of	Support	Supports Policy 6.10A.2.1.2.	

		Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.2 Objectives and Policies > 6.10A.2.1 Objective – Urban tree canopy cover > 6.10A.2.1.2 Policy – The cost of providing tree canopy cover and financial contributions		
61.30	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.2 Objectives and Policies > 6.10A.2.1 Objective – Urban tree canopy cover > 6.10A.2.1.3 Policy – Tree health and infrastructure	Support	Supports Policy 6.10A.2.1.3.
61.31	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10A.4.2 Tree canopy cover and financial	Support	Supports financial contribution standards as set out in 6.10A.2.1.2.

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		contributions standards > 6.10A.4.2.2 Financial contribution standards and calculations		
61.32	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.2 Objectives and Policies > 6.10A.2.1 Objective – Urban tree canopy cover > 6.10A.2.1.1 Policy – Contribution to tree canopy cover	Seek Amendment	Amend Policy 6.10A.2.1.1 by increasing the minimum tree canopy cover from 20% to 25%.
61.33	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10A.4.1 Activity status tables > 6.10A.4.1.1 Permitted activities	Seek Amendment	Amend 6.10A.4.1.1 by increasing the minimum tree canopy cover from 20% to 25%.
61.34	PC14	Residential > Rules - High Density Residential Zone > Built form standards >	Seek Amendment	Amend 14.2.6.7 to discourage the use of impervious/impermeable surfaces.

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		Landscaped area and tree canopy cover		
61.35	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10A.4.2 Tree canopy cover and financial contributions standards > 6.10A.4.2.2 Financial contribution standards and calculations	Seek Amendment	Amend 6.10A.4.2.2 by increasing the financial contribution per tree significantly.
61.36	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.5 Matters of discretion	Seek Amendment	Amend 6.10A.5 to make it less likely that trees will be removed or not replaced on site.
61.37	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities	Seek Amendment	Amend 14.6.1.3 by providing detail on limited notification to those immediately affected, including neighbours, for RD9, RD13, and RD21.
61.38	PC14	Residential > Rules - High Density Residential Zone > Built form standards >	Seek Amendment	Amend 14.6.2.2 by including a reference to the proposed Diagram E in Appendix 14.15.2.

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		Height in relation to boundary		
61.39	PC14	Residential > Rules - Matters of control and discretion > Site density and site coverage	Seek Amendment	Introduce Diagram E for High Residential Zones to Appendix 14.15.2 which matches the current recession planes being proposed in Appendix 14.16.2 Diagram C.
61.40	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Delete all words from "unless" from 14.6.2.2.
61.41	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Amend Section 14.6.2.2 (c), subclause iv by including the following sentences: "the construction of three or more residential units of a maximum of 14 metres in height, to any part of a building; <u>A. On a northern site boundary as defined by Diagram D;</u> <u>B. On any other site boundary where the directly neighbouring building is already constructed to the full extent allowed by this section 14.6.2.2 (c); and</u> <u>A-C.</u> Along the first 20 metres of a side boundary measured from the road boundary; or <u>B-D.</u> Within 60% of the site depth, measured from the road boundary, whichever is the lesser. For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below."
61.42	PC14	Planning Maps > Commercial Zoning	Seek Amendment	Redraw the CCZ zone boundary to be the southern side of Victoria Square to be consistent with other CCZ boundary locations which do not include the park areas around the River Avon.
61.43	PC14	Planning Maps > HRZ Zoning	Seek Amendment	Redraw the CCZ zone boundary to be the southern side of Victoria Square to be consistent with other CCZ boundary locations which do not include the park areas around the River Avon.
61.44	PC14	Commercial > Rules - City Centre Zone >	Seek Amendment	That each new build needs to be assessed in relation to design and impact on neighbours.

		Activity status tables - City Centre Zone > Restricted discretionary activities			
61.45	PC14	Commercial > Rules - City Centre Zone > Activity status tables - City Centre Zone > Permitted activities	Oppose	Retain current District Plan Rules as permitted within Victoria Neighbourhood area.	S
61.46	PC14	All of Plan	Seek Amendment	Seek opportunities to enable more sunlight access where beneficial, and housing demand is still met	S
61.47	PC14	Residential > Rules - High Density Residential Zone > Built form standards	Seek Amendment	Amend 14.6.2 by requiring that size of section, aspect, street width, recession plains need to be considered in HRZ.	S
61.48	PC14	Planning Maps > Commercial Zoning	Seek Amendment	Reduce the extent of the CCZ core to encourage a compact core with the north and north west boundary returning to be the southern eastern corner of Victoria Square, and the North Frame reinstated from the Kilmore/Victoria/Durham St intersection. Refer to figure 5 of submission.	S
61.49	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Building height and maximum number of storeys	Seek Amendment	Amend 14.5.2.3 by limiting the building height of new developments to 14m.	S
61.50	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Building height	Support	Amend 14.6.2.1 by limiting the building height of new developments to 14m.	
61.51	PC14	Residential > Rules - Medium Density Residential Zone > Activity status tables >	Seek Amendment	That any further height enablement can be considered but only with a notified resource consent and neighbourhood input.	S

		Restricted discretionary activities			
61.52	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities	Seek Amendment	That any further height enablement can be considered but only with a notified resource consent and neighbourhood input.	
61.53	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Oppose	Retain recession planes as set out in the operative District Plan.	S
61.54	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Oppose	Retain recession planes as set out in operative District Plan.	
61.55	PC14	Strategic Directions > Introduction	Oppose	The District Plan needs to be reviewed every 10 years,	S
61.56	PC14	Strategic Directions > Introduction	Oppose	We want the Council to open areas of the city that are not being well utilised. and have greater access to walkability, services and amenity	
61.57	PC14	Strategic Directions > Introduction	Seek Amendment	PC14 should consider and enable and encourage smaller businesses back into the city core.	S
61.58	PC14	Specific Purpose Zones > Specific Purpose (Hospital) Zone > Rules - Specific Purpose (Hospital) Zone > Built form standards > Smaller inner urban sites - Nurse Maude Hospital, Nurse Maude-	Oppose	Maintain the operative recession planes taken at 2.3m.	S

		Mansfield, Wesley Care, former Pegasus Health 24 hr, former Christchurch Women's Hospital and Montreal House.		
61.59	PC14	Specific Purpose Zones > Specific Purpose (Hospital) Zone > Rules - Specific Purpose (Hospital) Zone > Built form standards > Smaller inner urban sites – Nurse Maude Hospital, Nurse Maude- Mansfield, Wesley Care, former Pegasus Health 24 hr, former Christchurch Women's Hospital and Montreal House.	Seek Amendment	Delete clause 13.5.4.1.3 (b) RD13 (b) (ii).
61.60	PC14	Specific Purpose Zones > Specific Purpose (Hospital) Zone > Rules - Specific Purpose (Hospital) Zone > Built form standards > Smaller inner urban sites – Nurse Maude Hospital, Nurse Maude- Mansfield, Wesley Care, former Pegasus Health 24 hr, former Christchurch Women's Hospital and Montreal House.	Oppose	[Opposes] the recession plane exemption in 13.5.4.2.4.d.ii.

61.61	PC14	Specific Purpose Zones > Specific Purpose (Hospital) Zone > Rules - Specific Purpose (Hospital) Zone > Built form standards > Smaller inner urban sites – Nurse Maude Hospital, Nurse Maude- Mansfield, Wesley Care, former Pegasus Health 24 hr, former Christchurch Women's Hospital and Montreal House.	Seek Amendment	Amend 13.5.4.2.4 by requiring that the maximum of 60% building site coverage is for hospital use only.
61.62	PC14	Specific Purpose Zones > Specific Purpose (Hospital) Zone > Rules - Matters of discretion > Site and building design	Support	Retain 13.5.5.2 clause (iv) as notified in operative District Plan.
61.63	PC14	Specific Purpose Zones > Specific Purpose (Hospital) Zone > Rules - Matters of discretion > Site and building design	Support	Retain 13.5.5.2 clause ix as notified.
61.64	PC14	Specific Purpose Zones > Specific Purpose (Hospital) Zone > Rules - Matters of discretion > Site and building design	Support	Retain 13.5.5.2 x as notified.
61.65	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery >	Seek Amendment	Include commercial/industrial sites in Objective 6.10A.2.1

		6.10A Tree Canopy Cover and Financial contributions > 6.10A.2 Objectives and Policies > 6.10A.2.1 Objective – Urban tree canopy cover		
61.66	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.2 Objectives and Policies > 6.10A.2.1	Seek Amendment	Include commercial/industrial sites in Policy 6.10A.2.1.1

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61.67	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10A.4.1 Activity status tables > 6.10A.4.1.1 Permitted activities	Seek Amendment	Include commercial/industrial sites in Standard 6.10A.4.1.1
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CCT supports / strongly supports almost all of VNA decision requests, which are based on well researched and reasoned environmental and liveability grounds.

Kathleen Crisley

Submitter 63

Original Submission No	Plan Change	Provision	Position	Decision Requested
63.1	PC14	General Rules and Procedures > Temporary Earthquake Recovery Activities > Rules - Displaced activities, storage facilities and construction	Support	Retain provisions in relation to recession planes in final plan decision.

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CCT supports this submitter's insistence on the retention of recession planes provisions, but clarification is required for 'final plan' decision: does that mean post-IHP deliberations, etc?

Carl van Essen

Submitter 64

Original Submission No	Plan Change	Provision	Position	Decision Requested
64.1	PC14	All of Plan	Oppose	Oppose plan because it is unnecessary under current population growth levels.

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CCT considers that submitter has valid point; 'certainty' and clarity appears to be lacking in this vital area.

Ali McGregor

Submitter 65

Original Submission No	Plan Change	Provision	Position	Decision Requested	
65.1	PC14	Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Minimum and maximum number and dimensions of car parking spaces required	Seek Amendment	Require off-street parking for residential developments.	S
65.2	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Seek Amendment	Encourage retention of tree canopy and green space on residential sites.	S
65.3	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Outdoor living space	Seek Amendment	Provide adequate outdoor space for families.	S
65.4	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Seek Amendment	Encourage retention of tree canopy and green space on residential sites.	S
65.5	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Outdoor living space	Seek Amendment	Provide adequate outdoor space for families.	S

For all the well-established reasons CCT fully supports this submitter's requested decisions.

Rachel Davies

Submitter 67

Original Submission No	Plan Change	Provision	Position	Decision Requested
67.1	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Support	Retain and increase the Sunlight Access qualifying matter.
67.2	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Support	Retain and increase the Sunlight Access qualifying matter.
67.3	PC14	Planning Maps > MRZ Zoning	Seek Amendment	[Seeks to] reduce the zones for High and Medium Density to closer to the city centre - so that it is not encroaching on existing neighbourhoods in Spreydon and Hoon Hay.
67.4	PC14	Planning Maps > HRZ Zoning	Seek Amendment	[Seeks to] reduce the zones for High and Medium Density to closer to the city centre - so that it is not encroaching on existing neighbourhoods in Spreydon and Hoon Hay.

67.5	PC14	Planning Maps > MRZ Zoning	Seek Amendment	Three storey housing should only be found in and close to the city centre, not in existing older suburban areas.
67.6	PC14	Planning Maps > HRZ Zoning	Seek Amendment	Three storey housing should only be found in and close to the city centre, not in existing older suburban areas.
67.7	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Site coverage	Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land.
67.8	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land.
67.9	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Building height and maximum number of storeys	Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land
67.10	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Building height	Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land
67.11	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land
67.12	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Building coverage	Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land
67.13	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Seek Amendment	Continue to add and push for Quality Matters to ensure new development meets more stringent controls over sunlight, safety, privacy, environmental factors and aesthetics.
67.14	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Seek Amendment	Continue to add and push for Quality Matters to ensure new development meets more stringent controls over sunlight, safety, privacy, environmental factors and aesthetics.
67.15	PC14	Planning Maps > Any other zones	Seek Amendment	Prioritize or incentivise high density residential development starting from the city center then working outward, once land there has first been developed.
67.16	PC14	Planning Maps > MRZ Zoning	Seek Amendment	Develop more multistorey or terraced styled housing in new subdivisions where infrastructure can be put in place to best service these new dwellings.
67.17	PC14	Planning Maps > HRZ Zoning	Seek Amendment	Develop more multistorey or terraced styled housing in new subdivisions where infrastructure can be put in place to best service these new dwellings.

67.18	PC14	Planning Maps > MRZ Zoning	Seek Amendment	Rezone and develop underutilized areas of land closer to the city into new trendy housing development - the development near the railway in the Addington Court Theatre district is a good example of this type of land.	SI
67.19	PC14	Planning Maps > HRZ Zoning	Seek Amendment	Rezone and develop underutilized areas of land closer to the city into new trendy housing development - the development near the railway in the Addington Court Theatre district is a good example of this type of land.	
67.20	PC14	Planning Maps > MRZ Zoning	Seek Amendment	Potentially redevelop existing large buildings into apartments e.g. Princess Margaret hospital (potentially moving the services offered there now to new premises to free up space not being used).	
67.21	PC14	Planning Maps > HRZ Zoning	Seek Amendment	Potentially redevelop existing large buildings into apartments e.g. Princess Margaret hospital (potentially moving the services offered there now to new premises to free up space not being used).	
67.22	PC14	Planning Maps > MRZ Zoning	Seek Amendment	Develop existing crown owned land into higher density housing e.g. the old Spreydon School site	
67.23	PC14	Planning Maps > HRZ Zoning	Seek Amendment	Develop existing crown owned land into higher density housing e.g. the old Spreydon School site	

CCT thoroughly endorses submitter's 67.20: CCT has raised this PMH point , much expanded, on many occasions with CCC and MfE and has done so again in both PC 14 and PC 13 submissions. Please refer to them.

John Campbell

Submitter 69

Original Submission No	Plan Change	Provision	Position	Decision Requested	o
69.1	PC14	Planning Maps > MRZ Zoning	Seek Amendment	Amend the Residential Suburban zoning of the area around Riccarton Bush [to south of Rata Street and Kauri Street] to Medium Density Residential.	

69.2	PC14	Planning Maps > QM - Airport Noise	Seek Amendment	Amend the planning maps so that the QM Airport Noise Influence Overlay is removed from the area around Riccarton Bush to south of Rata Street and Kauri Street	o o o
69.3	PC14	Planning Maps > Any other QMs	Support	Amend the planning maps to remove the Riccarton Bush Interface Area.	
69.4	PC14	Planning Maps > Any other zones	Seek Amendment	Amend existing Residential Suburban zoning [around Riccarton Bush to south of Rata Street and Kauri Street] to Medium Density Residential	

CCT strongly opposes this submitter's requested decisions for well-canvassed reasons.

Paul Wing

Submitter 70

Original Submission No	Plan Change	Provision	Position	Decision Requested
70.1	PC14	All of Plan	Seek Amendment	Housing intensification should be better planned. Current plan will lead to bad design. Intensification should be done at the block level not at the section level. As a minimum all new builds should be built to passive house standards, we need more better design and planned house, not the unplanned low standard intensification of this Plan Change
70.2	PC14	Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Daylight recession planes	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
70.3	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
70.4	PC14	Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone > Area-specific activities > Area-specific permitted activities	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.

70.5	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
70.6	PC14	Residential > Rules - Residential Hills Zone > Built form standards > Daylight recession planes	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
70.7	PC14	Residential > Rules - Residential Banks Peninsula Zone > Built form standards > Daylight recession planes	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
70.8	PC14	Residential > Rules - Residential Large Lot Zone > Built form standards > Daylight recession planes	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
70.9	PC14	Residential > Rules - Residential Small Settlement Zone > Activity status tables > Permitted activities	Seek Amendment	Recession planes need to be protected for all residential development.
70.10	PC14	Residential > Rules - Residential Small Settlement Zone > Activity status tables > Controlled activities	Seek Amendment	Recession planes need to be protected for all residential development.
70.11	PC14	Residential > Rules - Residential Small Settlement Zone > Built form standards > Daylight recession planes	Seek Amendment	Recession planes need to be protected for all residential development.
70.12	PC14	Residential > Rules - Residential Visitor Accommodation Zone > Built form standards > Daylight recession planes	Seek Amendment	Recession planes need to be protected for all residential development.
70.13	PC14	Residential > Rules - Future Urban Zone > Built form standards > Daylight recession plane	Seek Amendment	Recession planes need to be protected for all residential development.
70.14	PC14	Residential > Rules - Enhanced Development Mechanism >	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.

		Built form standards > Daylight recession planes		
70.15	PC14	Residential > Rules - Matters of control and discretion > Daylight recession planes in the High Density Residential zone within the Central City	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
70.16	PC14	Residential > Rules - Matters of control and discretion > Impacts on neighbouring property	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
70.17	PC14	Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Building height	Seek Amendment	Amend Rule 15.11.2.11 - Building height such that the height of all buildings in the central city should be limited to no more than 5 storeys.

CCT supports submitter's requested decisions which would result in better built-form outcomes for the city.

Laurie Shearer

Submitter 71

Original Submission No	Plan Change	Provision	Position	Decision Requested
71.1	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Building height	Oppose	Oppose higher building height limit in the High Density Residential Zone in Merivale.

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CCT supports this decision request on the grounds of improved liveability for the area.

Rosemary Neave

Submitter 72

Original Submission No	Plan Change	Provision	Position	Decision Requested
72.1	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions	Support	Retain the Tree Canopy Cover rules and Financial Contributions.

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72.2	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters	Oppose	Remove the Low Public Transport Accessibility Area Qualifying Matter from the proposed plan change.	o
72.3	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities	Support	Retain the proposed provisions that enable 6 to 10 storeys for residential buildings near commercial centres.	
72.4	PC14	Transport > Rules - Transport > Rules - Matters of control and discretion > Minimum number of cycle parking facilities required	Seek Amendment	Update regulations to support Council's commitment to mode shift in regard to carbon budgets and encourage people to cycle, specifically to ensure developers provide usable, sensible and accessible bicycle parking in intensive developments. Including by: <ul style="list-style-type: none"> specifying cycle parking facilities that lack adequate security and weather proofing; that hanging bike racks are insufficient as they cannot be used by e-bikes or cargo bikes, or anyone who has difficulty lifting a bike; and cycle parking must be in a location which does not require the cyclist to carry the bike up stairs and/ or through a residential unit. 	s
72.5	PC14	Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Minimum number of cycle parking facilities required	Seek Amendment	Update regulations to support Council's commitment to mode shift in regard to carbon budgets and encourage people to cycle, specifically to ensure developers provide usable, sensible and accessible bicycle parking in intensive developments. Including by: <ul style="list-style-type: none"> specifying cycle parking facilities that lack adequate security and weather proofing; that hanging bike racks are insufficient as they cannot be used by e-bikes or cargo bikes, or anyone who has difficulty lifting a bike; and cycle parking must be in a location which does not require the cyclist to carry the bike up stairs and/ or through a residential unit. 	
72.6	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Oppose	Remove the Sunlight Access Qualifying Matter from the proposed District Plan.	o

72.7	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Oppose	Remove the Sunlight Access Qualifying Matter from the proposed District Plan.	o
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Note both support and opposition by CCT for submitter's decision requests: reasons are well canvassed publicly.

Tony Rider

Submitter 74

Original Submission No	Plan Change	Provision	Position	Decision Requested
74.1	PC14	Commercial > Objectives and policies > Objective - Centres-based framework for commercial activities > Policy - Role of centres	Seek Amendment	Amend Bush Inn's status in the Centres hierarchy to remain a neighbourhood/local centre
74.2	PC14	Planning Maps > Commercial Zoning	Support	Support for Bush Inn's/Church Corner zoning as a Local Centre Zone and not Town Centre Zone.
74.3	PC14	Planning Maps > HRZ Zoning	Seek Amendment	Amend and reduce intensification around Bush Inn/Church Corner

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Submitter's requests relate to #39 IURRA

Naretta Berry

Submitter 82

Original Submission No	Plan Change	Provision	Position	Decision Requested
82.1	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards	Support	Retain all provisions in PC14 which enable sunlight access to be assessed as a qualifying matter in site development in the Medium Density Residential Zone.
82.2	PC14	Planning Maps > Any other QMs	Support	Retain all provisions in PC14 which enable sunlight access to be assessed as a qualifying matter in site development in the Medium Density Residential Zone.
82.3	PC14	Planning Maps > MRZ Zoning	Support	Retain all provisions in PC14 which enable sunlight access to be assessed as a qualifying matter in site development in the Medium Density Residential Zone.

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CCT endorses requests 82.1 – 82.3 for well-canvassed reasons.

Stephen Osborne

Submitter 83

Original Submission No	Plan Change	Provision	Position	Decision Requested
83.1	PC14	Residential > Rules - High Density Residential Zone	Oppose	That the Deans Avenue Precinct does not become a High Density Residential Zone (HRZ Residential), but remains a Medium Density Residential Zone (MRZ Residential). The block South of Mayfair Street (Old Sales Yard) could be treated separately as it would suit HRZ Residential development.
83.2	PC14	Residential > Rules - Medium Density Residential Zone	Oppose	That the Deans Avenue Precinct does not become a High Density Residential Zone (HRZ Residential), but remains a Medium Density Residential Zone (MRZ Residential). The block South of Mayfair Street (Old Sales Yard) could be treated separately as it would suit HRZ Residential development.

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CCT supports this sensible suggested distinction between DAP and Old Sales Yard and that made by #84.

Melissa and Scott Alman

Submitter 86

Original Submission No	Plan Change	Provision	Position	Decision Requested
86.1	PC14	Planning Maps > QM - Character Areas	Seek Amendment	Identify Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) as a Residential Character Area

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CCT considers that there is a strong case for this requested decision and strongly supports 86.6.

Andrew Evans

Submitter 89

Original Submission No	Plan Change	Provision	Position	Decision Requested	
89.1	PC14	General Rules and Procedures > Noise > Rules - Activities near infrastructure > Activity standards > Sensitive activities near roads and railways	Oppose	Delete proposed Rule 6.1.7.2.1 and retain the rule as per the Operative District Plan.	
89.2	PC14	Transport > Appendices > Appendix 7.5.7 Access design and gradient	Seek Amendment	Amend Appendix 7.5.7 table 7.5.7.1 Minimum requirements for private ways and vehicle access to retain the operative district plan provisions.	
89.3	PC14	Subdivision, Development and Earthworks > Rules - Earthworks	Seek Amendment	Amend Rules in Clause 8.9 to enable greater volumes of earthworks to be undertaken without resource consent.	O
89.4	PC14	Residential > Rules - Medium Density Residential Zone > Activity status tables > Restricted discretionary activities	Oppose	Delete proposed residential design principles in 14.15.1.3a (RD1)	O
89.5	PC14	Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone > Area-specific built form standards > Landscaped areas for select areas	Oppose	Oppose the proposed provision 14.5.2.2c-e Landscaped area and tree canopy cover.	O
89.6	PC14	Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Site coverage	Support	Support excluding eaves from site coverage calculations.	
89.7	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Outdoor living space	Seek Amendment	Amend Rule 14.5.2.5 Outdoor living space to require that ground floor [outdoor] living areas have a minimum area of 16sqm (retain current District Plan provision).	O

CCT opposes those requested decisions as identified in the interests of environmental and liveability requirements.

Blair McCarthy

Submitter 90

Original Submission No	Plan Change	Provision	Position	Decision Requested	
90.1	PC14	Planning Maps > HRZ Zoning	Seek Amendment	Limit the High Density Residential Zone along Papanui Road north from the Merivale commercial centre to Heaton Street/Innes Road and south from the Papanui commercial centre to Blighs Road. That the area of proposed HRZ in between, particularly around St Andrews College and east of Watford Street, be zoned Medium Density Residential instead of HRZ.	S S
90.2	PC14	Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Minimum and maximum number and dimensions of car parking spaces required	Seek Amendment	[That residential developments be required to provide on-site carparking]	S

CCT supports 90.1 and particularly 90.2 for reasons earlier outlined.

Andrew Laurie

Submitter 92

Original Submission No	Plan Change	Provision	Position	Decision Requested
92.1	PC14	Planning Maps > QM - Character Areas	Seek Amendment	The area near and including Ashgrove Tce, Fairview St and Cashmere View St should be a Heritage Value Residential Character zone, and a resource consent should be required before any development can proceed.
92.2	PC14	Residential > Rules - Medium Density Residential Zone > Activity status tables > Restricted discretionary activities	Seek Amendment	The area near and including Ashgrove Tce, Fairview St and Cashmere View St should be a Heritage Value Residential Character zone, and a resource consent should be required before any development can proceed.

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92.3	PC14	Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone	Seek Amendment	The area near and including Ashgrove Tce, Fairview St and Cashmere View St should be a Heritage Value Residential Character zone, and a resource consent should be required before any development can proceed.
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For reasons given earlier, CCT supports submitter's request.

Rebecca Perkins

Submitter 94

Original Submission No	Plan Change	Provision	Position	Decision Requested
94.1	PC14	Planning Maps > HRZ Zoning	Oppose	Remove the areas close to Papanui Road from the High Density Residential zone, especially those that are prone to flooding and do not have nearby stormwater systems that cope with heavy rain.
94.2	PC14	All of Plan	Oppose	I object to plan change 14 in its entirety.
94.3	PC14	Planning Maps > QM - Low PT	Oppose	Oppose High Density zoning in the Papanui area as increased density would adversely impact this area which has existing high levels of parking demand and traffic movement.

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CCT supports points .1 and .3 for environmental and liveability reasons for residents and visitors in this area.

Elizabeth Sawers

Submitter 96

Original Submission No	Plan Change	Provision	Position	Decision Requested
96.1	PC14	Planning Maps	Oppose	Remove proposed High Density Residential Zone area in the Bush Inn/Church Corner area.

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CCT endorse this point made by IURRA #39 and others.

Zhijian Wang

Submitter 102

Original Submission No	Plan Change	Provision	Position	Decision Requested
102.1	PC14	Strategic Directions > Introduction	Not Stated	<p>Adding medium-density and high-density housing to established neighborhoods is not an ideal solution. Infrastructure will not be able to cope with demand, infrastructure improvements will be costly and impact on rates, and there will be further interruption with excavations and road closures.</p> <p>There will be increased concrete and asphalt footprints and reduced garden areas, affecting the natural infiltration of rainwater, increasing the burden on infrastructure and that may cause flooding. There will be an associated impact on Christchurch's brand as a Garden City, which has taken time to develop.</p> <p>Instead, the urban-rural fringe area should be developed with medium and high density residential areas within 20-30 minutes of the City Centre. This is the ideal living and working environment where infrastructure can be planned and constructed according to the needs of the next 30 years. Funding would be from investors and developers, reducing financial pressure on the City Council and maintaining the stability of rates. Construction will not affect the traffic in the city.</p>
102.2	PC14	Planning Maps > HRZ Zoning	Not Stated	<p>Adding medium-density and high-density housing to established neighborhoods is not an ideal solution. Infrastructure will not be able to cope with demand, infrastructure improvements will be costly and impact on rates, and there will be further interruption with excavations and road closures.</p> <p>There will be increased concrete and asphalt footprints and reduced garden areas, affecting the natural infiltration of rainwater, increasing the burden on infrastructure and that may cause flooding. There will be an associated impact on Christchurch's brand as a Garden City, which has taken time to develop.</p> <p>Instead, the urban-rural fringe area should be developed with medium and high density residential areas within 20-30 minutes of the City Centre. This is the ideal living and working environment where infrastructure can be planned and constructed according to the needs of the next 30 years. Funding would be from investors and developers, reducing financial</p>

				pressure on the City Council and maintaining the stability of rates. Construction will not affect the traffic in the city.
102.3	PC14	Planning Maps > MRZ Zoning	Not Stated	<p>Adding medium-density and high-density housing to established neighborhoods is not an ideal solution. Infrastructure will not be able to cope with demand, infrastructure improvements will be costly and impact on rates, and there will be further interruption with excavations and road closures.</p> <p>There will be increased concrete and asphalt footprints and reduced garden areas, affecting the natural infiltration of rainwater, increasing the burden on infrastructure and that may cause flooding. There will be an associated impact on Christchurch's brand as a Garden City, which has taken time to develop.</p> <p>Instead, the urban-rural fringe area should be developed with medium and high density residential areas within 20-30 minutes of the City Centre. This is the ideal living and working environment where infrastructure can be planned and constructed according to the needs of the next 30 years. Funding would be from investors and developers, reducing financial pressure on the City Council and maintaining the stability of rates. Construction will not affect the traffic in the city.</p>

CCT acknowledges the logic of this submitters' decision request and urges CCC to fully investigate the matters raised. Classification of the 'urban-rural fringe' will need to be clarified.

Te Whare Roimata

Submitter 105

Original Submission No	Plan Change	Provision	Position	Decision Requested	
105.1	PC14	Planning Maps > HRZ Zoning	Seek Amendment	[Remove High Density Residential zoning in Inner City East]	S
105.2	PC14	All of Plan	Seek Amendment	That the present market-led, compact city model favoured in Plan Change 14 is replaced by the notion of the "Just City" now advanced in the literature as the means of addressing the distributive inequalities of urban growth which sees equity and urban justice put at the centre of planning decisions.	S
105.3	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters	Seek Amendment	New Qualifying Matter for the provision of affordable housing: <ul style="list-style-type: none"> the adoption of the American approach to urban development which requires a percentage of new developments being set aside to house low income dwellers; or 	S

				<ul style="list-style-type: none"> the development of an Inclusionary Housing Plan which requires new residential developments to pay an "affordable housing financial contribution" similar to that adopted by the Queenstown Council. The money collected from this financial contribution would then be given to Community Housing providers to help fund replacement affordable housing ideally in neighbourhoods such as the Inner City East. 	S
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CCT recognises and supports the sentiments espoused in this submission which give much-needed emphasis to humanitarian matters rather than purely commercial.

Karyn Butler

Submitter 106

Original Submission No	Plan Change	Provision	Position	Decision Requested	
106.1	PC14	Planning Maps > MRZ Zoning	Seek Amendment	That the Council amends the Housing and Business Choice Plan Change 14 (PC14) from the proposed High Density Residential Zone (HRZ) in a continuous strip parallel to Papanui Road through Strowan (stretching from Papanui Road to Watford Street) to a Medium Density Residential Zone (MRZ). In particular, the residential area of Watford Street, Christchurch.	S
106.2	PC14	Planning Maps > HRZ Zoning	Support	That the Council amends the Housing and Business Choice Plan Change 14 (PC14) from the proposed High Density Residential Zone (HRZ) in a continuous strip parallel to Papanui Road through Strowan (stretching from Papanui Road to Watford Street) to a Medium Density Residential Zone (MRZ). In particular, the residential area of Watford Street, Christchurch.	S

CCT supports submitter's decision requests which are particularly important for this significant part of the city.

Heather Woods

Submitter 107

Original Submission No	Plan Change	Provision	Position	Decision Requested
107.1	PC14	Abbreviations and Definitions > Definitions List > T	Seek Amendment	Add Tiny Homes to the definitions of the District Plan "Tiny Home a. any structure or part of a structure, whether permanent, moveable or immovable; and/or

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CCT supports CCC investigation of the viability of this submitter's requested decisions.

Marie Mullins

Submitter 110

Original Submission No	Plan Change	Provision	Position	Decision Requested
110.1	PC14	Planning Maps > MRZ Zoning	Support	Supports the zoning of property at 18 Kauri Street as medium density.
110.2	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Oppose	Oppose Airport Noise Influence Area that overlays a small part of the site at 18 Kauri Street as it would restrict future development that would not accord with the intent of the proposed Medium Density Rules.
110.3	PC14	Planning Maps > QM - Airport Noise	Oppose	Oppose the Airport Noise Influence Area that goes that overlays a small part of the site at 18 Kauri Street.
110.4	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Oppose	Oppose Riccarton Bush Interface Area qualifying matter.
110.5	PC14	Planning Maps > Any other QMs	Oppose	Oppose Riccarton Bush Interface qualifying matter.

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CCT opposes the submitter's personal-centric requested decisions which come at the expense of the greater societal good.

Nikki Smetham

Submitter 112

Original Submission No	Plan Change	Provision	Position	Decision Requested
112.1	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Support	[Retain Sunlight Access Qualifying Matter]
112.2	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Support	[Retain Sunlight Access and Low Public Transport Accessibility Qualifying Matters]
112.3	PC14	Planning Maps > QM - Low PT	Support	[Retain Low Public Transport Accessibility Qualifying Matter]
112.4	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Service, storage, and waste management spaces	Support	[Retain minimum storage standard]
112.5	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules - Tree canopy cover and financial contributions > 6.10A.4.2 Tree canopy cover and financial contributions standards > 6.10A.4.2.2 Financial contribution standards and calculations	Seek Amendment	Seek a guarantee that the financial contributions collected by CCC will indeed be used for offsite replacement tree planting, and not for general revenue gathering (i.e. reallocated for maintenance or roading infrastructure).

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112.6	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules - Tree canopy cover and financial contributions standards > 6.10A.4.2.3 Consent notice	Seek Amendment	[Require] monitoring of trees required as part of a development where they are relied on for mitigation of higher density development
112.7	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules - Tree canopy cover and financial contributions	Seek Amendment	Seek a reduced tree canopy coverage, based on 10 years growth (a common measure for tree size), which is more likely to be achieved and maintained at this scale.
112.8	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Support	[Retain Sunlight Access Qualifying Matter]
112.9	PC14	Residential > Appendices > Appendix - Recession planes	Support	[Retain Sunlight Access Qualifying Matter]
112.10	PC14	Subdivision, Development and Earthworks	Support	[Retain provisions requiring that Crime Prevention Through Environmental Design (CPTED) principles are considered and complied with]
112.11	PC14	Residential	Support	[Retain provisions requiring that Crime Prevention Through Environmental Design (CPTED) principles are considered and complied with]
112.12	PC14	Commercial	Support	[Retain provisions requiring that Crime Prevention Through Environmental Design (CPTED) principles are considered and complied with]
112.13	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Service, storage and waste management	Support	[Retain minimum storage standard]
112.14	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules - Tree canopy cover and financial contributions	Support	Support the proposed standards: <ul style="list-style-type: none"> A minimum 20% tree canopy at maturity for residential subdivision and/ or development in residential zones A 15% tree canopy at maturity for roads reserves vested with CCC

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				<ul style="list-style-type: none"> Payment of financial contributions to CCC where the above (either in full or part) are not met.
112.15	PC14	Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone)	Seek Amendment	[Require] Provision for common electric car charging stations on development sites
112.16	PC14	All of Plan	Seek Amendment	[Clarify and strengthen] these matters: <ul style="list-style-type: none"> The monitoring process Increased stormwater generally
112.17	PC14	Residential	Seek Amendment	Resolve these matters: <ul style="list-style-type: none"> Reduced internal privacy, ie avoid window to window views, Compatible scale with surrounding residential suburb The potential oversupply of one typology that may adversely impact on good urban design, diversity and character.
112.18	PC14	Residential > Rules - Residential Hills Zone	Seek Amendment	Queries the Suitability of residential hill zones [for intensification due to] - increased stormwater runoff, erosion of views with adverse effects on amenity and investment.
112.19	PC14	Subdivision, Development and Earthworks > Activity standards > Roads	Seek Amendment	[Require] a wider minimum berm size in road reserves.

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CCT fully supports the entirety of this informed and well-reasoned sequence of decision requests which are based on sound societal and environmental grounds.

Sally Wihone

Submitter 113

Original Submission No	Plan Change	Provision	Position	Decision Requested
113.1	PC14	Residential	Seek Amendment	Provide for accessible parking spaces and wheelchair accessibility on footpaths within residential zones.

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113.2	PC14	Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Minimum and maximum number and dimensions of car parking spaces required	Seek Amendment	Provide for accessible parking spaces and wheelchair access along footpaths in residential suburban areas.
113.3	PC14	Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Access design	Seek Amendment	Provide for accessible parking spaces, accesses and crossing points on public roads that accommodate older persons and wheelchairs where density is increased in residential zones and results in increased car parking on roads. [Provision 7.4.3.7 is concerned with providing pedestrian access in accordance with Appendix 7.5.7, which sets requirements to pathway width and access to buildings]

CCT applauds this submitter's drawing to CCC's attention of these matters.

Ian Tinkler

Submitter 117

Original Submission No	Plan Change	Provision	Position	Decision Requested
117.1	PC14	Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone	Support	It is important that Christchurch be developed in a sustainable way.
117.2	PC14	All of Plan	Support	It is important that Christchurch be developed in a sustainable way.
117.3	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Site density and servicing	Seek Amendment	In areas that are excluded due to infrastructure (like Shirley, as a result of the sewerage system), indicate the cost of mitigation by replacing the inadequate system to allow greater use of that land. Consider migration paths for flooding.
117.4	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Support	Clarify how often developers remove existing trees and then apply for new buildings. Clarify methods to ensure that the canopy is maintained after the development of the dwelling. Clarity how will Christchurch residents be assured that the canopy is being grown to offset the lack of canopy by developers?

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CCT supports the thrust of this submitter's decision requests which concisely cover much of importance to the city.

Cameron Matthews

Submitter 121

Original Submission No	Plan Change	Provision	Position	Decision Requested
121.1	PC14	Commercial	Seek Amendment	Remove (or substantially revise, as per attached submission) specific Qualifying Matters: <ul style="list-style-type: none"> • Sunlight Access • Residential Character Area • Airport Noise Contour • Riccarton Bush Interface • Low Public Transport Accessibility Area

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CCT finds it difficult to follow in detail but generally opposes the submitter's stanc(es) which do everything to counteract CCC's (and much of the citizenry's) efforts to retain an intensified, bespoke, liveable city.

Paul Cary

Submitter 130

Original Submission No	Plan Change	Provision	Position	Decision Requested
130.1	PC14	Planning Maps > HRZ Zoning	Oppose	That the High Density Residential Zone to be limited to the inner city and commercial areas as originally proposed.
130.2	PC14	Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Minimum and maximum number and dimensions of car parking spaces required	Seek Amendment	Ensure onsite carpark are required for all new High Density Residential Zone and Medium Density Residential Zone developments.

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CCT endorses 130.2 for reasons already aired.

Te Mana Ora/Community and Public Health

Submitter 145

Original Submission No	Plan Change	Provision	Position	Decision Requested
145.1	PC14	All of Plan	Support	While Te Mana Ora recognises that there has been controversy in applying the Medium-Density Residential Standards (MDRS) set out in the Resource Management (Enabling Housing and Other Matters) Amendment Act and the National Policy Statement on Urban Development (NPS-UD) 2020 in Ōtautahi Christchurch, Te Mana Ora supports this Government direction.
145.2	PC14	All of Plan	Seek Amendment	Te Mana Ora challenges Christchurch City Council to see these plan changes as an opportunity to influence the

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				health and wellbeing of residents in Ōtautahi Christchurch and create better conditions for more health promoting communities.	?
145.3	PC14	Planning Maps > QM - Any Coastal Hazard	Support	Te Mana Ora supports the proposed Qualifying Matters related to high-risk natural hazards, including coastal inundation, coastal erosion and tsunami hazard.	S
145.4	PC14	Natural Hazards > Rules - Flood hazard	Support	Te Mana Ora supports the proposed Qualifying Matters related to high-risk natural hazards, including coastal inundation, coastal erosion and tsunami hazard.	
145.5	PC14	Natural Hazards > Objectives and Policies > Natural hazards policies > Policy for managing risk from flooding	Support	Te Mana Ora supports the proposed Qualifying Matters related to high-risk natural hazards, including coastal inundation, coastal erosion and tsunami hazard.	
145.6	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards	Seek Amendment	Te Mana Ora recommends that Christchurch City Council considers how housing developments can be designed in a way that encourages social interaction. For example, shared spaces, such as green spaces, paths and bike sheds, can facilitate social interaction in housing developments.	S
145.7	PC14	Residential > Rules - High Density Residential Zone > Built form standards	Seek Amendment	Te Mana Ora recommends that Christchurch City Council considers how housing developments can be designed in a way that encourages social interaction. For example, shared spaces, such as green spaces, paths and bike sheds, can facilitate social interaction in housing developments.	
145.8	PC14	Residential > Objectives and Policies > Objective - High quality residential environments	Support	Te Mana Ora supports the proposed the objective of high-quality residential environments (14.2.5) and the policies under this objective.	
145.9	PC14	Residential > Rules - Matters of control and discretion > Residential design principles	Support	Te Mana Ora supports the proposed residential design principle 'site layout and context' (rule 14.15.1).	
145.10	PC14	Residential > Rules - Matters of control and discretion	Seek Amendment	Te Mana Ora recommends that Christchurch City Council considers incorporating the Healthy Streets Approach into matters of control and discretion to create places that are vibrant and inclusive, where people feel safe and relaxed and there are things to do and see.	S
145.11	PC14	Transport	Seek Amendment	Te Mana Ora recommends that the Council uses the Healthy Streets Approach to consider how to make walking and cycling more attractive and challenge car dominance.	
145.12	PC14	Residential > Rules - Medium Density Residential Zone > Built	Support	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to update	

		form standards > Landscaped area and tree canopy cover		tree setbacks to better protect individual trees and to incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other Trees becoming a Qualifying matter.
145.13	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Support	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to update tree setbacks to better protect individual trees and to incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other Trees becoming a Qualifying matter.
145.14	PC14	Natural and Cultural Heritage > Significant and Other Trees	Support	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to update tree setbacks to better protect individual trees and to incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other Trees becoming a Qualifying matter.
145.15	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Support	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to update tree setbacks to better protect individual trees and to incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other Trees becoming a Qualifying matter.
145.16	PC14	Planning Maps > Any other QMs	Support	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to update tree setbacks to better protect individual trees and to incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other Trees becoming a Qualifying matter.

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145.17	PC14	Planning Maps > Any other zones	Seek Amendment	Te Mana Ora recommends that Christchurch City Council considers establishing new green spaces within housing intensification, to support the growing population of Ōtautahi Christchurch.	S
145.18	PC14	Planning Maps > QM - Any Heritage Layer	Support	Te Mana Ora supports the protection of Residential Heritage Areas and recognises the need to balance housing development with protecting areas of cultural heritage and identity.	S
145.19	PC14	Residential > Objectives and Policies > Objective - MDRS Objective 2 > Policy - MDRS Policy 2	Seek Amendment	Te Mana Ora encourages Christchurch City Council to consider how to ensure MDRS Policy 1 (14.2.3.2) will be achieved and how increased density and subdivision will provide diversity of housing stock that caters to range of population groups with different needs. Providing a diversity of housing stock and a mix of residential densities can give everyone more choice about where to live.	S
145.20	PC14	Residential > Objectives and Policies > Objective - MDRS Objective 2 > Management of increased building heights	Support	Te Mana Ora supports the inclusion of the conditions for managed consents for increased heights beyond those enabled within medium and high-density zoned area (14.2.3.7), including that provision for “a greater variety of housing types, price points and sizes when compared to what is provided in the surrounding area” (14.2.3.7 i), and encourages Christchurch City Council to investigate ways to apply these to enabled development as well. Indoor air quality should also be considered in housing design.	S
145.21	PC14	Residential > Objectives and Policies	Seek Amendment	New Policy proposed - Universal design standards should also be applied to new streetscapes and buildings so that they are accessible for all people.	S
145.22	PC14	Residential > Objectives and Policies > Objective - High quality residential environments > Policy - Quality large scale developments	Seek Amendment	Te Mana Ora recommends that accessibility plans be required to support quality large scale developments (Policy 14.2.5.3) and other high-density developments or	

				neighbourhoods so that local accessibility needs are understood and provided for.
145.23	PC14	Residential > Rules - Matters of control and discretion > Residential design principles	Support	Te Mana Ora supports the proposed changes to the safety section of the residential design principles (14.15.1 h) which strengthen CPTED principles to achieve a safe, secure environment.
145.24	PC14	Residential > Objectives and Policies > Objective - High quality residential environments > Policy - Quality large scale developments	Seek Amendment	Te Mana Ora recommends that accessibility plans be required to support quality large scale developments (Policy 14.2.5.3) and other high-density developments or neighbourhoods so that local accessibility needs are understood and provided for.

CCT does not agree with all of Te Mana Ora decision requests but recognises their very beneficial environmental, social and heritage potential outcomes.

Julie Kidd

Submitter 146

Original Submission No	Plan Change	Provision	Position	Decision Requested
146.1	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Support	[E]ndorse changes that protect the amount of sunlight buildings are exposed to, at least to a level that is equivalent to the level of exposure of a building in Auckland.
146.2	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Support	[S]upport[s] as much being done as possible to maintain tree canopy cover.
146.3	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Support	[S]upport[s] as much being done as possible to maintain tree canopy cover.
146.4	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions	Support	[S]upport[s] as much being done as possible to maintain tree canopy cover.

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CCT endorses this submitter's Auckland comparison point – and asks, as at least one submitter has, should it not be more than Ak because of ChCh lower ambient temperatures overall, year-round?

Ceres New Zealand, LLC

Submitter 150

Original Submission No	Plan Change	Provision	Position	Decision Requested
150.1	PC14	Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Building height	Oppose	Delete Standard 15.11.2.11
150.2	PC14	Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Maximum road wall height	Oppose	Delete Standard 15.11.2.12
150.3	PC14	Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Building tower setbacks	Oppose	Delete Standard 15.11.2.14
150.4	PC14	Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Maximum building tower dimension and building tower coverage	Oppose	Delete Standard 15.11.2.15
150.5	PC14	Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Minimum building tower separation	Oppose	Delete Standard 15.11.2.16
150.6	PC14	Commercial > Rules - City Centre Zone > Activity status tables - City Centre Zone > Permitted activities	Oppose	a. Delete Rule 15.11.1.1.c b. Delete Rule 15.11.1.1 (P17) c. Retain activity specific standard b of Rules 15.11.1.1 (P13) and (P14).
150.7	PC14	Commercial > Objectives and policies > Objective - Urban form, scale and design outcomes > Policy - Scale and form of development	Oppose	Delete Policy 15.2.4.1. a) iii)

150.8	PC14	Planning Maps > Any other zones	Support	Remove 87-93 Victoria Street from the Victoria Street Height Precinct and update the planning maps accordingly
150.9	PC14	Planning Maps > Any other zones	Oppose	b. Remove the Central City Building Height 32m Overlay from 25 Peterborough Street and update the Central City Maximum Building Height Planning Map accordingly.
150.10	PC14	Planning Maps > Any other zones	Oppose	a. Remove the Central City Heritage Qualifying Matter and Precinct applied to 25 Peterborough Street and 87-93 Victoria Street and update the planning maps accordingly.
150.11	PC14	Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Building height	Seek Amendment	Amend 15.11.2.11 to add an exemption which states that clauses ii to vi of Standard 15.11.2.11.a do not apply to any site containing a significant heritage item.
150.12	PC14	Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Maximum road wall height	Seek Amendment	Amend Rule 15.11.2.12 to include an exemption which states that clause a) does not apply to any site containing a significant heritage item.
150.13	PC14	Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Building tower setbacks	Seek Amendment	Amend Rule 15.11.2.14 to include an exemption which states that clause a) does not apply to any site containing a significant heritage item.
150.14	PC14	Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Maximum building tower dimension and building tower coverage	Seek Amendment	Amend Rule 15.11.2.15 to include an exemption which states that clause a) does not apply to any site containing a significant heritage item.
150.15	PC14	Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Minimum building tower separation	Seek Amendment	Amend Rule 15.11.2.16 to include an exemption which states that clause a) does not apply to any site containing a significant heritage item.
150.16	PC14	Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Create a new schedule to identify significantly damaged heritage items which face significant challenges to their ongoing restoration and economic reuse. The list is narrow, is likely to extend to no more than a dozen or so buildings, and could include the following: Victoria Mansions, Peterborough Centre, Harley Chambers (Cambridge Tce), Englefield House (Fitzgerald Ave), Empire Hotel (Norwich Quay), Daresbury (Daresbury Lane), and the Dux/ Student Union building at the Arts Centre.

150.17	PC14	Natural and Cultural Heritage > Historic heritage > Objective and policies > Policies	Seek Amendment	Add new Policy that better reflects and recognises significantly damaged heritage items (identified in the schedule created as part of point a above) which face significant challenges to their repair and reuse.
150.18	PC14	Natural and Cultural Heritage > Historic heritage > Activity Status Tables > Restricted discretionary activities	Seek Amendment	Add new activity (RD9) to the rule for the repair, restoration, reconstruction, or alteration of a heritage item identified in the new schedule [sought by submitter for significantly damaged heritage items that face significant challenges to their ongoing restoration and economic use].

CCT is unsure about the impact of Ceres' submission, has special concerns about 150.16 and is alarmed at the reasoning behind 150.25 and

Papanui Heritage Group

Submitter 151

Original Submission No	Plan Change	Provision	Position	Decision Requested
151.1	PC14	Planning Maps > HRZ Zoning	Oppose	Opposed to the High Density Residential Zone extending into the residential streets of Papanui and seek that it is greatly reduced and excludes the following streets - St James Avenue, Windermere Road, Gambia Street, Dormer Street, Perry Street, Halton Street, Paparoa Street, Rayburn Avenue and Tomes Road.
151.2	PC14	Residential > Rules - High Density Residential Zone	Oppose	Opposed to the High Density Residential Zone (HRZ) extending into the residential streets of Papanui and seek that it is greatly reduced to areas marked TC2 so that it does not intrude into the quiet tree lined streets.
151.3	PC14	Planning Maps > HRZ Zoning	Oppose	Opposed to the High Density Residential zone extending along Papanui Road
151.4	PC14	Residential > Rules - High Density Residential Zone	Oppose	Opposed to the High Density Residential zone extending along Papanui Road
151.5	PC14	Residential > Rules - Medium Density Residential Zone	Oppose	Opposed to the imposition of the Medium Density Residential Zone as it is not considered necessary. The gradual building of infill housing, or blocks of single or double storey flats on empty sections, as is happening now, is considered to meet Papanui's future housing needs.
151.6	PC14	Planning Maps > MRZ Zoning	Oppose	Opposed to the imposition of the Medium Density Residential Zone as it is not considered necessary. The gradual building of infill housing, or blocks of single or double storey flats on empty sections, as is happening now, is considered to meet Papanui's future housing needs.

CCT fully supports decision requests by submitter 151 a group dedicated to preserving the living heritage of this historic Christchurch suburb.

Ōpāwaho Heathcote River Network (OHRN)

Submitter 154

Original Submission No	Plan Change	Provision	Position	Decision Requested
154.1	PC14	Natural Hazards	Seek Amendment	Amend by adding a Qualifying Matter, namely High Soil Erosion Risk area as indicated in the Land and Water Regional Plan.
154.2	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Seek Amendment	That an additional Qualifying Matter is added, namely High Soil Erosion Risk area as indicated in the Land and Water Regional Plan.
154.3	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.2 Objectives and Policies	Seek Amendment	[Re: Policy Outcomes] Rules should seek to maximise tree canopy coverage within intensive housing including incentives to retain mature trees and/or penalties for removal of mature trees.
154.4	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules - Tree canopy cover and financial contributions	Seek Amendment	Rules should seek to maximise tree canopy coverage within intensive housing including incentives to retain mature trees and/or penalties for removal of mature trees.
154.5	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.2 Objectives and Policies	Seek Amendment	[Re: Policy Outcomes] Rules should seek to encourage or require community-level planning in areas of high intensification.
154.6	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules - Tree canopy cover and financial contributions	Seek Amendment	Rules should seek to encourage or require community-level planning in areas of high intensification.

CCT fully supports this submitter's decision requests which are of high ecological and social importance.

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Bernard Hall JP (Retired)

Submitter 168

Original Submission No	Plan Change	Provision	Position	Decision Requested
168.1	PC14	Residential > Rules - Matters of control and discretion > Character Area Overlay	Support	Please retain RYAN STREET, CHRISTCHURCH, 8011 as a CHARACTER STREET without multistory infill structures.
168.2	PC14	Planning Maps > QM - Character Areas	Support	Please retain RYAN STREET, CHRISTCHURCH, 8011 as a CHARACTER STREET without multistory infill structures.

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168.3	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Support	Please retain RYAN STREET, CHRISTCHURCH, 8011 as a CHARACTER STREET without multistory infill structures.
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CCT has already endorsed this decision request earlier in this submission.

Richard Moylan

Submitter 169

Original Submission No	Plan Change	Provision	Position	Decision Requested
169.1	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Support the sunlight qualifying matter and enhancing it to provide for outdoor washing drying.
169.2	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Support the sunlight qualifying matter and enhancing it to provide for outdoor washing drying.
169.3	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters	Seek Amendment	Support the sunlight qualifying matter and enhancing it to provide for outdoor washing drying.

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As mentioned earlier by CCT this matter is germane to health and energy saving matters which are of considerable importance for many Christchurch residents, including the elderly.

Josiah Beach

Submitter 180

Original Submission No	Plan Change	Provision	Position	Decision Requested
180.1	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters	Support	Fully and completely supports all the Qualifying Matters proposed by the Council.
180.2	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Support	[A]ppreciate[s] and support[s] the special attention given by the Council to overshadowing in the ... Sunlight Access Qualifying Matter.

180.3	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Support	[F]ully support[s] the Significant and other Trees Qualifying Matter.
180.4	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Support	[F]ully support[s] the Residential Character Area Qualifying Matter
180.5	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Support	[F]ully support[s] the proposed Areas with Low Public Transport Availability Qualifying Matter.
180.6	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Support	[F]ully support[s] the proposed tree canopy requirement mechanism

CCT supports this submitter's unequivocal support for CCC on these important aspects.

Tom Logan

Submitter 187

Original Submission No	Plan Change	Provision	Position	Decision Requested	
187.1	PC14	Residential > Objectives and Policies > Objective - Medium Density Residential Zone	Support	<i>[Retain as notified]</i>	
187.2	PC14	Residential > Objectives and Policies > Objective - High Density Residential Zone	Support	<i>Retain as notified</i>	
187.3	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Support	<i>[Retain 14.6.2.2 c. iv.]</i>	
187.4	PC14	Residential > Appendices > Appendix - Recession planes	Oppose	<i>[Drop the Sunlight Access Qualifying Matter]</i>	O
187.5	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Oppose	<i>[Drop the Sunlight Access Qualifying Matter]</i>	
187.6	PC14	Planning Maps > Any other QMs	Seek Amendment	<i>[Regarding Riccarton Bush Interface Qualifying Matter] reduce proposed area to [the adjoining sites] being 40 houses.</i>	O
187.7	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Seek Amendment	<i>[Regarding Riccarton Bush Interface Qualifying Matter] reduce proposed area to [the adjoining sites] being 40 houses.</i>	
187.8	PC14	Planning Maps > QM - Low PT	Oppose	Remove [the Low Public Transport Accessibility Areas] QM entirely or amend to reduce scope.	O
187.9	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters	Oppose	Remove [the Low Public Transport Accessibility Areas] QM entirely or amend to reduce scope.	
187.10	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Remove entirely or relax recession planes for buildings in HRZ.	

CCT opposes several of these decision requests because they contradict QMs designed to maintain / improve good liveability, environmental and social standards and values.

Riccarton Bush - Kilmarnock Residents' Association

Submitter 188

Original Submission No	Plan Change	Provision	Position	Decision Requested	
188.1	PC14	All of Plan	Seek Amendment	The plan change should be reviewed once a proper social impact assessment has been completed.	S
188.2	PC14	Commercial > Objectives and policies > Objective - Centres-based framework for commercial activities > Policy - Role of centres	Seek Amendment	That Riccarton be a Town Centre or Neighbourhood Centre, not a Large Town Centre.	S
188.3	PC14	Planning Maps > Commercial Zoning	Seek Amendment	That Riccarton be a Town Centre or Neighbourhood Centre, not a Large Town Centre.	S
188.4	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.	S
188.5	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.	
188.6	PC14	Residential > Appendices > Appendix - Recession planes	Seek Amendment	[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.	
188.7	PC14	Planning Maps > Any other QMs	Seek Amendment	[That the Riccarton Bush Interface QM Overlay is extended to include] the small residential area directly north of Riccarton House and Bush, bounded by Ngahere St, Totara St and Kahu Rd	S

In the interests of space-saving copied in only to 187. 7, but CCT supports in total RBKRA decision requests.

Logan Brunner

Submitter 191

Original Submission No	Plan Change	Provision	Position	Decision Requested	
191.1	PC14	Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Schedule of Significant Historic Heritage Items	Oppose	[That proposed Residential Heritage Areas are removed]	O
191.2	PC14	Planning Maps > QM - Any Heritage Layer	Oppose	[That proposed Residential Heritage Areas are removed]	O
191.3	PC14	Planning Maps > QM - Character Areas	Support	[No changes to existing character areas]	
191.4	PC14	Residential > Rules - Medium Density Residential Zone > Activity status tables > Permitted activities	Support	[Retain P1 provision permitting three homes per site]	
191.5	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Permitted activities	Support	[Retain P1 provision permitting three homes per site]	
191.6	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Building height and maximum number of storeys	Support	[Retain proposed building height standard]	
191.7	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Building height	Support	[Retain provisions that enable 4-6 storeys]	
191.8	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities	Support	[Retain provisions that enable 4-6 storeys]	
191.9	PC14	Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Building height	Support	[Retain provisions that enable] 20-30 lvs in the central city	
191.10	PC14	Commercial > Rules - Town Centre Zone > Built form standards - Town Centre Zone > Maximum building height	Support	[Retain increased building height]	
191.11	PC14	Commercial > Rules - Local Centre Zone > Built form standards - Local Centre Zone > Maximum building height	Support	[Retain increased building heights]	
191.12	PC14	Commercial > Rules - Neighbourhood Centre Zone > Built form standards - Neighbourhood Centre Zone > Maximum building height	Support	[Retain increased building heights]	
191.13	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Support	[Retain c.iv]	
191.14	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Oppose	[Remove proposed QM Sunlight Access]	O
191.15	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Oppose	[Remove proposed QM Sunlight Access]	O

191.16	PC14	Residential > Appendices > Appendix - Recession planes	Oppose	[Remove proposed QM Sunlight Access]	
191.17	PC14	Planning Maps > Any other QMs	Seek Amendment	[Reduce extent of Riccarton Bush Interface to sites immediately adjacent]	O
191.18	PC14	Planning Maps > QM - Low PT	Oppose	The Low Public Transport Accessibility Qualifying Matter should be removed	O
191.19	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	[Remove b.] Remove entirely or relax recession planes for buildings in the High Density Residential Zone.	

For historic heritage and identity, liveability and ecological reasons CCT strongly opposes all those decision requests marked O.

Heritage New Zealand Pouhere Taonga (HNZPT)

Submitter 193

Original Submission No	Plan Change	Provision	Position	Decision Requested	
193.1	PC14	Abbreviations and Definitions > Definitions List > A	Support	[Retain the proposed] definition of alteration.	S
193.2	PC14	Abbreviations and Definitions > Definitions List > C	Support	Retain the proposed definition for a contributory building in relation to heritage areas.	S
193.3	PC14	Abbreviations and Definitions > Definitions List > D	Support	Retain the proposed definition for a defining building in relation to heritage areas.	?
193.4	PC14	Abbreviations and Definitions > Definitions List > H	Seek Amendment	[With respect to the Heritage fabric definition]: remove part (b)	?
193.5	PC14	Abbreviations and Definitions > Definitions List > H	Support	Retain proposed definition of heritage professional	S

193.6	PC14	Abbreviations and Definitions > Definitions List > I	Support	Retain proposed definition of Intrusive building or site	S
193.7	PC14	Abbreviations and Definitions > Definitions List > N	Support	Retain proposed definition of Neutral building or site	S
193.8	PC14	Subdivision, Development and Earthworks > Activity standards > Minimum net site area and dimension	Support	Retain the increased minimum net site area for the Heritage Areas as proposed	S
193.9	PC14	Subdivision, Development and Earthworks > Rules - Earthworks > Activity status tables > Permitted activities	Support	Retain P1 [activity specific standard i] as proposed	
193.10	PC14	Natural and Cultural Heritage > Historic heritage > Objective and policies > Policies > Policy - Ongoing use of scheduled historic heritage	Support	Retain Policy 9.3.2.2.5 as proposed	
193.11	PC14	Natural and Cultural Heritage > Historic heritage > Objective and policies > Policies > Policy - Demolition of heritage items	Seek Amendment	the addition of a new clause in 9.3.2.7.8: yi. Should demolition be approved, whether the setting should be retained/rescheduled as an open space heritage item. Retain a.i.	S
193.12	PC14	Natural and Cultural Heritage > Historic heritage > Rules - Historic heritage > Activity Status Tables > Permitted activities	Oppose	Remove P8	
193.13	PC14	Natural and Cultural Heritage > Historic heritage > Rules - Historic heritage > Activity Status Tables > Restricted discretionary activities	Seek Amendment	[The inclusion of] a new restricted discretionary activity a. Alteration, relocation or demolition of a building, structure or feature in a heritage setting, where the building, structure or feature is not individually scheduled as a heritage item. b. This rule does not apply to works subject to rules 9.3.4.1.3 RD1 and RD2. The Council's discretion shall be limited to the following matters: 9.3.6.1 Heritage items and heritage settings.	??
193.14	PC14	Natural and Cultural Heritage > Historic heritage > Rules - Historic heritage > Activity Status Tables > Controlled activities	Support	Retain as proposed	
193.15	PC14	Natural and Cultural Heritage > Historic heritage > Rules - Matters of discretion > Residential Heritage Areas (excluding Akaroa Township Heritage Area) - new	Support	Retain as proposed	

		buildings, fences and walls, and exterior alterations to buildings			
193.16	PC14	Natural and Cultural Heritage > Historic heritage > Rules - Matters of discretion > Residential Heritage Areas (excluding Akaroa Township Heritage Area) - demolition or relocation of a defining building or contributory building	Support	Retain as proposed	
193.17	PC14	Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Schedule of Significant Historic Heritage Items	Support	Retain as proposed	
193.18	PC14	Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Schedule of Significant Historic Heritage Items	Support	Retain as proposed.	
193.19	PC14	Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone > Area-specific activities > Area-specific restricted discretionary activities	Support	Retain RD15 as proposed	
193.20	PC14	Commercial > Rules - City Centre Zone > Activity status tables - City Centre Zone > Restricted discretionary activities	Support	Retain RD11 as proposed	
193.21	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Support	Retain all existing heritage items, settings, and features as a Qualifying Matter	S
193.22	PC14	Natural and Cultural Heritage > Historic heritage > Rules - Historic heritage > Activity Status Tables > Permitted activities	Support	Retain [activity] P1 as proposed.	
193.23	PC14	Natural and Cultural Heritage > Historic heritage > Rules - Historic heritage > Activity Status Tables > Permitted activities	Support	Retain [activity] P2 as proposed.	
193.24	PC14	Natural and Cultural Heritage > Historic heritage > Rules - Historic heritage >	Support	Retain [activity] P12 as proposed.	

		Activity Status Tables > Permitted activities			
193.25	PC14	Natural and Cultural Heritage > Historic heritage > Rules - Historic heritage > Activity Status Tables > Restricted discretionary activities	Support	Retain [activity] RD6 as proposed.	
193.26	PC14	Natural and Cultural Heritage > Historic heritage > Rules - Historic heritage > Activity Status Tables > Restricted discretionary activities	Support	Retain [activity] RD7 as proposed.	
193.27	PC14	Natural and Cultural Heritage > Historic heritage > Rules - Historic heritage > Activity Status Tables > Restricted discretionary activities	Support	Retain [activity] RD8 as proposed.	
193.28	PC14	Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Schedule of Significant Historic Heritage Items	Oppose	Amend column heading to remove reference to registration: Heritage NZ Pouhere Taonga Heritage List number & registration type	
193.29	PC14	Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Schedule of Significant Historic Heritage Items	Oppose	Amend Item 1401 to include list number and category: <u>Heritage NZ Pouhere Taonga Heritage List number & type 3128 Category 2.</u>	S
193.30	PC14	Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Schedule of Significant Historic Heritage Items	Oppose	Amend Setting Map 629 to show the current location of Heritage Item 107.	??

For obvious reasons CCT supports HNZPT decision requests but is unsure about one or two.

Joshua Wight

Submitter 199

Original Submission No	Plan Change	Provision	Position	Decision Requested
199.1	PC14	Residential > Rules - High Density Residential Zone	Seek Amendment	Amend provisions to enable taller buildings, especially [within the] central city (20-30 lvs). Commercial centres and surrounding residential sites have increased height limits, generally to between 4 and 6 storeys.
199.2	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Support	[Re: 14.6.2.2.c.iv] Support Perimeter-block form-factors encouraged in high-density neighbourhoods – eyes on the street.
199.3	PC14	Planning Maps > Any other QMs	Seek Amendment	Amend Riccarton bush interface that limits buildings in this area to 8m.
199.4	PC14	Planning Maps > QM - Low PT	Oppose	The Low Public Transport Accessibility Qualifying Matter should be removed from the proposal.
199.5	PC14	Planning Maps > HRZ Zoning	Seek Amendment	Oppose restrictions on buildings above 14 m.
199.6	PC14	Residential	Support	More homes, with 3-storey, 3-homes per site.
199.7	PC14	Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Building height	Seek Amendment	Amend provisions to enable taller buildings, especially [within the] central city (20-30 lvs). Commercial centres and surrounding residential sites have increased height limits, generally to between 4 and 6 storeys.
199.8	PC14	Commercial	Seek Amendment	Amend provisions to enable taller buildings, especially [within the] central city (20-30 lvs). Commercial centres and surrounding residential sites have increased height limits, generally to between 4 and 6 storeys.
199.9	PC14	Residential	Seek Amendment	[Re: 14.5.2.6.a and 14.6.2.2.a] Amend the sunlight access QM to previously proposed levels or oppose entirely.

CCT's opposition to these decision requests will be shared by many who desire a bespoke solution for Christchurch rather than an Ak-imposed regime.

Robert J Manthei

Submitter 200

Original Submission No	Plan Change	Provision	Position	Decision Requested	
200.1	PC14	All of Plan	Seek Amendment	<ol style="list-style-type: none"> Restart process based on accurate projections for future housing needs and population trends, or do no more than what is required Directly address the ongoing (and growing) problem of a lack of affordable housing. stop any further work on the proposed PC14 and consider instead how to best fulfil its stated aims by responding in the least disruptive way to the requirements set out in the NPS-UD 	S S S
200.2	PC14	Specific Purpose Zones > Specific Purpose (Hospital) Zone > Rules - Specific Purpose (Hospital) Zone > Built form standards > Smaller inner urban sites - Nurse Maude Hospital, Nurse Maude-Mansfield, Wesley Care, former Pegasus Health 24 hr, former Christchurch Women's Hospital and Montreal House.	Seek Amendment	[That the internal setback at the former Christchurch Women's Hospital site is 10 metres instead of 4 metres]	S
200.3	PC14	Specific Purpose Zones > Specific Purpose (Hospital) Zone > Rules - Specific Purpose (Hospital) Zone > Activity status tables > Restricted discretionary activities	Seek Amendment	[Regarding RD13] The building height should be reduced by 50%, from 32 and 20m to 16 and 10m.	S
200.4	PC14	Specific Purpose Zones > Specific Purpose (Hospital) Zone > Rules - Specific Purpose (Hospital) Zone > Built form standards > Smaller inner urban sites - Nurse Maude Hospital, Nurse Maude-Mansfield, Wesley Care, former Pegasus Health 24 hr, former Christchurch Women's Hospital and Montreal House.	Seek Amendment	[New standard] That a service road is required on the southern boundary of the former Christchurch Women's Hospital site	
200.5	PC14	Specific Purpose Zones > Specific Purpose (Hospital) Zone > Rules - Specific Purpose (Hospital) Zone > Built form standards > Smaller inner urban sites - Nurse	Seek Amendment	[d] Recession planes should be the same as current ones; The recession plane for the southern boundary on [the former Christchurch Women's Hospital] site	

		Maude Hospital, Nurse Maude-Mansfield, Wesley Care, former Pegasus Health 24 hr, former Christchurch Women's Hospital and Montreal House.		should be the same as the current recession plane calculated at a point 10m from the boundary	S
200.6	PC14	Residential > Appendices > Appendix - Recession planes	Oppose	Recession planes should be the same as the current ones	
200.7	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities	Oppose	[Do not allow any buildings to exceed 14m in the HRZ within the four avenues - RD7 & RD8]	
200.8	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules - Tree canopy cover and financial contributions > 6.10A.4.2 Tree canopy cover and financial contributions standards	Seek Amendment	<ol style="list-style-type: none"> Increase the financial contribution and adopt a 'hard' tree cover target of 25% Require mature vegetation and trees to be kept on new building sites. Require developers to design 'around' a site's unique features, including retaining mature trees and vegetation. 	S S S!
200.9	PC14	All of Plan	Seek Amendment	<ol style="list-style-type: none"> Begin now to establish a Street Running Large Spacing Busway system of public transport. Reinstate the inner city Shuttle bus immediately. 	S! !
200.10	PC14	All of Plan	Seek Amendment	Any future version of PlanChange 14 should incorporate regulations mandating 'Sponge city' concepts, no matter what the final density targets become. The CCC should set a sponginess rating of 35%, the same as Auckland's.	S
200.11	PC14	Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Building height	Seek Amendment	Reduce height limits	
200.12	PC14	Commercial > Rules - Central City Mixed Use Zone > Built form standards - Central City Mixed Use Zone > Maximum building height	Seek Amendment	Reduce height limits	
200.13	PC14	Residential > Objectives and Policies > Objective - Future Urban Zone	Seek Amendment	Stop enabling greenfield developments	S
200.14	PC14	Subdivision, Development and Earthworks > Objectives and policies	Seek Amendment	Stop enabling Greenfield developments	S

In contrast, CCT can fully support this exemplary series of decision requests which encompass many of the reasons (and more) thus far encountered in this summary of requested decisions from 200 submitters.

Addington Neighbourhood Association

Submitter 205

Original Submission No	Plan Change	Provision	Position	Decision Requested
205.1	PC14	Strategic Directions > Objectives > Objective - Urban growth, form and design	Seek Amendment	Intensification should be restricted until required infrastructure is in place.

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205.2	PC14	Strategic Directions > Objectives > Objective - Natural and cultural environment	Seek Amendment	Areas of higher density should provide residents with access to public green spaces within a distance of no more than one kilometer.
205.3	PC14	Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Minimum and maximum number and dimensions of car parking spaces required	Seek Amendment	Subdivisions should have at least one compulsory car park on each development for deliveries, tradesmen and emergency services .
205.4	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters	Support	That natural hazards must be allowed for, or the Council could face legal redress for allowing higher density in the wrong places.
205.5	PC14	Natural Hazards > Objectives and Policies > Natural hazards policies	Support	That natural hazards must be allowed for, or the Council could face legal redress for allowing higher density in the wrong places.
205.6	PC14	Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Daylight recession planes	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.
205.7	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.
205.8	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.
205.9	PC14	Commercial > Rules - Matters of control and discretion > Matters of discretion for built form standards > Minimum setback from the boundary with a residential zone or from an internal boundary	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.
205.10	PC14	Commercial > Rules - Matters of control and discretion > Matters of discretion for built form standards > Building height in the Central City Mixed Use Zones	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.

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CCT supports many of this submitter's requested decisions made on the basis of sound environmental and social reasons.

Emma Wheeler

Submitter 206

Original Submission No	Plan Change	Provision	Position	Decision Requested
206.1	PC14	Planning Maps > QM - Any Heritage Layer	Seek Amendment	[New Residential Heritage Area] Make both St James Avenue and Windermere Road category 1 Streets, protecting both the plaques, trees and the people the already enjoy and use these streets. Removing both streets from the intensification plan.
206.2	PC14	Planning Maps > MRZ Zoning	Seek Amendment	Removing St James Avenue and Windermere Road from the intensification plan.
206.3	PC14	Planning Maps > HRZ Zoning	Seek Amendment	Removing St James Avenue and Windermere Road from the intensification plan.

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CCT supports inclusion of this RHA to further enhance the city's historic identity.

Graham Thomas Blackett

Submitter 215

Original Submission No	Plan Change	Provision	Position	Decision Requested
215.1	PC14	Planning Maps > MRZ Zoning	Seek Amendment	That all of the area of St Albans north of Bealey Avenue and south of Edgeware Road be zoned Medium Density Residential [instead of High Density Residential].
215.2	PC14	Residential > Appendices > Appendix - Recession planes	Seek Amendment	Amend recession planes on new buildings to allow sunlight to directly reach the ground floors of existing adjoining dwellings for at least some portion of every day of the year.
215.3	PC14	Planning Maps > HRZ Zoning	Seek Amendment	That all of the area of St Albans north of Bealey Avenue and south of Edgeware Road be zoned Medium Density Residential [instead of High Density Residential].

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CCT supports the advantages to be gained from the granting of this submitter's requested decision.

Julia van Essen

Submitter 218

Original Submission No	Plan Change	Provision	Position	Decision Requested
218.1	PC14	All of Plan	Oppose	[T]hat the council review the need for the extent of the changes proposed under plan change 14.
218.2	PC14	All of Plan	Seek Amendment	[T]hat the submission process (webpage) is made simpler to use and less glitchy.
218.3	PC14	All of Plan	Seek Amendment	[T]hat submissions [are] reopened and more time given for submissions [following improvement to the submissions web page].
218.4	PC14	All of Plan	Seek Amendment	[That] a review into the social impact of plan change 14 [is undertaken].
218.5	PC14	All of Plan	Oppose	[Revisit the vote to notify Plan Change 14]

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CCT has a good deal of sympathy for this submitter's decision requests, particularly 218.2.

Deans Avenue Precinct Society Inc.

Submitter 222

Original Submission No	Plan Change	Provision	Position	Decision Requested	
222.1	PC14	All of Plan	Support	Support the broad goals of the urban intensification process, and do not think that Christchurch should be allowed to sprawl further across the plains. We need to take account of national priorities, not only with respect to land use, but with respect to energy efficiency and de-carbonisation.	S
222.2	PC14	Planning Maps > HRZ Zoning	Oppose	Oppose High Density Residential Zoning on sites that are bounded by the following streets on Planning Map 31 and 38. - North: Matai St East - West: Deans Ave - South: Moorhouse Ave	S

				- East: Railway line Except for sites located along/facing Riccarton Road, on the Guest Accommodation block, and the old Saleyards site (they can be High Density Residential Zone).	
222.3	PC14	Residential > Rules - High Density Residential Zone	Oppose	Oppose High Density Residential Zoning on sites that are bounded by the following streets on Planning Map 31 - North: Matai St East, - West: Deans Ave - South: old Blenheim Road (now cycle and pedestrian access) - East: Railway line Except for sites located along/facing Riccarton Road	S
222.4	PC14	Planning Maps > HRZ Zoning	Support	Support these areas being High Density Residential zoning on planning maps 31 and 38: • the "Old Saleyards" block from south side of Mayfair to Lester • The Residential Guest Accommodation block (Chateau on the Park etc) • Properties with a boundary on Riccarton Road	??
222.5	PC14	Residential > Rules - High Density Residential Zone	Support	Support these areas being High Density Residential Zoning on planning maps 31 and 38: • the "Old Saleyards" block from south side of Mayfair to Lester • The Residential Guest Accommodation block (Chateau on the Park etc) • Properties with a boundary on Riccarton Road	

222.6	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Support the proposal to add a Qualifying Matter that would better allow sunshine to reach neighbouring properties, especially in the winter. This must apply to both Medium Density Residential Zone and High Density Residential Zone.	S
222.7	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Support the proposal to add a Qualifying Matter that would better allow sunshine to reach neighbouring properties, especially in the winter. This must apply to both Medium Density Residential Zone and High Density Residential Zone.	
222.8	PC14	Residential > Appendices > Appendix - Recession planes	Seek Amendment	Support the proposal to add a Qualifying Matter that would better allow sunshine to reach neighbouring properties, especially in the winter. This must apply to both Medium Density Residential Zone and High Density Residential Zone.	
222.9	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Oppose	Oppose any reduction of sunlight because the recession plane rules, as proposed, allow less sunlight than the existing rules, and should therefore, not be further reduced.	S
222.10	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Oppose	Oppose any reduction of sunlight because the recession plane rules, as proposed, allow less sunlight than the existing rules, and should therefore, not be further reduced.	
222.11	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Minimum building setbacks	Oppose	Oppose any further reduction in setbacks	S
222.12	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities	Oppose	Oppose limited notification of breaches of the High Density Built form standards relating to recession plane (height in relation to boundary) and boundary setbacks. Breaches of these rules shall be limited notified to adjacent landowners. Amend RD9 and RD 10 to require limited notification.	??

CCT supports many of this submitter's decision requests which are based on valid social and environmental grounds.

Michael Dore

Submitter 225

Original Submission No	Plan Change	Provision	Position	Decision Requested	
225.1	PC14	All of Plan	Oppose	Opposes any residential development above 12 meters beyond the inner city.	S
225.2	PC14	Planning Maps > Any other QMs	Support	Support protections for Riccarton House and Bush.	S
225.3	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Building height and maximum number of storeys	Support	Support protections for Riccarton House and Bush.	S
225.4	PC14	Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Building height	Support	Support protections for Riccarton House and Bush.	S

225.5	PC14	Planning Maps > QM - Any Heritage Layer	Seek Amendment	The History, Character and Heritage of our City of Christchurch should be protected at all costs	S
225.6	PC14	Natural and Cultural Heritage	Seek Amendment	The History, Character and Heritage of our City of Christchurch should be protected at all costs	S
225.7	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Building height	Oppose	Opposes any residential development above 12 meters beyond the inner city.	S
225.8	PC14	Planning Maps > QM - Character Areas	Seek Amendment	The History, Character and Heritage of our City of Christchurch should be protected at all costs	S
225.9	PC14	Residential	Oppose	The History, Character and Heritage of our City of Christchurch should be protected at all costs	S

CCT endorse all of this submitter's decision requests on historic urban identity and ecological grounds.

Paul Clark

Submitter 233

Original Submission No	Plan Change	Provision	Position	Decision Requested
233.1	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
233.2	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
233.3	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
233.4	PC14	Residential > Rules - Future Urban Zone > Built form standards > Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

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233.5	PC14	Planning Maps > QM - Low PT	Oppose	Oppose [Low Public Transport Accessibility Qualifying Matter]
233.6	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Oppose	Oppose [Low Public Transport Accessibility Qualifying Matter]
233.7	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Oppose	Oppose [Sunlight Access Qualifying Matter]
233.8	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Oppose	Oppose [Sunlight Access Qualifying Matter]
233.9	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Oppose	Oppose [Sunlight Access Qualifying Matter]
233.10	PC14	Residential > Appendices > Appendix - Recession planes	Oppose	Oppose [Sunlight Access Qualifying Matter]
233.11	PC14	Planning Maps > HRZ Zoning	Support	Support high-density housing near the city and commercial centres.
233.12	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities	Support	[Retain provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.

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This summary is of a submission which appears to CCT to be part of an orchestration opposing sunlight QM and other matters which might improve the quality of life for many Christchurch residents. Numbered 1.

Marjorie Manthei

Submitter 237

Original Submission No	Plan Change	Provision	Position	Decision Requested
237.1	PC14	All of Plan	Seek Amendment	That the level of intensification be re-visited, and that PC14 goes only as far as it must to satisfy the minimum requirements of NPS-UD and Enabling House legislation. 1. Base decisions on the required 10-30 year period, not 50 years. 2. Reduce extent of walkable catchments
237.2	PC14	Planning Maps > HRZ Zoning	Not Stated	That Salisbury Street to Bealey Avenue is (not zoned High Density Residential zone) removed from the 'walkable catchment' area from the edge of the City Centre.
237.3	PC14	Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Building height	Seek Amendment	i. Decrease maximum height in the City Centre from 90m to 60m as far north as Kilmore Street v. Reduce the proposed maximum heights on Victoria Street (from Salisbury Street to Bealey Avenue) to 20m
237.4	PC14	Commercial > Rules - Central City Mixed Use Zone > Built form standards - Central City Mixed Use Zone > Maximum building height	Seek Amendment	Allow max height up to 40m from Kilmore to Salisbury St
237.5	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Building height	Support	[Retain]14m Permitted [height] in the High Density Residential Zone from Salisbury Street to Bealey Avenue
237.6	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities	Seek Amendment	[1. Retain provision that enables 20m height. 2. Remove provisions that enable any building height that exceeds 20m from Salisbury Street to Bealey Avenue.]
237.7	PC14	Residential > Appendices > Appendix - Recession planes	Oppose	[Retain] current residential recession planes
237.8	PC14	Specific Purpose Zones > Specific Purpose (Hospital) Zone > Objectives and Policies >	Support	[Retain Policy 13.5.2.1.2]

		Objective - Enabling hospital development > Policy - Comprehensive development		
237.9	PC14	Specific Purpose Zones > Specific Purpose (Hospital) Zone > Objectives and Policies > Objective - Enabling hospital development > Policy - Comprehensive development and redevelopment of sites for residential purposes	Support	[Retain Policy 13.5.2.1.3]
237.10	PC14	Specific Purpose Zones > Specific Purpose (Hospital) Zone > Rules - Specific Purpose (Hospital) Zone > Activity status tables > Restricted discretionary activities	Seek Amendment	[Amend RD13.b.ii to reduce the permitted height at the former Christchurch Women's Hospital Site to 18m] Retain RD13.a.i. and ii. as written
237.11	PC14	Specific Purpose Zones > Specific Purpose (Hospital) Zone > Rules - Specific Purpose (Hospital) Zone > Built form standards > Smaller inner urban sites - Nurse Maude Hospital, Nurse Maude-Mansfield, Wesley Care, former Pegasus Health 24 hr, former Christchurch Women's Hospital and Montreal House.	Support	[Retain a., e.-g. and h.]
237.12	PC14	Specific Purpose Zones > Specific Purpose (Hospital) Zone > Rules - Matters of discretion	Support	[Retain Matters of discretion]
237.13	PC14	Residential > Objectives and Policies > Objective - Housing supply	Support	[Retain Objective 14.2.1(a)(i)]
237.14	PC14	Residential > Objectives and Policies > Objective - Housing supply > Policy - Monitoring	Support	[Retain Policy 14.2.1.7]
237.15	PC14	Residential > Objectives and Policies > Objective - MDRS Objective 2 > Management of increased building heights	Support	[Retain Policy 14.2.3.7(a)(i-iv)]
237.16	PC14	Residential > Objectives and Policies > Objective - High quality residential environments > Policy - Neighbourhood character, amenity and safety	Support	[Retain Policy 14.2.5.1]
237.17	PC14	Residential > Objectives and Policies > Objective - High quality residential environments > Policy - High quality, medium density residential development	Support	[Retain Policy 14.2.5.2]
237.18	PC14	Residential > Objectives and Policies > Objective - High quality residential environments > Policy - Quality large scale developments	Support	[Retain Policy 14.2.5.3]

237.19	PC14	Residential > Objectives and Policies > Objective - High quality residential environments > Policy - Assessment of wind effects	Support	[Retain Policy 14.2.5.5]	
237.20	PC14	Residential > Objectives and Policies > Objective - Medium Density Residential Zone > Policy - MDRS Policy 1	Support	[Retain Policy 14.2.6.1]	
237.21	PC14	Residential > Objectives and Policies > Objective - High Density Residential Zone	Support	[Retain Objective 14.2.7]	
237.22	PC14	Residential > Objectives and Policies > Objective - High Density Residential Zone > Policy - Provide for a high density urban form	Support	[Retain Policy 14.2.7.1]	
237.23	PC14	Residential > Objectives and Policies > Objective - High Density Residential Zone > Policy - High density location	Support	[Retain Policy 14.2.7.2]	
237.24	PC14	Residential > Objectives and Policies > Objective - Non-residential activities > Policy - Residential coherence character and amenity	Support	[Retain Policy 14.2.9.1]	
237.25	PC14	Residential > Objectives and Policies > Objective - Non-residential activities > Policy - Retailing in residential zones	Support	[Retain Policy 14.2.9.6]	
237.26	PC14	Residential > Objectives and Policies > Objective - Non-residential activities	Seek Amendment	Amend (a) (iii) as follows: 'restrict other non-residential activities, unless the activity has a proven strategic or operation need to locate within a residential zone, <u>supported by a strong rationale and evidence</u> '.	S
237.27	PC14	Residential > Objectives and Policies > Objective - Non-residential activities > Policy - Community activities and community facilities	Seek Amendment	Amend (a): "Enable community activities and community facilities within residential areas <u>if they meet identified needs of the immediate local community...and...</u> "	S
237.28	PC14	Residential > Objectives and Policies > Objective - Non-residential activities > Policy - Other non-residential activities	Seek Amendment	Amend "Restrict the establishment of other non-residential activities...unless the activity has a <u>proven</u> strategic or operational need to locate within a residential zone <u>supported by a strong rationale and evidence</u>"	S
237.29	PC14	Residential > Objectives and Policies > Objective - Non-residential activities > Policy - Non-residential activities in Central City residential areas	Seek Amendment	Amend [a.ii] "ensure non-residential activities are focussed on meeting the <u>proven</u> needs of the immediate local residential community <u>and can provide a strong rationale and evidence for depending upon the high level....</u> "	S

237.30	PC14	Residential > Objectives and Policies > Objective - Visitor Accommodation in Residential Zones > Policy - Visitor Accommodation in Residential Units	Seek Amendment	[Regarding b.] Consider how to make the intention more explicit, i.e., to retain residential neighbourhoods as a place to <u>live</u> .	S
237.31	PC14	Residential > Objectives and Policies > Objective - High Density Residential Zone > Policy - High Density Residential development	Oppose	[Remove] (a) (i), requiring at least two-storey developments in HDRZs. [Remove] (iii) re locating building bulk to the front of sites ("enhancing the street wall").	
237.32	PC14	Residential > Objectives and Policies > Objective - Non-residential activities > Policy - Community activities and community facilities	Seek Amendment	Amend 14.2.9.2 (b) (i) to only include the City Centre Commercial Business and Mixed Use Zones	
237.33	PC14	Residential > Objectives and Policies > Objective - High Density Residential Zone > Policy - Heights in areas surrounding the central city	Seek Amendment	Clarify that "surrounding area" in 14.2.7.3 does not include the area north of Salisbury Street.	
237.34	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Permitted activities	Support	[Retain P1, P6, P7, P12 & P13]	
237.35	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities	Support	[Retain RD2]	
237.36	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Controlled activities	Support	[Retain C1 and C2]	
237.37	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Support	[Retain 14.6.2.7]	
237.38	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Building coverage	Support	[Retain 14.6.2.12]	
237.39	PC14	Planning Maps > HRZ Zoning	Seek Amendment	[W]ithin the High Density Residential Zone from Salisbury Street to Beale Avenue, between Colombo and Victoria Streets, review the zoning to ensure "it takes into account how the package of zones work together" ('Understanding and Implementing' guide, Section 6, p28).	S
237.40	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities	Seek Amendment	[RD7 & RD8 - identify recession plane] [RD8 - reduce height to 20m]	S
237.41	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Building height	Seek Amendment	[Remove] (b), restricting residential units to no less than 7m	S

237.42	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Amend 14.6.2.2 (b) so that the current residential recession plane applies, regardless of height.	
237.43	PC14	Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Minimum number of loading spaces required	Seek Amendment	Add a rule requiring at least one service bay for multi-unit developments of three or more units	
237.44	PC14	Residential > Rules - Matters of control and discretion > Height in relation to boundary breaches	Support	[Retain] 14.15.4	
237.45	PC14	Residential > Rules - Matters of control and discretion > Scale and nature of activity	Support	[Retain] 14.15.6 (a-c)	
237.46	PC14	Residential > Rules - Matters of control and discretion > Urban design in the High Density Residential zone within the Central City	Support	[Retain] 14.15.36 re urban design, especially acknowledging 'human scale'	§
237.47	PC14	Residential > Rules - Matters of control and discretion > Building height in the High Density Residential Zone within the Central City	Seek Amendment	Consider ways to provide further protection from tall buildings in a residential neighbourhood, by rewriting and expanding the current list.	§
237.48	PC14	Residential > Rules - Matters of control and discretion > Daylight recession planes in the High Density Residential zone within the Central City	Seek Amendment	[Delete b. and d.]	
237.49	PC14	Strategic Directions > Objectives > Objective - Natural and cultural environment	Seek Amendment	Amend (a)(i) to include commercial/industrial activities as well.	
237.50	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.2 Objectives and Policies > 6.10A.2.1 Objective - Urban tree canopy cover	Seek Amendment	Apply [6.10A provisions] to commercial/industrial [zones] too.	
237.51	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.2 Objectives and Policies > 6.10A.2.1 Objective - Urban tree canopy cover > 6.10A.2.1.1 Policy - Contribution to tree canopy cover	Seek Amendment	Increase cover in (i) to 25%	§
237.52	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.2 Objectives and Policies > 6.10A.2.1 Objective -	Support	[Retain 6.10A.2.1.2]	

		Urban tree canopy cover > 6.10A.2.1.2 Policy - The cost of providing tree canopy cover and financial contributions			
237.53	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.2 Objectives and Policies > 6.10A.2.1 Objective - Urban tree canopy cover > 6.10A.2.1.3 Policy - Tree health and infrastructure	Support	[Retain 6.10A.2.1.3]	
237.54	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules - Tree canopy cover and financial contributions > 6.10A.4.1 Activity status tables > 6.10A.4.1.1 Permitted activities	Seek Amendment	[For P1 and P2], Clarify that provisions apply everywhere in Christchurch, including the Central City and High Density Residential Zones/Precincts	
237.55	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules - Tree canopy cover and financial contributions > 6.10A.4.2 Tree canopy cover and financial contributions standards > 6.10A.4.2.1 Tree canopy cover standards and calculations	Seek Amendment	Re (vii) : Consider how to address [the longevity of the trees] Decrease the maximum percentage in (viii) as much as possible	§
237.56	PC14	Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Design of parking and loading areas	Seek Amendment	add a Rule to all relevant sections of the District Plan encouraging the use of permeable surfaces for drives, parking lots, residential and commercial sites.	§
237.57	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules - Tree canopy cover and financial contributions > 6.10A.4.2 Tree canopy cover and financial contributions standards > 6.10A.4.2.2 Financial contribution standards and calculations	Seek Amendment	Rewrite 6.10A.4.2.2 (a) to read " ..If the tree canopy cover requirements... cannot be met (rather than "are not met") to make it clearer that maintaining or planting on the same site is the first priority and (ii) increase the amount per tree from \$2037.00 to at least \$4074.	§
237.58	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.5 Matters of discretion > 6.10A.5.1 Tree canopy cover and financial contributions	Seek Amendment	Consider how to make the intention of the Matters of Discretion more explicit.	

237.59	PC14	Commercial > Objectives and policies > Objective - Role of the City Centre Zone > Policy - Entertainment and Hospitality Precinct	Seek Amendment	Delete 15.2.6.7 (a) (ii)	
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CCT fully supports this submitter's requested decisions, which are soundly based on common sense, and environmental and social concerns.

Jean-Michel Gelin

Submitter 247

Original Submission No	Plan Change	Provision	Position	Decision Requested
247.1	PC14	Planning Maps > QM - Character Areas	Seek Amendment	Create a character area including Forfar Street to limit the possible height of the new building and the sunlight access for the 1 Storey houses of the street
247.2	PC14	Residential > Rules - Matters of control and discretion > Character Area Overlay	Seek Amendment	Create a character area including Forfar Street to limit the possible height of the new building and the sunlight access for the 1 Storey houses of the street

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CCT supports this very reasonable decision request from this submitter.

Ian Dyson

Submitter 250

Original Submission No	Plan Change	Provision	Position	Decision Requested
250.1	PC14	All of Plan	Seek Amendment	[A]gree with the goals of densification, but it needs to be done in a controlled manner by releasing designated areas for development. Other areas can then be released as requirements dictate.
250.2	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Building height and maximum number of storeys	Seek Amendment	Do not apply higher height limits in Cashmere hill suburbs

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CCT supports staged intensification on an 'as needs' basis as requested by this submitter.

Emma Besley

Submitter 254

Original Submission No	Plan Change	Provision	Position	Decision Requested	
254.1	PC14	Planning Maps > QM - Low PT	Oppose	[S]eek that the council drop this qualifying matter.	
254.2	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter, seek its deletion.	O
254.3	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities	Seek Amendment	Support enabling 6 to 10 storeys for residential buildings near commercial centers.	
254.4	PC14	Planning Maps > HRZ Zoning	Support	[S]upport high-density housing near the city and commercial centres.	
254.5	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	S
254.6	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan..	
254.7	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	
254.8	PC14	Residential > Rules - Future Urban Zone > Built form standards > Landscaping and tree canopy cover	Support	Seek that the council retains the tree canopy requirement and contributions plan.	
254.9	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree	Seek Amendment	Concern that the 'or the payment of financial contributions in lieu of planting' will essentially mean 'pay a fine so we don't have to plant trees', and that 'as close to the development site as practicable' may in	S!

		Canopy Cover and Financial contributions		effect lead to areas of intensification without tree cover nearby as it is not 'practicable' and ask this be strictly enforced.
254.10	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Building height	Support	Support enabling 6 to 10 storeys for residential buildings near commercial centers.

For well-canvassed reasons CCT supports some and opposes other decisions requested by this submitter.

Stephen Bryant

Submitter 258

Original Submission No	Plan Change	Provision	Position	Decision Requested
258.1	PC14	Planning Maps > Any other QMs	Seek Amendment	Additional traffic impact qualifying matter for developments around small feeder streets in Merivale due to narrowness of existing streets.
258.2	PC14	Commercial > Objectives and policies > Objective - Centres-based framework for commercial activities > Policy - Role of centres	Seek Amendment	Re-designate Merivale a Medium Town Centre.
258.3	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Amend recession planes for Christchurch to ensure they meet the Australian standard.
258.4	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Amend recession planes for Christchurch to ensure they meet the Australian standard.

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258.5	PC14	Residential > Appendices > Appendix - Recession planes	Seek Amendment	Amend recession planes for Christchurch to ensure they meet the Australian standard.
258.6	PC14	Residential	Seek Amendment	Require privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, to be part of the assessment process for ALL developments.
258.7	PC14	Planning Maps > Commercial Zoning	Seek Amendment	Re-designate Merivale a Medium Town Centre.

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CCT agrees with some requested decisions, particularly 258.1 but has questions about others incl the Australian standard for rps.

Ara Poutama Aotearoa

Submitter 259

Original Submission No	Plan Change	Provision	Position	Decision Requested
259.1	PC14	Planning Maps > Commercial Zoning	Support	Retain the proposed Local Centre Zone for Rāwhiti Community Corrections, 296 Breezes Road, Aranui.
259.2	PC14	Planning Maps > Commercial Zoning	Support	Retain the proposed Town Centre Zone for Winston Avenue Community Corrections, 16 Winston Avenue, Papanui.
259.3	PC14	Abbreviations and Definitions > Definitions List > R	Seek Amendment	[Re: Residential activity] Amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community are provided for.
259.4	PC14	Abbreviations and Definitions > Definitions List > S	Seek Amendment	[Re: Sheltered housing] Amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community are provided for.
259.5	PC14	Abbreviations and Definitions > Definitions List > E	Seek Amendment	[Re: Emergency and refuge accommodation] Amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community are provided for.

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CCT supports decisions 259.4 /.5 requested to make diverse housing needs better catered for.

Scentre (New Zealand) Limited

Submitter 260

Original Submission No	Plan Change	Provision	Position	Decision Requested	
260.1	PC14	Commercial > Objectives and policies > Objective - Centres-based framework for commercial activities > Policy - Role of centres	Seek Amendment	Riccarton should be recognized as a Metropolitan Centre in the District Plan to be inline with the NPS-UD as opposed to a Town Centre.	O
260.2	PC14	Commercial > Objectives and policies > Objective - Centres-based framework for commercial activities > Policy - Accommodating growth	Support	[S]upports the notified version of Policy 15.2.2.4 'Accommodating growth'.	

260.3	PC14	Commercial > Rules - Town Centre Zone > Built form standards - Town Centre Zone > Maximum building height	Seek Amendment	Amend Rule 15.4.2.2 of PC14 to allow a maximum building height of 50m for Riccarton as opposed to the 22m proposed.	O
260.4	PC14	Commercial > Rules - Town Centre Zone > Activity status tables - Town Centre Zone > 15.4.1.1 Permitted activities	Seek Amendment	[Regarding Rule 15.4.1.1(P11)] Office tenancies of <u>any size</u> in Metropolitan Centers (or the larger Town Centers) should be permitted activities. Opposes office activities over 500m2 being excluded as permitted activities as currently proposed in PC14.	O
260.5	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Oppose	[Regarding the insertion of a new Sub-chapter 6.10A] Oppose the imposition of additional financial contributions for the development of commercial zone land ingreenfield/brownfield locations resulting in one or more buildings and / or impervious surfaces that do not retain or plant 10 percent tree canopy cover. This provision should be removed.	O
260.6	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Seek Amendment	[Regarding the insertion of a new Sub-chapter 6.10A] Amend the sub-chapter to include a financial contributions credit for sites that achieve tree coverage that goes above and beyond the 10% limit.	O
260.7	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Seek Amendment	[Regarding the insertion of a new Sub-chapter 6.10A] Seek amendment to [e]nsure that the unit of measurement of "tree canopy coverage" takes into account green / living walls and roofs	??
260.8	PC14	Planning Maps > Commercial Zoning	Seek Amendment	Riccarton should be recognized as a Metropolitan Centre in the District Plan to be inline with the NPS-UD as opposed to a Town Centre.	O

On liveability and environmental grounds CCT opposes most of this submitter's requested decisions.

Maia Gerard

Submitter 261

Original Submission No	Plan Change	Provision	Position	Decision Requested	
261.1	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	S
261.2	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
261.3	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
261.4	PC14	Residential > Rules - Future Urban Zone > Built form standards > Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
261.5	PC14	Planning Maps > QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	O
261.6	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	
261.7	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Oppose	Opposes the Sunlight Access Qualifying Matter	O
261.8	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Oppose	Opposes the Sunlight Access Qualifying Matter	
261.9	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Seek Amendment	Opposes the Sunlight Access Qualifying Matter	
261.10	PC14	Residential > Appendices > Appendix - Recession planes	Seek Amendment	Opposes the Sunlight Access Qualifying Matter	
261.11	PC14	Planning Maps > HRZ Zoning	Support	Support high-density housing near the city and commercial centres.	
261.12	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities	Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.	

CCT cannot support all of this submitter's requested decisions because they are contradictory in terms of liveability and the environment.

Aaron Tily

Submitter 264

Original Submission No	Plan Change	Provision	Position	Decision Requested
264.1	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
264.2	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
264.3	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
264.4	PC14	Residential > Rules - Future Urban Zone > Built form standards > Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
264.5	PC14	Planning Maps > QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
264.6	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
264.7	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
264.8	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
264.9	PC14	Residential > Appendices > Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
264.10	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

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264.11	PC14	Planning Maps > HRZ Zoning	Support	Supports high-density housing near the city and commercial centres.
264.12	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities	Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.

CCT applies same reasoning to a practically identical submission summary.

John Bryant

Submitter 265

CCT ditto

Alex Hobson

Submitter 266

CCT ditto

... continue to Submitter 271 with some slight variations incl positive mention of climate change needing to be considered.

Caltriona Cameron

Submitter 272

Original Submission No	Plan Change	Provision	Position	Decision Requested
272.1	PC14	All of Plan	Seek Amendment	The proposal should provide protections for existing property rights. This could be achieved by setting a 'phase in' period (perhaps 5-10 years) for developments under the new regulations

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272.2	PC14	Subdivision, Development and Earthworks > Activity standards > Minimum net site area and dimension	Seek Amendment	The proposal should facilitate coherent residential planning, rather than allow a solely market-driven approach (which risks 'lowest common denominator' development). Specifically increase minimum plot sizes for plots with 3+ storey residential buildings
272.3	PC14	All of Plan	Seek Amendment	The proposal should facilitate coherent residential planning, rather than allow a solely market-driven approach (which risks 'lowest common denominator' development). Specifically et a phase-in period (as suggested in C1 (272.9)) would also ensure more coherent development. It is likely there would be more larger coherent developments, rather than piece-meal development.
272.4	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	The proposal should increase protection of sunlight access to maximise liveability features in new developments. - The recession plane angles should be reduced to provide more sunshine access than in Auckland, not the same, to take account of the colder temperatures in Christchurch. - Recession planes and setbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties. Recession plane angles should be reduced for those sites bordering sites narrower than the suggested standard of 15m.
272.5	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Minimum building setbacks	Seek Amendment	The proposal should increase protection of sunlight access to maximise liveability features in new developments. - The recession plane angles should be reduced to provide more sunshine access than in Auckland, not the same, to take account of the colder temperatures in Christchurch. - Recession planes and setbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties. Recession plane angles should be reduced for those sites bordering sites narrower than the suggested standard of 15m.
272.6	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	The proposal should increase protection of sunlight access to maximise liveability features in new developments.

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				- The recession plane angles should be reduced to provide more sunshine access than in Auckland, not the same, to take account of the colder temperatures in Christchurch. - Recession planes and setbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties. Recession plane angles should be reduced for those sites bordering sites narrower than the suggested standard of 15m.
272.7	PC14	Residential > Appendices > Appendix - Recession planes	Seek Amendment	The proposal should increase protection of sunlight access to maximise liveability features in new developments. - The recession plane angles should be reduced to provide more sunshine access than in Auckland, not the same, to take account of the colder temperatures in Christchurch. - Recession planes and setbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties. Recession plane angles should be reduced for those sites bordering sites narrower than the suggested standard of 15m.
272.8	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Seek Amendment	"The proposal should increase minimum protection of green space and canopy cover. o All developments should include whatever green space is considered to be the minimum (i.e. no 'buying out'). o The CCC should provide, and consult on, a detailed plan about how greenspace will be provided, particularly in High Density Residential zones, before any changes are made to residential planning regulations."
272.9	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Seek Amendment	The proposal should increase minimum protection of green space and canopy cover. o All developments should include whatever green space is considered to be the minimum (i.e. no 'buying out'). o The CCC should provide, and consult on, a detailed plan about how green space will be provided, particularly in High Density Residential zones, before any changes are made to residential planning regulations.

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272.10	PC14	Residential > Rules - Future Urban Zone > Built form standards > Landscaping and tree canopy cover	Seek Amendment	The proposal should increase minimum protection of green space and canopy cover. o All developments should include whatever green space is considered to be the minimum (i.e. no 'buying out'). o The CCC should provide, and consult on, a detailed plan about how green space will be provided, particularly in HDR zones, before any changes are made to residential planning regulations.
272.11	PC14	Planning Maps > MRZ Zoning	Seek Amendment	"Rattray St should be included in the Medium Density Residential zone (i.e. included in the area south and west of the street)."
272.12	PC14	Planning Maps > HRZ Zoning	Seek Amendment	Rattray St should be included in the MDR zone (i.e. included in the area south and west of the street).
272.13	PC14	Residential > Rules - Medium Density Residential Zone > Activity status tables	Seek Amendment	The proposal should provide protections for existing property rights. This could be achieved by: - increasing minimum plot sizes for plots with 3+ storey residential buildings to minimize the number of affected neighbours - requiring developers to compensate neighbours who will be adversely affected by new developments that significantly reduce sunlight.

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CCT supports the well-reasoned, practical decision requests by this submitter.

Ian Chesterman

Submitter 273

as noted earlier

Robert Fleming

Submitter 274

ditto

Steve Burns

Submitter 276

Original Submission No	Plan Change	Provision	Position	Decision Requested
276.1	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Building height	Seek Amendment	Seek maximum height of 5 stories in Christchurch
276.2	PC14	Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Daylight recession planes	Support	[Retain sunlight access provisions]

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CCT in full support of submitter's insistence throughout on this important criterion!

Eriki Tamihana

Submitter 277

Original Submission No	Plan Change	Provision	Position	Decision Requested
277.1	PC14	Planning Maps > MRZ Zoning	Seek Amendment	[Extend MRZ/ MDRS across] the hill suburbs, Belfast, Hoon Hay, Hei Hei, Casebrook, St Albans, Mairehau, Westhaven, Burwood, Parklands, Heathcote, Westmorland, Ilam, and Avonhead
277.2	PC14	Planning Maps > Any other zones	Seek Amendment	[Reduce extent of existing zones: <ul style="list-style-type: none"> Residential Hills and Residential Suburban in the hill suburbs/Westmorland, Residential Suburban in Hoon Hay, Hei Hei, Ilam, Avonhead, Casebrook, Belfast, Mairehau/St Albans, Westhaven, Parklands, Burwood and Heathcote.]
277.3	PC14	Planning Maps > QM - Low PT	Seek Amendment	[Remove QM Low Public Transport Accessibility]
277.4	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters	Seek Amendment	[Remove QM Low Public Transport Accessibility]

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In the interests of maintaining and developing Christchurch as a liveable city with a distinctive natural and historic character, CCT cannot agree with this submitter.

Mark Nichols

Submitter 287

Original Submission No	Plan Change	Provision	Position	Decision Requested
287.1	PC14	All of Plan	Seek Amendment	Seek densification in a planned and staged way by staging the effective date of the zoning changes in for example rings coming out from the city centre and/or major shopping areas, so that the densification occurs in a structured way over time, rather than in a haphazard

				way across most of the city. This will allow for a more staged build out of the infrastructure required to support the densification.
287.2	PC14	Planning Maps > MRZ Zoning	Seek Amendment	Seek densification in a planned and staged way by staging the effective date of the zoning changes in for example rings coming out from the city centre and/or major shopping areas, so that the densification occurs in a structured way over time, rather than in a haphazard way across most of the city. This will allow for a more staged build out of the infrastructure required to support the densification.
287.3	PC14	Planning Maps > HRZ Zoning	Seek Amendment	Seek densification in a planned and staged way by staging the effective date of the zoning changes in for example rings coming out from the city centre and/or major shopping areas, so that the densification occurs in a structured way over time, rather than in a haphazard way across most of the city. This will allow for a more staged build out of the infrastructure required to support the densification.
287.4	PC14	Residential	Seek Amendment	Seek densification in a planned and staged way by staging the effective date of the zoning changes in for example rings coming out from the city centre and/or major shopping areas, so that the densification occurs in a structured way over time, rather than in a haphazard way across most of the city. This will allow for a more staged build out of the infrastructure required to support the densification.

CCT supports thrust of this submitter's decision requests; the suggestions definitely need pursuing by CCC.

Waipapa Papanui-Innes-Central Community Board

Submitter 288

Original Submission No	Plan Change	Provision	Position	Decision Requested
288.1	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Support	[S]eeks the advancement of the signalled Qualifying Matters and mechanisms protecting sunlight access.
288.2	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules - Tree canopy cover and financial contributions	Support	[S]eeks the advancement of the signalled Qualifying Matters and mechanisms protecting tree canopy.
288.3	PC14	Residential > Rules - High Density Residential Zone	Seek Amendment	The Board recognises that onsite parking is not a provision for residential development, however the Board wants to have compulsory provision introduced for loading bays and accessible parking.

288.4	PC14	Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Minimum number of loading spaces required	Seek Amendment	The Board recognises that onsite parking is not a provision for residential development, however the Board wants to have compulsory provision introduced for loading bays and accessible parking. The Board believes there is a need to review options whereby residents could request resident-only parking through a permit system
288.5	PC14	Transport > Objectives and policies > Objective - Integrated transport system for Christchurch District	Seek Amendment	The Board recommends a residents parking permit system for high density residential development areas.
288.6	PC14	Open Space > Objectives and Policies > Objectives > Objective - Provision of open spaces and recreation facilities	Not Stated	The Board having reviewed maps of the Board area considers there are some need for additional greenspace, particularly around St Albans.

CCT supports the Comm Board's decision requests made in the best interests of its community.

Alex Hallatt

Submitter 290

Original Submission No	Plan Change	Provision	Position	Decision Requested
290.1	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Seek Amendment	Prepare for more heavy rain events and higher tides as predicted by the Intergovernmental Panel on Climate Change.
290.2	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Seek Amendment	Amend to require all new builds to provide stormwater collection and storage, either via tanks, or using natural systems such as raingardens.

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Submitter's proposals are fully in line with CCT's PC 14 submission. Ditto for # 291, #292, #296

Luke Cairns

Submitter 299

Original Submission No	Plan Change	Provision	Position	Decision Requested
299.1	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Seek Amendment	[F]or the council to accept PC14, with the proposed sunlight-qualifying matters removed.

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CCT contends that QM sunlight must be retained for publicly well-canvassed reasons.

Shayne Andreasen

Submitter 301

Original Submission No	Plan Change	Provision	Position	Decision Requested
301.1	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Restore the 35 degree southern boundary recession plane in the Medium Density Residential Standards rules, as even 50 degrees is too harsh for the Christchurch winter.

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301.2	PC14	Planning Maps > HRZ Zoning	Seek Amendment	Restrict the High Density Zone to INSIDE the four avenues
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CCT considers that submitter's suggestions deserve serious consideration as part of further lateral thinking by CCC.

Vickie Hearnshaw

Submitter 305

Original Submission No	Plan Change	Provision	Position	Decision Requested
305.1	PC14	Residential > Rules - Matters of control and discretion > Residential design principles	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]

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CCT supports emphasis by submitter on appropriate design outcomes, all too easily overlooked in the rush to intensify.

Tony Pennell

Submitter 308

Original Submission No	Plan Change	Provision	Position	Decision Requested
308.1	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible

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CCT endorses this decision request for obvious environmentally-sound reasons.

Sarah Flynn

Submitter 310

Original Submission No	Plan Change	Provision	Position	Decision Requested
310.1	PC14	Subdivision, Development and Earthworks	Seek Amendment	[Insert provisions to encourage the retention and recycling of materials from demolished buildings]

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CCT fully endorses submitter's requested decision which is in line with CCT's submissions: relates to upscaling of buildings, retaining embodied energy (as well as 'embedded culture').

Joyce Fraser

Submitter 312

Original Submission No	Plan Change	Provision	Position	Decision Requested
312.1	PC14	Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Minimum and maximum number and dimensions of car parking spaces required	Seek Amendment	[Require] off-street parking as a design requirement for new developments.
312.2	PC14	Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Minimum number of cycle parking facilities required	Support	[Retain] cycle storage as a design requirement for new developments.
312.3	PC14	Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Minimum and maximum number and dimensions of car parking spaces required	Seek Amendment	[Require provision for] EV charging stations as a design requirement for new developments.
312.4	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters	Support	[Retain the Low Public Transport Accessibility Qualifying Matter]
312.5	PC14	Planning Maps > QM - Low PT	Support	[Retain Low Public Transport Accessibility Qualifying Matter]

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CCT heartily supports submitter's decision requests: 312.3 particularly important!

Graham Townsend

Submitter 314

ROOFING COLOURS SHOULDN'T THAT BE HIGH REFLECTIVITY? runoff S *

Original Submission No	Plan Change	Provision	Position	Decision Requested
314.1	PC14	All of Plan	Support	[Retain provisions that enable intensification]
314.2	PC14	Transport > Objectives and policies > Objective - Integrated transport system for Christchurch District > Policy - Promote public transport and active transport	Support	[Continue to add to the] growing network of cycle/walking tracks across the city and plan for better public transport options.
314.3	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Support	[Retain proposed financial contributions]
314.4	PC14	Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards	Seek Amendment	[New built form standards to require roofing colours with low reflectivity and] roof-runoff rainwater storage.

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CCT unsure re comment on low reflectivity roof colours: do not high reflective colours reduce urban heat build-up?

, particularly 315.4

Denis Morgan

Submitter 315

Original Submission No	Plan Change	Provision	Position	Decision Requested
315.1	PC14	Transport	Seek Amendment	Given that PC14 emphasises high density within walking distance to key transport routes, HDZ streets (particularly the narrow Merivale streets) should be restricted from all parking to encourage biking and walking, to improve spatial separation around high density residential units, to improve pedestrian and cyclist safety, and reduce emissions to meet the PC14 Objective + Policies. Common sense dictates a proper transport analysis contemporaneously with PC14/MDRS.
315.2	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	14.6.2.2 Requested Action o Delete the second sentence of Clause 14.6.2.2
315.3	PC14	Residential	Support	I have no objection to high(er) density housing. I have no objection to high(er) density in my neighbourhood.
315.4	PC14	All of Plan	Seek Amendment	I have a strong objection to. <ul style="list-style-type: none"> • Lack of proper social impact assessment* • Lack of community consultation by the NZ House of Representatives. • Every 300 square metre section in HDZ being a candidate. • Scant references within Sec 32 documents to American and European practices but no science or studies of similar experiences especially at similar latitudes. The reports are opinions without community input or facts.
315.5	PC14	All of Plan	Not Stated	I have major concerns about quality of life with PC14 changes.
315.6	PC14	Transport	Seek Amendment	Given that PC 14 emphasises high density within walking distance to key transport routes, HDZ streets (particularly the narrow Merivale streets) should be restricted from all parking to encourage biking and walking, to improve

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				spatial separation around high density residential units, to improve pedestrian and cyclist safety, and reduce emissions to meet the PC14 Objective + Policies. Common sense dictates a proper transport analysis contemporaneously with PC14/MDRS.
315.7	PC14	Subdivision, Development and Earthworks	Seek Amendment	Any subdivision of Lot 3 DP27773 is restricted to no more than one residential unit accessing easement 192726.
315.8	PC14	Subdivision, Development and Earthworks	Seek Amendment	That a subdivision creating 18 residential units is outside the scope of PC14 and not inkeeping with neighbourhood amenity values of 48 Murray Place, Merivale.

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CCT fully agrees with submitter's objections, particularly 315.4 for well-canvassed reasons.

Michael Galambos

Submitter 325

Original Submission No	Plan Change	Provision	Position	Decision Requested
325.1	PC14	Transport > Appendices > Appendix 7.5.1 Parking space requirements	Seek Amendment	[R]equire: 1 - High-Density Residential Zones be required to provide a minimum of one off-street parking space for each unit. These parking spaces should be allocated to a unit and have conduit from the switchboard to the parking space to permit future provision of an EV charger. 2 - High-Density Residential Zones be required to provide a lock-up for each unit sufficiently sized to store one e-bike per room. Lock-ups shall have a power supply. 3 - Medium-Density Residential Zones be required to provide a single garage for 50% of units. 4 - Medium-Density Residential Zones be required to provide a double garage for 25% of units.

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CCT supports submitter's well-founded environmental concerns in the future intensified city.

Adrien Taylor

Submitter 342

Original Submission No	Plan Change	Provision	Position	Decision Requested	
342.1	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	S
342.2	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
342.3	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
342.4	PC14	Residential > Rules - Future Urban Zone > Built form standards > Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	
342.5	PC14	Planning Maps > QM - Low PT	Oppose	[Regarding the Low Public Transport AccessibilityQualifying Matter] seek[s] that the council drop this qualifying matter.	O
342.6	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	O
342.7	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
342.8	PC14	Residential > Appendices > Appendix - Recession planes	Oppose	[Regarding the Sunlight Access QualifyingMatter] seek[s] that the council drop this qualifying matter.	
342.9	PC14	Planning Maps > HRZ Zoning	Support	[Retain proposed extent of high density residential zones]	
342.10	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities	Support	[Retain HRZ provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.	
342.11	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.	

Another 'form' submission urging the dropping of the sunlight access QM, which CCT cannot agree with.

David Mallett

Submitter 343

Original Submission No	Plan Change	Provision	Position	Decision Requested	
343.1	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Seek Amendment	[P]roximity to schools, in particular primary schools, added as another qualifying matter to restrict development around schools and promote the retention of the current housing stock that is ideally suited to young families.	S

CCT fully supports this important but overlooked matter raised by the submitter: the 'rights' of schools (not to be overlooked/ overshadowed and the retention of family-friendly built housing stock.

Monique Knaggs

Submitter 345

ditto 'form' submission

George Laxton

Submitter 346

ditto 'form' submission

Elena Sharkova

Submitter 347

ditto 'form' submission

Felix Harper

Submitter 350

ditto 'form' submission

Waimāero Fendalton-Waimairi-Harewood Community Board

Submitter 354

Original Submission No	Plan Change	Provision	Position	Decision Requested
354.1	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Support	[S]trongly supports the proposed recession planes.
354.2	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Support	[S]trongly supports the proposed recession planes.
354.3	PC14	Strategic Directions	Seek Amendment	[Seeks council] to consider the capacity of existing infrastructure to support development.
354.4	PC14	Strategic Directions	Seek Amendment	[Seeks council ensures] that there will be requirements for developers to engage with the local community.
354.5	PC14	All of Plan	Seek Amendment	[Seeks council] to consider the capacity of existing infrastructure to support development.
354.6	PC14	All of Plan	Seek Amendment	[Seeks council ensures] that there will be requirements for developers to engage with the local community.

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On environmental, liveability and social grounds CCT supports Comm Board's decision requests

James Gardner

Submitter 361

Form submission

Cynthia Roberts

Submitter 362

ditto

Peter Galbraith

Submitter 363

ditto

John Reily

Submitter 364

ditto

... to 366

John Bennett

Submitter 367

Original Submission No	Plan Change	Provision	Position	Decision Requested	
367.1	PC14	Residential > Appendices > Appendix - Recession planes	Seek Amendment	That the recession plane angles be lowered to allow adequate sunlight into ground floor housing units on adjacent sites during mid winter.	S
367.2	PC14	Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Building height	Seek Amendment	Lower height limit in the Central City to be...26m (10 stories).	S
367.3	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters	Seek Amendment	[New Qualifying Matter] - Lower Limit height on the North side of [shared zone streets] to 14m (4 stories)	
367.4	PC14	Residential > Rules - Medium Density Residential Zone	Seek Amendment	Re-write the MDRS rules to require that all medium and high density developments need to go through an Urban design approval process (like the Urban design Panel) to achieve outcomes that will benefit the communities within Christchurch.	S
367.5	PC14	Residential > Rules - High Density Residential Zone	Seek Amendment	[That different rules/standards apply to] comprehensive developments that show exemplar Urban design [versus] one off development of individual sites	S

367.6	PC14	Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone)	Seek Amendment	Introduce the requirement to provide secure storage and parking on site for e-transport (bicycles, cars, scooters etc) and the charging of them.	S
367.7	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules - Tree canopy cover and financial contributions > 6.10A.4.2 Tree canopy cover and financial contributions standards > 6.10A.4.2.2 Financial contribution standards and calculations	Seek Amendment	Ensure the financial contribution required for not meeting the landscaping requirements is high enough that meeting the requirement will be financially beneficial to the developer.	S
367.8	PC14	Residential > Rules - Medium Density Residential Zone	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.	
367.9	PC14	Residential > Rules - High Density Residential Zone	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.	
367.10	PC14	Commercial > Rules - Town Centre Zone	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.	
367.11	PC14	Commercial > Rules - Local Centre Zone	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.	
367.12	PC14	Commercial > Rules - Neighbourhood Centre Zone	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.	
367.13	PC14	Commercial > Rules - Commercial Banks Peninsula Zone	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.	
367.14	PC14	Commercial > Rules - Mixed Use Zone	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.	
367.15	PC14	Commercial > Rules - City Centre Zone	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.	
367.16	PC14	Commercial > Rules - Central City Mixed Use Zone	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.	
367.17	PC14	Commercial > Rules - Central City Mixed Use Zone (South Frame)	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.	
367.18	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	That the recession plane angles be lowered to allow adequate sunlight into ground floor housing units on adjacent sites during mid winter.	
367.19	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	That the recession plane angles be lowered to allow adequate sunlight into ground floor housing units on adjacent sites during mid winter.	

367.20	PC14	Residential > Rules - Medium Density Residential Zone	Seek Amendment	Seeks that all new developments in the proposed residential zones are reviewed by an Urban Design Panel.
367.21	PC14	Residential > Rules - High Density Residential Zone	Seek Amendment	Seeks that all new developments in the proposed residential zones are reviewed by an Urban Design Panel.

CCT supports these well-researched and reasoned submission decision requests.

Simon Fitchett

Submitter 370

Form submission

Nkau Ferguson-spence

Submitter 371

ditto

Julia Tokumaru

Submitter 372

ditto

Mark Stringer

Submitter 373

ditto

Michael Redepenning

Submitter 374

ditto

Aidan Ponsonby

Submitter 375

ditto

Colin Gregg

Submitter 376

ditto

Justin Avi

Submitter 402

Original Submission No	Plan Change	Provision	Position	Decision Requested	
402.1	PC14	Planning Maps > QM - Any Heritage Layer	Seek Amendment	Remove Antonio Hall from the heritage list and upzone it to high density residential zone.	O
402.2	PC14	Planning Maps > HRZ Zoning	Seek Amendment	Remove Antonio Hall from the heritage list and upzone it to high density residential zone.	O
402.3	PC14	Planning Maps > Any other zones	Seek Amendment	Upzone the Future Urban Zone near the new North Halswell town centre to high density.	
402.4	PC14	Planning Maps > HRZ Zoning	Seek Amendment	Upzone the Future Urban Zone near the new North Halswell town centre to high density.	O
402.5	PC14	Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Remove Antonio Hall from the heritage list and upzone it to high density residential zone [265 Riccarton Road].	
402.6	PC14	Planning Maps > HRZ Zoning	Seek Amendment	Upzone the areas close to University and Riccarton Road.	O
402.7	PC14	Planning Maps > HRZ Zoning	Seek Amendment	Upgrade all the areas near the main bus routes (1,3,5,7 Orbiter) to High Density Residential Zone.	
402.8	PC14	Subdivision, Development and Earthworks > Rules as to matters of discretion - subdivision > Additional matters - Future Urban Zone > Movement networks	Not Stated	Protect the areas on both sides of the Christchurch Southern and Northern motorway for future mass rapid transit like the Auckland Northern busway [road widths are governed by the Infrastructure Design Standards, which are not be changed under PC14].	
402.9	PC14	Planning Maps > HRZ Zoning	Seek Amendment	Remove Antonio Hall from the heritage list and upzone it to high density residential zone [265 Riccarton Road].	O

CCT strongly opposes this decision request which will mean the complete destruction of this important but totally neglected city heritage item.

Dew & Associates (Academic Publishers)

Submitter 470

Original Submission No	Plan Change	Provision	Position	Decision Requested
470.1	PC14	ExternalSubmissions	Not Stated	Provision:Subdivision, Development and Earthworks Decision Sought:For Chapter 8 and generally in relation to the RMA (and its successors), I recommend CCC impose an obligation on developers to either retain trees and similar oxygenators or provide them as part of the build permit. AND prosper all land-owners or users to institute a planting or shrub placement regime . Consider offering

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				once in a lifetime at the time of taking up land or building ownership a one-off per site one-month-rate-holiday to an appropriate recipient.
470.2	PC14	Subdivision, Development and Earthworks	Seek Amendment	Decision Sought:For Chapter 8 and generally in relation to the RMA (and its successors), I recommend CCC impose an obligation on developers to either retain trees and similar oxygenators or provide them as part of the build permit. AND prosper all land-owners or users to institute a planting or shrub placement regime . Consider offering once in a lifetime at the time of taking up land or building ownership a one-off per site one-month-rate-holiday to an appropriate recipient.
470.3	PC14	Subdivision, Development and Earthworks	Seek Amendment	Decision Sought:For Chapter 8 and generally in relation to the RMA (and its successors), I recommend CCC impose an obligation on developers to either retain trees and similar oxygenators or provide them as part of the build permit. AND prosper all land-owners or users to institute a planting or shrub placement regime . Consider offering once in a lifetime at the time of taking up land or building ownership a one-off per site one-month-rate-holiday to an appropriate recipient.
470.4	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Support	I recommend CCC impose an obligation on developers to either retain trees and similar oxygenators or provide them as part of the build permit. AND prosper all land-owners or users to institute a planting or shrub placement regime . Consider offering once in a lifetime at the time of taking up land or building ownership a one-off per site one-month-rate-holiday to an appropriate recipient.

CCT supports sond environmental tenor of submitter's decision requests.

Louise Tweedy

Submitter 484

Original Submission No	Plan Change	Provision	Position	Decision Requested
484.1	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Building height and maximum number of storeys	Seek Amendment	Provision: Chapter 14 - Residential, Open Space,All Decision Sought: Properties that share boundaries with parks and schools in medium density housing zone should not be allowed to be higher than two stories for privacy/the protection of children using them. The height limits in for properties sharing borders/boundaries with public parks and with schools in medium-density residential zones should have lower/reduced height allowances.

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CCT supports this important decision request as also noted in another submitter's request.S

Chris Baddock

Submitter 489

Original Submission No	Plan Change	Provision	Position	Decision Requested
489.1	PC14	All of Plan	Support	Seeks that intensification occurs provided that necessary infrastructure should be built before intensifying the housing, regarding public transport
489.2	PC14	Strategic Directions > Introduction	Seek Amendment	That necessary infrastructure should be built before intensifying the housing regarding public transport
489.3	PC14	Strategic Directions > Objectives > Objective - Infrastructure	Not Stated	That necessary infrastructure should be built before intensifying the housing regarding public transport

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Submitter's request concurs with CCT's view as expressed in its PC 14 submission.

Hamish Paice

Submitter 492

Original Submission No	Plan Change	Provision	Position	Decision Requested
492.1	PC14	Planning Maps > Commercial Zoning	Support	[P]articularly like the mixed use zone proposed in Sydenham as it will mean people can live near where they work and shop.

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CCT supports submitter[s] view of the desirability of proposed mixed zone in Sydenham along with plea for more green space.

Sydney John Kennedy

Submitter 497

Original Submission No	Plan Change	Provision	Position	Decision Requested
497.1	PC14	Transport > Rules - Transport > Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > Minimum and maximum number and dimensions of car parking spaces required	Seek Amendment	[Require] All Papanui apartment building sites to have at least 1 car park per apartment on site.
497.2	PC14	Residential > Rules - Medium Density Residential Zone	Seek Amendment	[Additional requirement:] Papanui zone building heights that exceed 4 storeys should have a specified minimum distance from school buildings, hospital buildings, or rest home buildings of 10m
497.3	PC14	Residential > Rules - High Density Residential Zone	Seek Amendment	[Additional requirement:] Papanui zone building heights that exceed 4 storeys should have a specified minimum distance from school buildings, hospital buildings, or rest home buildings of 10m

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CCT supports submitter's important requests.

Jamie Lang

Submitter 503

Form submission

Jarred Bowden

Submitter 505

ditto

Alex McMahon

Submitter 506

ditto

Paul Young

Submitter 507

ditto

Ewan McLennan

Submitter 510

ditto

Ann Vanschevensteen

Submitter 514

ditto but CCT supports 514.11 disabled access

James Carr

Submitter 519

SAME IN PART

Original Submission No	Plan Change	Provision	Position	Decision Requested
519.1	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek that the council retains the tree canopy requirement and contributions plan.
519.2	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
519.3	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Oppose	[O]ppose the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
519.4	PC14	Planning Maps > HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
519.5	PC14	Natural Hazards > Rules - Flood hazard > 5.4A Rules - Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area > 5.4A.1 Permitted activities	Seek Amendment	It might be worthwhile requiring new houses in areas at risk from sea level rise or increasing flood risk to be designed to be easily relocated (not necessarily in one piece). Again this is likely to require a wood foundation, but given that these areas typically have soft soils this would not be a bad thing.
519.6	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Seek Amendment	A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in these areas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.

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519.7	PC14	Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone > Area-specific built form standards	Seek Amendment	A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in these areas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.
519.8	PC14	Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone	Seek Amendment	seeks to amend the height limits in the Central City zones to allow exemptions for spires, domes, sculptural caphouses or other architectural features [etc.] that add visual interest to the skyline without adding bulk or significant shading.
519.9	PC14	Commercial > Rules - Central City Mixed Use Zone > Built form standards - Central City Mixed Use Zone	Seek Amendment	Seeks the minimum lot size in Central City Mixed Use Zone is reduced. A minimum lot size of 500 square metres in the Central City Mixed Use Zone is big and is likely to discourage smaller developers from creating more interesting smaller buildings. For example, [submitter has] been working with a developer on a proposal for a rather loud building on a 250 square metre site on High Street, with a retail ground floor and perhaps five stories of apartments above. There is no good reason why such things should be discouraged. This is probably getting close to the lower size limit for a medium rise building with a single stair and lift to be economic, but it still seems to be viable, and a smaller building is a smaller financial commitment (and risk) if the developer wants to do something more daring architecturally or conceptually.
519.10	PC14	Planning Maps > Any other zones	Seek Amendment	Seeks a new mixed use zoning.
519.11	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	The new height limits and recession planes are still a considerable improvement over the current rules, it is still a watering-down of the MDRS.
519.12	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Building height and maximum number of storeys	Support	The new height limits and recession planes are still a considerable improvement over the current rules, it is still a watering-down of the MDRS.
519.13	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Windows to street	Seek Amendment	Seeks a visual connection rule be added to the zone.

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519.14	PC14	Natural and Cultural Heritage > Significant and Other Trees > Appendices > Appendix - Schedules of significant trees (Christchurch City and Banks Peninsula)	Support	Trees - especially big street trees are really important, especially for energy savings, mental health and also for encouraging active transport modes.	S
519.15	PC14	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.	
519.16	PC14	Residential > Appendices > Appendix - Recession planes	Oppose	[O]ppose the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.	O
519.17	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Oppose	[O]ppose the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.	O
519.18	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Oppose	[O]ppose the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.	
519.19	PC14	Residential > Rules - Future Urban Zone > Built form standards > Landscaping and tree canopy cover	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek that the council retains the tree canopy requirement and contributions plan.	
519.20	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek that the council retains the tree canopy requirement and contributions plan.	
519.21	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek that the council retains the tree canopy requirement and contributions plan.	
519.22	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in these areas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.	
519.23	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Site coverage	Seek Amendment	A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in these areas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.	
519.24	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Minimum building setbacks	Seek Amendment	A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in these areas, but apply much stricter limits on site	

				coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.	
519.25	PC14	Abbreviations and Definitions > Definitions List	Seek Amendment	seeks to amend the height limits in the Central City zones to allow exemptions for spires, domes, sculptural caphouses or other architectural features [etc.] that add visual interest to the skyline without adding bulk or significant shading.	
519.26	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Support	A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in these areas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.	
519.27	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Seek Amendment	It would be good to have a limit on hard site coverage (and enforce it).	S
519.28	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Seek Amendment	It would be good to have a limit on hard site coverage (and enforce it).	

Although parts same as 'form' submissions, CCT supports a number of this submitter's decision requests which are well founded in good urban and architectural design practice.

Note: from #520 – #578 approx 52 identical / near identical submissions

Darin Cusack

Submitter 580

Original Submission No	Plan Change	Provision	Position	Decision Requested	
580.1	PC14	All of Plan	Seek Amendment	That a proper and in-depth social impact assessment [is] completed.	S
580.2	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Seek Amendment	That the Sunlight Qualifying Matter be more conservative than proposed.	S
580.3	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	That the Sunlight Qualifying Matter be more conservative than proposed.	
580.4	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	That the Sunlight Qualifying Matter be more conservative than proposed.	
580.5	PC14	Residential > Appendices > Appendix - Recession planes	Seek Amendment	That the Sunlight Qualifying Matter be more conservative than proposed.	
580.6	PC14	Planning Maps > Any other QMs	Seek Amendment	That further densification in areas where flooding is frequent and serious(and there is no immediate plan to mitigate) should be prevented by making those areas a qualifying matter.	
580.7	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Support	That further densification in areas where flooding is frequent and serious(and there is no immediate plan to mitigate) should be prevented by making those areas a qualifying matter.	
580.8	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Seek Amendment	That both sides of Matai Street West (including Nikau Place) from Straven Road east to the railway line, including the area north to the north Avon, should be a qualifying matter restricting further residential intensification.	S
580.9	PC14	Planning Maps > Any other QMs	Seek Amendment	That both sides of Matai Street West (including Nikau Place) from Straven Road east to the railway line, including the area north to the north Avon, should be a qualifying matter restricting further residential intensification.	
580.10	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Support	[Retain] protections for trees, and incentives for planting more trees	S

580.11	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Seek Amendment	[That] more green space [is] provided if there are any changes in additional housing density.	S
580.12	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Seek Amendment	[That] more green space [is] provided if there are any changes in additional housing density.	
580.13	PC14	All of Plan	Oppose	[Reject plan change]	

CCT supports for well-canvassed reasons, many of the submitter's decision requests.

Joe Clowes

Submitter 586

form submission followed by 35 more.

CCT supports submitter

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Pamela-Jayne Cooper

Submitter 625

Original Submission No	Plan Change	Provision	Position	Decision Requested
625.1	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.2 Objectives and Policies > 6.10A.2.1 Objective – Urban tree canopy cover	Seek Amendment	Amend Policy 6.10A.2.1.1 to maintain the existing tree canopy cover if it is over 20%, new builds should achieve 30% canopy cover and seeks no removal of existing mature trees.
625.2	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions standards	Seek Amendment	Amend 6.10A.4.2.1 (b) for more provision to locate tree canopy to individual residences wherever feasible.
625.3	PC14	Transport > Objectives and policies > Objective - Integrated transport system for Christchurch District	Seek Amendment	Amend Objective 7.2.1 (a)(i) and (ii) as they are too vague.
625.4	PC14	Residential > DELETE Rules - Community Housing Redevelopment Mechanism	Oppose	Oppose [proposed deletion of 14.14]

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625.5	PC14	Transport > Objectives and policies > Objective - Integrated transport system for Christchurch District > Policy - High trip generating activities	Oppose	Oppose car centric objective.
625.6	PC14	All of Plan	Oppose	Seeks clarification on numbers of new houses required
625.7	PC14	Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Building height	Seek Amendment	Seek amendment to a maximum height of 60m (with consent).
625.8	PC14	Residential > Objectives and Policies > Objective - Housing supply > Policy - Housing distribution and density	Support	Seeks to retain objective 14.2.1 (a) (i) as notified (about providing a range of housing types and sizes).
625.9	PC14	All of Plan	Support	Support the goal to provide additional housing options and urban intensification generally.
625.10	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Building height	Seek Amendment	[That b. is deleted]
625.11	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	[That b. is deleted]

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CCT supports many of this submitter's well thought out decision requests.

Plain and Simple Ltd

Submitter 627

SUPPORT MOST IF NOT ALL POINTS

Original Submission No	Plan Change	Provision	Position	Decision Requested
627.1	PC14	Strategic Directions > Objectives	Seek Amendment	[T]hat the objectives within PC 14 are amended to explicitly includerecognition of the role of housing in fostering social cohesion and a sense of communitybelonging.

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CCT supports much of submitter's decision requests which are fresh-thinking and based on sound environmental and social principles.

Matt Pont

Submitter 631

form submission

Aimee Harper

Submitter 632 ditto

... a further 23 to #663

Christs College

Submitter 699

Original Submission No	Plan Change	Provision	Position	Decision Requested
699.1	PC14	Planning Maps > QM - Any Heritage Layer	Oppose	Delete Qualifying Matter - Residential Heritage Area from the following properties. • Armagh Street – Numbers 6, 14, 16, 20 and 22 • Gloucester Street – Numbers 4, 6, 8, 13, 14 and 19 • Rolleston Avenue – Numbers 54, 64 and 72 (excluding the Heritage Items and Setting 267 at 64 Rolleston Ave).
699.2	PC14	Planning Maps > MRZ Zoning	Oppose	Delete medium residential zone from 21 Gloucester Street.
699.3	PC14	Planning Maps > Any other zones	Seek Amendment	Rezone 21 Gloucester Street from Medium Residential Zone to Specific Purpose (schools) zone.
699.4	PC14	Natural and Cultural Heritage > Historic heritage > Objective and policies > Policies > Policy - Demolition of heritage items	Oppose	Reject all notified changes to 9.3.2.2.8 Policy – Demolition of scheduled historic heritage
699.5	PC14	Natural and Cultural Heritage > Historic heritage > Objective and policies > Policies > Policy - Demolition of heritage items	Seek Amendment	Refine 9.3.2.2.8 Policy – Demolition of heritage item (a) (ii) whether the extent of the work required to retain and/or repair the heritage item or buildings of such a scale that the heritage values and integrity of the heritage item or building would be significantly compromised, and the heritage item would no longer meet the criteria for scheduling in Policy 9.3.2.2.1;
699.6	PC14	Specific Purpose Zones > Specific Purpose (School) Zone > Appendices > Appendix 13.6.6.3 Private Schools	Support	supports this alternate High Density Residential Zoning
699.7	PC14	Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Schedule of Significant Historic Heritage Items	Oppose	Delete Qualifying Matter - Residential Heritage Area from the following properties.

				<ul style="list-style-type: none"> • Armagh Street – Numbers 6, 14, 16, 20 and 22 • Gloucester Street – Numbers 4, 6, 8, 13, 14 and 19 • Rolleston Avenue – Numbers 54, 64 and 72 (excluding the Heritage Items and Setting 267 at 64 Rolleston Ave).
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CCT has some problems with heritage matters in this submitter's decision requests, eg 699.1, 699.5

Hilary Talbot

Submitter 700

Original Submission No	Plan Change	Provision	Position	Decision Requested
700.1	PC14	Natural and Cultural Heritage > Historic heritage	Support	[Re: Englefield Heritage Area] support the creation of the Heritage Area and the continuation of the character area with more stringent controls.
700.2	PC14	Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Schedule of Significant Historic Heritage Items	Support	[Re: Englefield Heritage Area] support the creation of the Heritage Area and the continuation of the character area with more stringent controls.
700.3	PC14	Planning Maps > QM - Any Heritage Layer	Support	[Re: Englefield Heritage Area] support the creation of the Heritage Area and the continuation of the character area with more stringent controls.
700.4	PC14	Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Schedule of Significant Historic Heritage Items	Support	Supports the retention of Heritage listed Englefield House
700.5	PC14	Planning Maps > QM - Any Heritage Layer	Support	support the retention of Heritage listed Englefield House
700.6	PC14	Planning Maps > QM - Character Areas	Support	[Re: Englefield Character Area] support the creation of the Heritage Area and the continuation of the character area with more stringent controls.
700.7	PC14	Natural and Cultural Heritage > Historic heritage > Rules - Historic heritage > Activity Status Tables > Restricted discretionary activities	Seek Amendment	the drafting of these rules should be reviewed to see if a more nuanced approach to buildings in heritage areas is appropriate.

CCT supports this submitter's decision requests in the strongest possible terms; it too advocates for the retention of Englefield Lodge as a vital component of the Englefield Heritage Area.

Ian McChesney

Submitter 701

Original Submission No	Plan Change	Provision	Position	Decision Requested
701.1	PC14	All of Plan	Seek Amendment	[Set] a 'phase in' period (perhaps 10 years) for developments under the new regulations to allow a transition period for those potentially negatively affected. Property owners on sites likely to be impacted could then have time to leave the property, or plan for modifications to their own property to mitigate any new developments. (Such a phase in time could be over-riden if neighbours consented to a development).
701.2	PC14	Residential	Seek Amendment	[Seeks that Council c)onsider developer incentives to aggregate adjoining properties (based on fair market prices) so density can be achieved in a well designed, coherent manner without adversely affecting neighbouring properties. Such incentives should go hand in hand with those to achieve better environmental standards e.g. reduced building embodied CO2.
701.3	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Site density and servicing	Seek Amendment	Increase minimum plot sizes for plots with 3+ storey residential buildings.
701.4	PC14	Subdivision, Development and Earthworks > Activity standards > Minimum net site area and dimension	Seek Amendment	Increase minimum plot sizes for plots with 3+ storey residential buildings.
701.5	PC14	Residential > Appendices > Appendix - Recession planes	Seek Amendment	Reduce recession plane angles to provide more sunshine access than in Auckland.
701.6	PC14	Residential > Appendices > Appendix - Recession planes	Seek Amendment	Recession plane angles should be reduced for those sites bordering single storey existing properties.
701.7	PC14	Residential > Appendices > Appendix - Recession planes	Seek Amendment	[That] recession planes and setbacks [are] set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties.
701.8	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Minimum building setbacks	Seek Amendment	[S]etbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties.

CcT supports much of this submitter's well-founded requested decisions.

Foodstuffs

Submitter 705

Original Submission No	Plan Change	Provision	Position	Decision Requested
705.1	PC14	Planning Maps > Commercial Zoning	Seek Amendment	Rezone 304 Stanmore Road Local Centre Zone
705.2	PC14	Natural and Cultural Heritage > Significant and Other Trees > Appendices > Appendix - Schedules of significant trees (Christchurch City and Banks Peninsula)	Seek Amendment	Amend to exclude the protected tree on Stanmore Road frontage at 300,304 Stanmore Road and 9,11 Warwick Street

CCT strongly opposes 705.2 decision request.

Girish Ramlugun

Submitter 713

Form submission

Russell Stewart

Submitter 714

ditto

Sara Campbell

Submitter 715

ditto

Jonty Coulson

Submitter 717

ditto

Gareth Holler

Submitter 718

ditto

Andrew Cockburn

Submitter 719

ditto

Mitchell Coll

Submitter 720

Original Submission No	Plan Change	Provision	Position	Decision Requested
720.1	PC14	Residential	Seek Amendment	Submission seeks additional two rules to improve visual interest in buildings: <ol style="list-style-type: none"> 1. Add a rule requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line. 2. Add a rule requiring that each street facing frontage, a minimum area of the facade to protrude must intrude by a at least 200mm.

CCYT supports 720.1 and a good deal more of this submitter's well-considered decisions requests.

Ethan Pasco

Submitter 721

Form submission followed by several more.

Submitter 730

Original Submission No	Plan Change	Provision	Position	Decision Requested
730.1	PC14	Planning Maps > MRZ Zoning	Seek Amendment	[Seeks that] the Council exclude Gwynfa Ave from increased residential density and ask them to also consider other private hill lanes who will be facing many of the same issues.
730.2	PC14	Planning Maps > Any other zones	Seek Amendment	[Seeks that Council retain operative Residential Hills zoning on Gwynfa Ave, Cashmere]

CCT considers that residents in these areas have a special case which CCC needs to consider.

Marie Byrne

Submitter 734

Original Submission No	Plan Change	Provision	Position	Decision Requested
734.1	PC14	Planning Maps > QM - Any Heritage Layer	Seek Amendment	[Seeks] area in Phillipstown Cashel Street to Ferry Road, Bordesley Street to Nursery Road be considered for a heritage area and subsequently a qualifying matter.
734.2	PC14	Residential > Rules - Medium Density Residential Zone	Oppose	[Seeks] Medium Density Residential area in Phillipstown Cashel Street to Ferry Road, Bordesley Street to Nursery Road be considered for a heritage area and subsequently a qualifying matter.
734.3	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Minimum building setbacks	Seek Amendment	[Seek] adding an interface between heritage properties and residential areas
734.4	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Setbacks	Seek Amendment	[Seek] adding an interface between heritage properties and residential areas
734.5	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Increase the height threshold for sunlight recession minimums.
734.6	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Seek Amendment	Increase the height threshold for sunlight recession minimums.
734.7	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters	Seek Amendment	Increase the Residential Industrial Interface.

CCT urges CCC to give this submitter's decision request careful consideration.

Cliff Mason

Submitter 744

Original Submission No	Plan Change	Provision	Position	Decision Requested
744.1	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Support	[Retain all proposed Qualifying Matters]
744.2	PC14	All of Plan	Seek Amendment	[That] an assessment of the carrying capacity of the environment of Christchurch City and its immediate surrounding area [is undertaken]

CCT supports submitter's overlooked point , 744.2

Richmond Residents and Business Association (We are Richmond)

Submitter 745

Original Submission No	Plan Change	Provision	Position	Decision Requested
745.1	PC14	Residential > Rules - Matters of control and discretion > Character Area Overlay	Support	Seek that SAMS and Suburban Character Areas are retained.
745.2	PC14	All of Plan	Support	Retain plan change approach adopted arising from locally derived consultation; not one size-fits-all approach.
745.3	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Support	[Retain provisions to protect loss of trees and vegetation]
745.4	PC14	Planning Maps > QM - Character Areas	Support	Seek that SAMS and Suburban Character Areas are retained.
745.5	PC14	Residential > Rules - Medium Density Residential Zone > Area-specific rules - Medium Density Residential Zone	Support	Seek that SAMS and Suburban Character Areas are retained.

CCT endorses submitter's request: existence or not of SAMS needs to be clarified.

835.2	PC14	Planning Maps > QM - Any Heritage Layer	Support	surrounding Hagley Park, Cranmer Square and Latimer Square.
835.3	PC14	Planning Maps > QM - Character Areas	Support	The submitter supports this qualifying matter.
835.4	PC14	Planning Maps > QM - Any Coastal Hazard	Support	The submitter supports this qualifying matter.
835.5	PC14	Planning Maps > QM - Airport Noise	Support	The submitter supports this qualifying matter.
835.6	PC14	Planning Maps > Any other QMs	Support	The submitter supports this qualifying matter.
835.7	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Support	The submitter supports all qualifying matters.
835.8	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules - Tree canopy cover and financial contributions	Support	The submitter supports the proposal to require financial contributions to allow mitigating planting on council owned land where the required tree-canopy cover, through either retention of existing trees or new planting, has not been met.

835.9	PC14	Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Tree and garden planting	Support	The submitter supports all efforts to incentivise tree planting, including the canopy cover requirements relating to development and subdivision consents.
835.10	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Support	The submitter supports all efforts to incentivise tree planting, including the canopy cover requirements relating to development and subdivision consents.
835.11	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Landscaped area and tree canopy cover	Not Stated	The submitter supports all efforts to incentivise tree planting, including the canopy cover requirements relating to development and subdivision consents.
835.12	PC14	Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Building height	Seek Amendment	The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.
835.13	PC14	Planning Maps > Commercial Zoning	Seek Amendment	The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.
835.14	PC14	Planning Maps > HRZ Zoning	Seek Amendment	The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.
835.15	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Building height	Seek Amendment	The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting

				the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.
835.16	PC14	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Support	The submitter supports sunlight access being a qualifying matter in respect of the medium density and high density zones.
835.17	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Support	The submitter supports sunlight access being a qualifying matter in the medium density zone.
835.18	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Height in relation to boundary	Support	The submitter supports sunlight access being a qualifying matter in the high density zone.
835.19	PC14	Natural and Cultural Heritage > Historic heritage > Rules - Historic heritage	Seek Amendment	The submitter supports the proposed simplification and clarification of the rules for heritage to help make them more workable, effective and easily understood. However, the submitter is concerned that the rules around consent to demolish contain no acknowledgement of the waste generated through demolition, or the carbon retention benefits of embodied energy within buildings. It is the submitter's contention that the carbon impact of granting a demolition consent needs to be factored into the decision making process and that the rules should be amended accordingly. Owners should also be required to provide information on the cost of demolition to allow a fair assessment of the cost to them of retaining a listed building.
835.20	PC14	Planning Maps > QM - Any Heritage Layer	Support	The submitter welcomes the addition of 11 Residential Heritage areas and their inclusion as Qualifying Matters.
835.21	PC14	Planning Maps > QM - Character Areas	Support	The submitter welcomes the addition of three new character areas and while they regret the removal of two character areas in Sumner and the reduction in size of 7 of the existing character areas, they recognise that these no longer meet the criteria and should therefore be removed or require boundary adjustments. They welcome the inclusion of Residential Character Areas as a Qualifying matter and the introduction of restricted discretionary status to help better manage and protect character areas. They also support more restrictive subdivision for character areas.
835.22	PC14	Natural and Cultural Heritage > Historic heritage > Rules - Historic heritage >	Support	The submitter welcomes the inclusion of Residential Character Areas as a Qualifying matter and the introduction of restricted

		Activity Status Tables > Restricted discretionary activities		discretionary status to help better manage and protect character areas.
835.23	PC14	Natural and Cultural Heritage > Historic heritage > Rules - Matters of discretion > Sites in the High Density Residential Zone and Residential Visitor Accommodation Zone Sharing a boundary with a Residential Heritage Area	Seek Amendment	The submitter notes where a High Density Residential Zone or a Residential Visitor Accommodation Zone adjoins a Residential Heritage Area, provision has been made to assess the impact of a proposed building's location, design, scale and form on heritage values or whether it would visually dominate or reduce the visibility of the site from a road or other public space. However, it is unclear from the wording whether the emphasis is on the fact of a site sharing a boundary or the zone sharing the boundary. It appears from the s. 32 report that it refers to a site sharing a boundary and that sites separated by a road are not captured by this rule because such sites "will generally have reduced dominance effects due to their separation distance". The submitter considers that this assumption is questionable and suggests these rules need refinement.
835.24	PC14	Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Schedule of Significant Historic Heritage Items	Support	The submitter supports the proposed addition of sites and interiors to the heritage schedule, including the upgrading of some listings. The submitter commends the commitment of the Council to providing interior protection for scheduled buildings and recognises that this is an ongoing process. It is pleasing that 26 interiors are proposed to be added to the schedule in this plan change.
835.25	PC14	Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Schedule of Significant Historic Heritage Items	Oppose	The submitter notes that Paragraph 3.3.15 of the s. 32 Report states that the owners of Daresbury (Highly Significant) and 32 Armagh St (Significant) wish to have their buildings removed from the Heritage Schedule. The submitter is strongly opposed to this. Though 32 Armagh is only scheduled as Significant we believe it is important that this building should also be retained on the list, especially as it forms part of the Inner City West Residential Heritage Area.

CCT fully supports all decision requests made by this submitter: on heritage, environmental (emissions reduction and mitigation) and social grounds.

Daresbury Ltd

Submitter 874

Original Submission No	Plan Change	Provision	Position	Decision Requested
874.1	PC14	Abbreviations and Definitions > Definitions List > A	Oppose	[Seeks to oppose the] [definition of 'Alteration']
874.2	PC14	Abbreviations and Definitions > Definitions List > D	Oppose	[Seeks to oppose the] [definition of 'Demolition']
874.3	PC14	Abbreviations and Definitions > Definitions List > H	Oppose	[Seeks to oppose the] [definition of 'Heritage setting']
874.4	PC14	Abbreviations and Definitions > Definitions List > H	Support	[Seeks council retains the] [definition of 'Heritage Building Code Works' as proposed]

874.5	PC14	Abbreviations and Definitions > Definitions List > R	Support	Seeks council to retain the [definition of 'Reconstruction' as proposed]
874.6	PC14	Abbreviations and Definitions > Definitions List > R	Seek Amendment	[Regarding the definition of 'Relocation'] [O]pposes the deletion of the exclusions in (a) and (b).
874.7	PC14	Abbreviations and Definitions > Definitions List > R	Support	[Seeks council retain the proposed definition of 'repairs']
874.8	PC14	Abbreviations and Definitions > Definitions List > R	Support	[Seeks council retain the proposed] definition of 'Restoration'.
874.9	PC14	Subdivision, Development and Earthworks > Rules - Earthworks	Support	Seeks council retains the '8.9-Rules - Earthworks' as proposed.
874.10	PC14	Natural and Cultural Heritage > Historic heritage > Objective and policies > Policies > Policy - Management of scheduled historic heritage	Seek Amendment	[Regarding Policy 9.3.2.2.3 - Management of Scheduled Historic Heritage] Seeks to oppose the amendments to clause (a)(i) of this policy.
874.11	PC14	Natural and Cultural Heritage > Historic heritage > Objective and policies > Policies > Policy - Demolition of heritage items	Seek Amendment	[Regarding Policy 9.3.2.2.8 - Demolition of scheduled historic heritage] Seeks to oppose the changes to clause (a)(ii) of this policy.
874.12	PC14	Natural and Cultural Heritage > Historic heritage > Rules - Historic heritage > Activity Status Tables > Permitted activities	Oppose	[Regarding Rule 9.3.4.1.1 (P9)] Seeks to oppose the deletion of P9.
874.13	PC14	Natural and Cultural Heritage > Historic heritage > Rules - Matters of discretion > Heritage items and heritage settings	Oppose	[Seeks to oppose the proposed changes to] 'Matters of discretion 9.3.6.1(a)'.
874.14	PC14	Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Schedule of Significant Historic Heritage items	Seek Amendment	[Seeks council] deletes Heritage Item 185 and Heritage setting 602 over Daresbury House from Appendix 9.3.7.2.

874.15	PC14	Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Heritage item and heritage setting exemptions from zone rules	Seek Amendment	[Seeks to oppose the changes proposed to Appendix 9.3.7.4]
874.16	PC14	Strategic Directions > Objectives > Objective - Natural and cultural environment	Oppose	[Regarding Objective 3.3.10(i)(E)] [Seeks that this objective is deleted]
874.17	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Oppose	[Seeks to] [delete all of the financial contributions]draft provisions in their entirety.
874.18	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.1 Introduction	Oppose	[Seeks to] [delete all of the financial contributions]draft provisions in their entirety.
874.19	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.1 Introduction	Oppose	[Seeks to] [delete all of the financial contributions]draft provisions in their entirety.
874.20	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.1 Introduction	Oppose	[Regarding 6.10A.1d] [Seeks to] [delete all of the financial contributions]draft provisions in their entirety.
874.21	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.2 Objectives and Policies > 6.10A.2.1 Objective - Urban tree canopy cover	Oppose	[Seeks to] [delete all of the financial contributions]draft provisions in their entirety.
874.22	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.2 Objectives and Policies > 6.10A.2.1 Objective - Urban tree canopy cover > 6.10A.2.1.1 Policy - Contribution to tree canopy cover	Oppose	[Seeks to] [delete all of the financial contributions]draft provisions in their entirety.
874.23	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.2 Objectives and Policies > 6.10A.2.1 Objective - Urban tree canopy cover > 6.10A.2.1.2 Policy - The cost of providing tree canopy cover and financial contributions	Oppose	[Seeks to] [delete all of the financial contributions]draft provisions in their entirety.
874.24	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.2 Objectives and Policies > 6.10A.2.1 Objective - Urban tree canopy cover > 6.10A.2.1.3 Policy - Tree health and infrastructure	Oppose	[Seeks to] [delete all of the financial contributions]draft provisions in their entirety.

874.25	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.3 How to interpret and apply the rules	Oppose	[Seeks to] [delete all of the financial contributions]draft provisions in their entirety.
874.26	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules - Tree canopy cover and financial contributions	Oppose	[Seeks to] [delete all of the financial contributions]draft provisions in their entirety.
874.27	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules - Tree canopy cover and financial contributions > 6.10A.4.1 Activity status tables	Oppose	[Seeks to] [delete all of the financial contributions]draft provisions in their entirety.
874.28	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules - Tree canopy cover and financial contributions > 6.10A.4.2 Tree canopy cover and financial contributions standards	Oppose	[Seeks to] [delete all of the financial contributions]draft provisions in their entirety.
874.29	PC14	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules - Tree canopy cover and financial contributions > 6.10A.4.2 Tree canopy cover and financial contributions standards > 6.10A.4.2.3 Consent notice	Oppose	[Seeks to] [delete all of the financial contributions]draft provisions in their entirety.
874.30	PC14	Subdivision, Development and Earthworks > Rules as to matters of discretion - subdivision > Roads	Oppose	[Regarding 8.8.3 b] [Seeks that council delete this rule]
874.31	PC14	Natural and Cultural Heritage > Significant and Other Trees	Oppose	[Seeks that council delete this subchapter]

CCT opposes in the strongest possible terms this submitter's requested decisions, particularly 874.14. CCT has submitted under PC 13 that this heritage building is of the utmost importance

nationally and locally. It must be retained on the CDP Schedule of Historic Heritage as a Highly Significant building.

Cambridge 137 Limited

Submitter 1092

Original Submission No	Plan Change	Provision	Position	Decision Requested
1092.1	PC14	Planning Maps > QM - Any Heritage Layer	Oppose	Opposes listing of 137 Cambridge Terrace (Harley Chambers) as a heritage listing.
1092.2	PC14	Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Schedule of Significant Historic Heritage Items	Oppose	Delete within Appendix 9.3.7.2 'Schedule of Significant Historic Heritage' reference to the Heritage Listing (Building and Setting) for 137 Cambridge Terrace 'Commercial Building and Setting, Harley Chambers' Item No 78 and Setting No 309.
1092.3	PC14	Natural and Cultural Heritage > Historic heritage > Rules - Historic heritage > Activity Status Tables > Permitted activities	Seek Amendment	Delete changes to Rule 9.3.4.1.1 (P9) and proposed deletion of P11 and P12.

CCT opposes in the strongest possible terms the submitter's decision request that 137 Cambridge Tce, Harley Chambers be deleted from the CDP Schedule of significant heritage; the building is enormously important for the historic identity of the city and is amenable to restoration and viable adaptive reuse.

Support	Oppose	Special Merit	?????
1090.3 1090.4 1090.5 1090.6 all			
1089 all 1079 1077.1 1076.3			
1075.1 1066.1 all 908 903.6			
903.1 902.24 902.4 900.2 896.3			
878.1 852.5 all of 835 832.1			
829.1 829.2 829.10 829.21			
820.8 818.5 799.7 to 799.12			
794 793 790.3 780 773.5 762.7			
764.1 all 762 760.2 760.19			
754.1 to 754.4 752.1 to 752.4			
751 (CCC) 733.1 to 733.5 701			
700 695 689 685 660.1 658			
659.1 656.1 655.1 646.1 625	859.1 to 859.7 825 823 805.7	878.4 878.7 878.9	
605	743.2 &.3 737	825	834 814 810 798

Details of submitter No: 2038 - Nick Bristed

Submitter:	Nick Bristed
Submitter Address:	

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 17/07/2023

First name: Nick

Last name: Bristed

Preferred method of contact Email

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am *

Explain the grounds for saying you come within category (a) or (b) above:

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Provision: Chapter 14 Residential

Support

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Deletion of any applicable residential heritage area qualifying matters for the St Albans Church Properties Subdivision Area.

Retention of any applicable residential character qualifying matters for the St Albans Malvern area.

My submission is that:

I support the deletion of any applicable residential heritage area qualifying matters for the St Albans Church Properties Subdivision Area.

Please click on the link below to view the document

https://makeasubmission.ccc.govt.nz:443/manage/Docs/PID_294/294_17122SWTMC7_Re_Further_submission.msg

Details of submitter No: 2042 - Lucy de Latour

Submitter:	Lucy de Latour
Submitter Address:	
Organisation:	Cambridge 137 Limited

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 18/07/2023

First name: Lucy

Last name: de Latour

Organisation: Wynn Williams

Preferred method of contact Email

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

Cambridge has an interest in PC14, being an original submitter on the PC14 with respect to its interests in terms of the property at 137 Cambridge Terrace in Christchurch which is listed Harley Chambers

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

Name
Further Submission on Plan Change 14 dated 17 July 2023

Further Submission on Proposed Housing and Business Choice Plan Change (PC14) on Christchurch District Plan by Cambridge 137 Limited

Clause 8 of Schedule 1 to the Resource Management Act 1991

To: Christchurch City Council
PO Box 73012,
Christchurch
Submitted via email to: engagement@ccc.govt.nz

Name of Further Submitter: Cambridge 137 Limited

1. **Cambridge 137 Limited ("Cambridge")** makes the attached further submissions on the **Proposed Housing and Business Choice Plan Change (PC14)**.
2. Cambridge has an interest in PC14, being an original submitter on the PC14 with respect to its interests in terms of the property at 137 Cambridge Terrace in Christchurch which the heritage listed Harley Chambers (Item No 78 and Setting No 309) is located on.
3. Cambridge makes the following further submissions in respect of submissions by third parties to PC14.

Reasons for further submission

4. The submissions that Cambridge supports or opposes are set out in the table attached as **Appendix A** to this further submission.
5. The reasons for this further submission are:
 - (a) In the case of Primary Submissions that are **opposed**:
 - (i) The Primary Submissions opposing increased height limits and intensification within the Central City do not promote the sustainable management of natural and physical resources and are otherwise

inconsistent with the purpose and principles of the Resource Management Act 1991 (“**RMA**”);

- (ii) The relief sought in the Primary Submissions is not the most appropriate in terms of section 32 of the RMA;
- (iii) The relief would not implement the Council’s functions as directed by the National Policy Statement – Urban Development.
- (iv) Rejecting the relief sought in the Primary Submissions opposed would more fully serve the statutory purpose than would implementing that relief; and

(b) In the case of Primary Submissions that are **supported**:


- (i) The Primary Submissions promote the sustainable management of natural and physical resources and are consistent with the purpose and principles of the RMA and with section 32 of the RMA;
- (ii) The reasons set out in the Primary Submissions; and
- (iii) Allowing the relief sought in the Primary Submissions supported would more fully serve the statutory purpose than would disallowing that relief.

6. Without limiting the generality of the above, the specific relief in respect of each Primary Submission that is supported or opposed is set out in **Appendix A**.
7. Cambridge wishes to be heard in support of its further submission.

8. If others make a similar submission, Cambridge will consider presenting a joint case with them at a hearing.

DATED 17th July, 2023

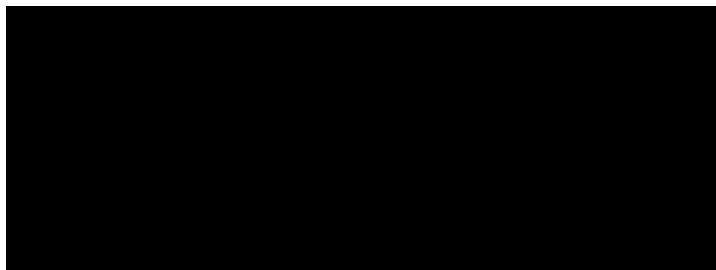
Cambridge 137 Limited



Michael Quentin Doig

Director

ADDRESS FOR SERVICE:



Attachment A: Further Submissions – Cambridge 137 Ltd

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested in Submission	Cambridge 137 Ltd response (support or oppose)	Cambridge 137 Ltd reasons (Cambridge)	Decision sought
Residential, Commercial, and Specific Purpose Zones.	Rosemary Fraser	26.1-26.12	Amend	Opposes change in height limits including buildings that are 90m tall. Concerned about fire risk, earthquake risk and creation of wind tunnels between taller buildings.	Oppose	Cambridge supports higher building heights as mandated by the NPS-UD.	Disallow
Residential HRZ	Victoria Neighbourhood Association (VNA)	61.3 <u>61.8</u> <u>61.9</u> <u>61.10</u> <u>61.13</u> <u>61.15</u> <u>61.19</u> <u>61.21</u> <u>61.22</u> <u>61.29</u> <u>61.32</u> <u>61.33</u> <u>61.35</u> <u>61.38</u> <u>61.39</u> <u>61.39</u> <u>61.41</u> <u>61.43</u> <u>61.46</u> <u>61.51</u> <u>61.52</u>	Amend	Seeks for larger landscaped areas on ground floor level units (min 25%) in HRZ. Seeks to amend recession plans in HRZ. Seeks to require that the Sunlight Access QM if the upper limit of shading. Reduce height limits in Central City from 90m to 45m. Seeks to maintain current density levels except where mandated by legislation. Seeks for resource consent to be required for any development in HRZ that is over 14m height and would like 14m height limit to be held. 14m height limit is also sought for MRZ. Require HRZ to have a minimum site size of 400m ² (Rule 14.6.1) to allow for future subdivision.	Oppose	Cambridge supports higher building heights and intensification as mandated by the NPS-UD.	Disallow

All of plan	Property Council NZ	242.2 242.3, 242.4, 242.5	Amend	<p>Increase tree canopy cover to 25% and increase the financial contribution per tree significantly.</p> <p>Seeks to retain current Operative Plan recession plans standards.</p> <p>Supports the proposed 1.2km walkable catchment from the City Centre and the high-density zone precinct surrounding the residential and commercial zones within the city.</p> <p>Considers that the proposed intensification is appropriate for Christchurch.</p> <p>Supportive of the approach to increase density, particularly when density occurs in proximity to the city centre and town centres.</p> <p>However, have some concerns around the wind test thresholds.</p> <p>Support an increased height limit of 32 metres to areas immediately surrounding the central city.</p> <p>Supportive of the height limits in commercial zones.</p>	Support	Cambridge supports higher building heights and intensification as mandated by the NPS-UD.	Allow
All of Plan	Waipapa Papanui-Innes-Central Community Board	288. 1-6 (note that some points were missed)	Amend	<p>Concerned about the proposed higher density and height of buildings within established parts of the city within the four avenues, particularly north of Cathedral Square.</p>	Oppose	Cambridge supports higher building heights and intensification as mandated by the NPS-UD.	Disallow

		out of Councils summary)					
Central City	Dr Sandy Bond LLC	317.1	Amend	The Board is concerned that high intensity development has the potential to lead to issues of anti-social behaviour. Concerned that infrastructure may not be adequate to support continual growth through intensification. Reduce height limits in the City Centre commercial zone to 5-6 stories.	Oppose	Cambridge supports higher building heights and intensification as mandated by the NPS-UD.	Disallow
All of Plan	Kate Revell	338.11, 338.12	Amend	Limit building height to 22m across the City.	Oppose	Cambridge supports higher building heights and intensification as mandated by the NPS-UD.	Disallow
All of Plan	Chris Neame	339.11, 339.12	Amend	Limit building height to 22m across the City.	Oppose	Cambridge supports higher building heights and intensification as mandated by the NPS-UD.	Disallow
Chapter 14 Residential	Bob Hou	429.1	Amend	Increase maximum building height in the Central City, considers 90m is too low for a city the size of Christchurch.	Neutral	Cambridge supports higher building heights and intensification as mandated by the NPS-UD.	Neutral
City centre, HRZ, tree canopy, recession planes	Mary-Louise Hoskins	670.1, 670.2	Amend	Concerned about the 90m height limit in the City Centre zone and the extent of this zone. Considers that there is an abundance of vacant land in and around the City, so the City Centre does not need to be so big. Requests a subclause to policy 15.2.4.1 to limit building height along the Te Papa Otakaro corridor and implement appropriate built form standards.	Oppose	Cambridge supports higher building heights and intensification as mandated by the NPS-UD.	Disallow
Chapter 15 – Commercial	Canterbury / Westland Branch of Architectural Designers NZ	685.79, 685.80	Amend		Oppose	Cambridge supports higher building heights and intensification as mandated by the NPS-UD.	Disallow

Chapter 15 – Commercial	Christchurch NZ	760.3, 760.4, 760.5, 760.6, 760.7, 760.8, 760.9, 760.10, 760.11, 760.12.	Amend	Broadly support the proposed changes in the Central City.	Support	Cambridge supports higher building heights and intensification as mandated by the NPS-UD.	Allow
All of Plan	New Zealand Institute of Architects Canterbury Branch	762.29, 762.30, 762.47	Amend	Include additional height limits around the Papa Otakaro in CBD.	Oppose	Cambridge supports higher building heights and intensification as mandated by the NPS-UD.	Disallow
Residential and Commercial	Carter Group Limited	814.205, 814.206, 814.207	Amend	Seeks that there is no maximum height limit throughout the City Centre zone. Considers that the height limits fail to adequately account for planned development currently progressing in parts of the City Centre Zone where lower heights are proposed. This includes the Catholic Cathedral Precinct and the Cathedral Square Height Precinct, where significant development proposals currently being planned entail buildings of a greater height than the proposed rules permit.	Support	Cambridge supports higher building heights and intensification as mandated by the NPS-UD.	Allow
Matter of discretion 9.3.6.1	Carter Group Limited	814.100	Amend	Oppose 9.3.6.1(a) seek that the original (a) is retained	Support	Cambridge supports consideration being given to the nature and extent of damage incurred as a result of the Canterbury earthquakes of 2010 and 2011 including the costs of repair and reconstruction	Allow

Matter of discretion 9.3.6.1	The Catholic Diocese of Christchurch	814.223	Amend	Retain status quo for 9.3.6.1(a)	Support	Cambridge supports consideration being given to the nature and extent of damage incurred as a result of the Canterbury earthquakes of 2010 and 2011 including the costs of repair and reconstruction.	Allow
Matter of discretion 9.3.6.1	Church Property Trustees	823.224	Amend	Retain status quo for 9.3.6.1(a)	Support	Cambridge supports consideration being given to the nature and extent of damage incurred as a result of the Canterbury earthquakes of 2010 and 2011 including the costs of repair and reconstruction.	Allow

Further Submission on Proposed Housing and Business Choice Plan Change (PC14) on Christchurch District Plan by Cambridge 137 Limited

Clause 8 of Schedule 1 to the Resource Management Act 1991

To: Christchurch City Council
PO Box 73012,
Christchurch
Submitted via email to: engagement@ccc.govt.nz

Name of Further Submitter: Cambridge 137 Limited

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 - (i) The Primary Submissions opposing increased height limits and intensification within the Central City do not promote the sustainable management of natural and physical resources and are otherwise

inconsistent with the purpose and principles of the Resource Management Act 1991 (“**RMA**”);

- (ii) The relief sought in the Primary Submissions is not the most appropriate in terms of section 32 of the RMA;
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DATED 17th July, 2023

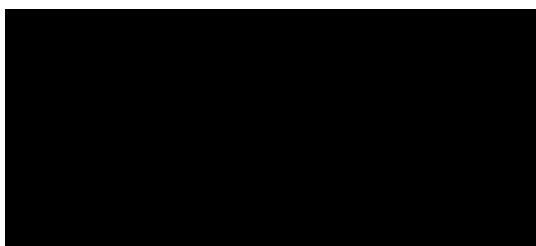
Cambridge 137 Limited



Michael Quentin Doig

Director

ADDRESS FOR SERVICE:



Attachment A: Further Submissions – Cambridge 137 Ltd

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested in Submission	Cambridge 137 Ltd response (support or oppose)	Cambridge 137 Ltd reasons (Cambridge)	Decision sought
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Residential HRZ	Victoria Neighbourhood Association (VNA)	61.3 <u>61.8</u> <u>61.9</u> <u>61.10</u> <u>61.13</u> <u>61.15</u> <u>61.19</u> <u>61.21</u> <u>61.22</u> <u>61.29</u> <u>61.32</u> <u>61.33</u> <u>61.35</u> <u>61.38</u> <u>61.39</u> <u>61.39</u> <u>61.41</u> <u>61.43</u> <u>61.46</u> <u>61.51</u> <u>61.52</u>	Amend	Seeks for larger landscaped areas on ground floor level units (min 25%) in HRZ. Seeks to amend recession plans in HRZ. Seeks to require that the Sunlight Access QM if the upper limit of shading. Reduce height limits in Central City from 90m to 45m. Seeks to maintain current density levels except where mandated by legislation. Seeks for resource consent to be required for any development in HRZ that is over 14m height and would like 14m height limit to be held. 14m height limit is also sought for MRZ. Require HRZ to have a minimum site size of 400m ² (Rule 14.6.1) to allow for future subdivision.	Oppose	Cambridge supports higher building heights and intensification as mandated by the NPS-UD.	Disallow

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All of Plan	Waipapa Papanui-Innes-Central Community Board	288. 1-6 (note that some points were missed)	Amend	<p>Concerned about the proposed higher density and height of buildings within established parts of the city within the four avenues, particularly north of Cathedral Square.</p>	Oppose	Cambridge supports higher building heights and intensification as mandated by the NPS-UD.	Disallow

		out of Councils summary)			The Board is concerned that high intensity development has the potential to lead to issues of anti-social behaviour. Concerned that infrastructure may not be adequate to support continual growth through intensification.			
Central City	Dr Sandy Bond LLC	317.1	Amend		Reduce height limits in the City Centre commercial zone to 5-6 stories.	Oppose	Cambridge supports higher building heights and intensification as mandated by the NPS-UD.	Disallow
All of Plan	Kate Revell	338.11, 338.12	Amend		Limit building height to 22m across the City.	Oppose	Cambridge supports higher building heights and intensification as mandated by the NPS-UD.	Disallow
All of Plan	Chris Neame	339.11, 339.12	Amend		Limit building height to 22m across the City.	Oppose	Cambridge supports higher building heights and intensification as mandated by the NPS-UD.	Disallow
Chapter 14 Residential	Bob Hou	429.1	Amend		Increase maximum building height in the Central City, considers 90m is too low for a city the size of Christchurch.	Neutral	Cambridge supports higher building heights and intensification as mandated by the NPS-UD.	Neutral
City centre, HRZ, tree canopy, recession planes	Mary-Louise Hoskins	670.1, 670.2	Amend		Concerned about the 90m height limit in the City Centre zone and the extent of this zone. Considers that there is an abundance of vacant land in and around the City, so the City Centre does not need to be so big.	Oppose	Cambridge supports higher building heights and intensification as mandated by the NPS-UD.	Disallow
Chapter 15 – Commercial	Canterbury / Westland Branch of Architectural Designers NZ	685.79, 685.80	Amend		Requests a subclause to policy 15.2.4.1 to limit building height along the Te Papa Otakaro corridor and implement appropriate built form standards.	Oppose	Cambridge supports higher building heights and intensification as mandated by the NPS-UD.	Disallow

Chapter 15 – Commercial	Christchurch NZ	760.3, 760.4, 760.5, 760.6, 760.7, 760.8, 760.9, 760.10, 760.11, 760.12.	Amend	Broadly support the proposed changes in the Central City.	Support	Cambridge supports higher building heights and intensification as mandated by the NPS-UD.	Allow
All of Plan	New Zealand Institute of Architects Canterbury Branch	762.29, 762.30, 762.47	Amend	Include additional height limits around the Papa Otakaro in CBD.	Oppose	Cambridge supports higher building heights and intensification as mandated by the NPS-UD.	Disallow
Residential and Commercial	Carter Group Limited	814.205, 814.206, 814.207	Amend	Seeks that there is no maximum height limit throughout the City Centre zone. Considers that the height limits fail to adequately account for planned development currently progressing in parts of the City Centre Zone where lower heights are proposed. This includes the Catholic Cathedral Precinct and the Cathedral Square Height Precinct, where significant development proposals currently being planned entail buildings of a greater height than the proposed rules permit.	Support	Cambridge supports higher building heights and intensification as mandated by the NPS-UD.	Allow
Matter of discretion 9.3.6.1	Carter Group Limited	814.100	Amend	Oppose 9.3.6.1(a) seek that the original (a) is retained	Support	Cambridge supports consideration being given to the nature and extent of damage incurred as a result of the Canterbury earthquakes of 2010 and 2011 including the costs of repair and reconstruction	Allow

Matter of discretion 9.3.6.1	The Catholic Diocese of Christchurch	814.223	Amend	Retain status quo for 9.3.6.1(a)	Support	Cambridge supports consideration being given to the nature and extent of damage incurred as a result of the Canterbury earthquakes of 2010 and 2011 including the costs of repair and reconstruction.	Allow
Matter of discretion 9.3.6.1	Church Property Trustees	823.224	Amend	Retain status quo for 9.3.6.1(a)	Support	Cambridge supports consideration being given to the nature and extent of damage incurred as a result of the Canterbury earthquakes of 2010 and 2011 including the costs of repair and reconstruction.	Allow

Details of submitter No: 2043 - Lucy Forrester

Submitter:	Lucy Forrester
Submitter Address:	[REDACTED]
Organisation:	Chapman Tripp
Behalf of:	Church Property Trustees

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 18/07/2023

First name: Lucy

Last name: Forrester

Organisation: Chapman Tripp

Preferred method of contact

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:


CPT made an original submission on PC13 and PC14

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

Name

Church Property Trustees - Further submission on PC13 and14 

Form 6**FURTHER SUBMISSION IN SUPPORT OF, AND IN OPPOSITION TO, SUBMISSIONS
ON NOTIFIED PROPOSED PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991

To Christchurch City Council

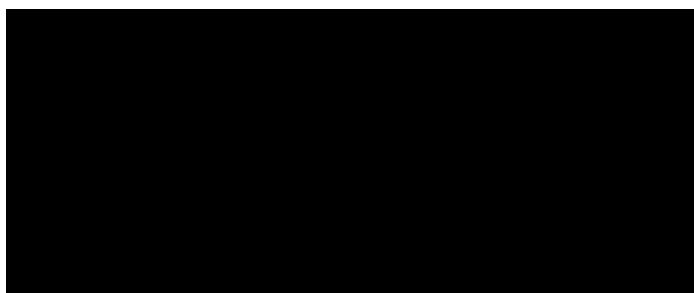
- 1 Name of person making further submission: **Church Property Trustees (CPT)**
- 2 This is a further submission in support of, and in opposition to submissions (as specified in the table at **Schedule 1**) on:
 - 2.1 proposed plan change 13 (PC13); and
 - 2.2 proposed plan change 14 (PC14);to the Operative District Plan (the *District Plan*).
- 3 CPT is a person who has an interest in PC13 and PC14 that is greater than the interest the general public has. CPT made an original submission on PC13 and PC14.
- 4 The attached table in **Schedule 1** sets out:
 - 4.1 The submissions or parts of submissions that CPT supports or opposes;
 - 4.2 CPT's reasons for support or opposition; and
 - 4.3 The relief sought by CPT in relation to those submissions or parts of submissions.
- 5 CPT wishes to be heard in support of this further submission.

Signed for and on behalf of Church Property Trustees by its solicitors and authorised agents
Chapman Tripp



Jo Appleyard
Partner
17 July 2023

Address for service of submitter:



SCHEDULE 1 – SPECIFIC FURTHER SUBMISSIONS POINTS ON BEHALF OF CHURCH PROPERTY TRUSTEES

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	CPT support/oppose	Decision sought by CPT
Heritage New Zealand Pouhere Taonga (193)					
193.11	PC13 PC14	9.3.2 – Historic Heritage	the addition of a new clause in 9.3.2.2.8: <u>vi. Should demolition be approved, whether the setting should be retained/rescheduled as an open space heritage item.</u> Retain a.ii.	Oppose. Aside from the fact that applications for demolition often expressly propose an alternative, subsequent land use, resource consent applications seeking to demolish heritage items are resource consent applications and are not capable of changing any heritage listing noted in the District Plan. Nor could such an application retain/reschedule that item as an open space heritage item. A plan change would be required to delist or amend any heritage item on the schedule at which point in time a decision maker could consider whether it was appropriate to retained/rescheduled the item as an open space heritage item.	Reject.
193.12 193.13	PC13 PC14	9.3.2 – Historic Heritage	Remov[e] P8 [The inclusion of] a new restricted discretionary activity: a. Alteration, relocation or demolition of a building, structure or feature in a heritage setting, where the	Oppose on the basis that the alteration, relocation or demolition, of such structures and features (which are not of themselves heritage items) should be able to be undertaken as of right, and there is no resource management	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	CPT support/oppose	Decision sought by CPT
			building, structure or feature is not individually scheduled as a heritage item. b. This rule does not apply to works subject to rules 9.3.4.1.3 RD1 and RD2. The Council's discretion shall be limited to the following matters: 9.3.6.1 Heritage items and heritage settings.	<p>reason for which this activity should be restricted.</p> <p>Further, it is not clear on what basis this change could be sought in respect to PC14 and it is considered this submission point would be out of scope. Recent case law has made it clear that intensive planning instruments under the Enabling Act should only restrict development through the use of qualifying matters to make the intensification provisions themselves less enabling. It is not an opportunity to make changes to rules which propose a further constraint to the status quo.</p>	
Historic Places Canterbury (835)					
835.19	PC13 PC14	9.3 – Historic Heritage	The submitter supports the proposed simplification and clarification of the rules for heritage to help make them more workable, effective and easily understood. However, the submitter is concerned that the rules around consent to demolish contain no acknowledgement of the waste generated through demolition, or the carbon retention benefits of	Oppose. Waste, embodied energy, and carbon retention benefits are already capable of being considered for any proposals to demolish any Significant or Highly Significant heritage items (being of discretionary and non-complying activity status respectively). It is not necessary to prescribe such a consideration by way of a rule.	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	CPT support/oppose	Decision sought by CPT
			embodied energy within buildings. It is the submitters contention that the carbon impact of granting a demolition consent needs to be factored into the decision making process and that the rules should be amended accordingly. Owners should also be required to provide information on the cost of demolition to allow a fairer assessment of the cost to them of retaining a listed building.		
Ceres New Zealand (150)					
150.16	PC13 PC14	9.3 – Historic Heritage	<p>Create a new schedule to identify significantly damaged heritage items which face significant challenges to their ongoing restoration and economic reuse.</p> <p>The list is narrow, is likely to extend to no more than a dozen or so buildings, and could include the following: Victoria Mansions, Peterborough Centre, Harley Chambers (Cambridge Tce), Englefield House (Fitzgerald Ave), Empire Hotel (Norwich Quay), Daresbury (Daresbury Lane), and</p>	<p>Support for the reasons set out in the submission.</p> <p>The submitter notes there will be a number of other buildings not listed that would also be appropriate to include on such schedule.</p>	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	CPT support/oppose	Decision sought by CPT
			the Dux/ Student Union building at the Arts Centre.		
150.17	PC13 PC14	9.3 – Historic Heritage	Add new Policy that better reflects and recognises significantly damaged heritage items (identified in the schedule created as part of point a above) which face significant challenges to their repair and reuse.	Support for the reasons set out in the submission.	Adopt.
150.18	PC13 PC14	9.3 – Historic Heritage	Add new activity (RD9) to the rule for the repair, restoration, reconstruction, or alteration of a heritage item identified in the new schedule [sought by submitter for significantly damaged heritage items that face significant challenges to their ongoing restoration and economic use].	Support for the reasons set out in the submission.	Adopt.
150.19	PC13 PC14	9.3 – Historic Heritage	Add new activity (RD10) to the rule for the demolition of a heritage item identified in the new schedule [sought by submitter for significantly damaged heritage items that face significant challenges to their ongoing restoration and economic use].	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	CPT support/oppose	Decision sought by CPT
150.20	PC13 PC14	9.3 – Historic Heritage	Add a new Matter of Discretion relating to the provision of a heritage restoration assessment or a heritage demolition assessment (the latter being applicable if the heritage item is to be demolished); engineering and Quantity Surveying evidence; photographic records; and a deconstruction salvage plan.	Support for the reasons set out in the submission.	Adopt.
150.21	PC13 PC14	9.3 – Historic Heritage	Delete the PC13 proposed changes to Rule 9.3.4.1.1 (P9).	Support for the reasons set out in the submission.	Adopt.
150.22	PC13 PC14	9.3 – Historic Heritage	Delete the proposed activity P11 regarding works to monuments in church graveyards, and in cemeteries that are listed in Appendix 9.3.7.2.	<p>The submitter notes this submission point has been incorrectly noted in the summary of submissions.</p> <p>The Ceres New Zealand submission sought that the operative District Plan Rule 9.3.4.1.1 (P11) be retained. The rule relates to the reconstruction and restoration of Significant and Highly Significant heritage items.</p> <p>The submitter supports this submission point as set out in the original submission (and not in the summary of submissions).</p>	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	CPT support/oppose	Decision sought by CPT
150.23	PC13 PC14	9.3 – Historic Heritage	Delete the proposed activity P12 regarding the demolition or relocation of a neutral building or intrusive building.	<p>The submitter notes this submission point has been incorrectly noted in the summary of submissions.</p> <p>The Ceres New Zealand submission sought that the operative District Plan Rule 9.3.4.1.1 (P12) be retained. The rule relates to the temporary lifting of a damaged heritage item for the purposes of heritage investigative temporary works or repair.</p> <p>The submitter supports this submission point as set out in the original submission (and not in the summary of submissions).</p>	Adopt.
150.24	PC13 PC14	9.3 – Historic Heritage	Delete the proposed changes to Matter of Discretion 9.3.6.1 – Heritage items and heritage settings.	Support for the reasons set out in the submission.	Adopt.
Christchurch Civic Trust (1089)					
1089.9	PC13 PC14	9.3 – Historic Heritage	Amend Assessment Criteria for the demolition of Heritage Buildings to include an energy consumption and emissions 'whole of life' audit be undertaken for building projects to establish costs to the environment	Oppose. Waste, embodied energy, and carbon retention benefits are already capable of being considered for any proposals to demolish any Significant or Highly Significant heritage items (being of discretionary and non-complying	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	CPT support/oppose	Decision sought by CPT
			of energy consumption and CO2 emissions	<p>activity status respectively). It is not necessary to prescribe such a consideration by way of a rule.</p> <p>The submission criticises a recent decision to demolish the Grand National Stand at Riccarton Racecourse. It is noted that the Commissioner who made that decision did consider embodied energy and emissions of the development, and the effects of the proposed demolition on the environment.</p>	
1089 [submission not recorded in summary of submissions]	PC13 PC14	9.3 – Historic Heritage	Our summary of original submission: Undue emphasis is placed by decision makers on Policy 9.3.2.2.8(a)(iii) 'whether the costs to retain the heritage item (particularly as a result of damage) would be unreasonable'.	<p>The submitter does not agree and opposes this submission point (albeit the Christchurch Civic Trust have not sought any specific relief with respect to it).</p> <p>The subclauses in Policy 9.3.2.2.8(a) are matters that a decision maker must take into consideration when considering applications for demolition of heritage items. There is no hierarchy for the weight a decision-maker can place on each of these, just that they are each considered.</p>	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	CPT support/oppose	Decision sought by CPT
				More weight may be placed on one or more of the criteria based on the circumstances of the application. This is entirely appropriate.	

Details of submitter No: 2044 - Lucy Forrester

Submitter:	Lucy Forrester
Submitter Address:	
Organisation:	Catholic Diocese of Christchurch
Behalf of:	Catholic Diocese of Christchurch

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 18/07/2023

First name: Lucy

Last name: Forrester

Organisation: Chapman Tripp

Preferred method of contact Email

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:


The Diocese made an original submission on PC14 and PC14

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

Name

Catholic Diocese of Christchurch - Further submission on PC13 and 14 

Form 6**FURTHER SUBMISSION IN SUPPORT OF, AND IN OPPOSITION TO, SUBMISSIONS
ON NOTIFIED PROPOSED PLAN***Clause 8 of Schedule 1, Resource Management Act 1991***To** Christchurch City Council

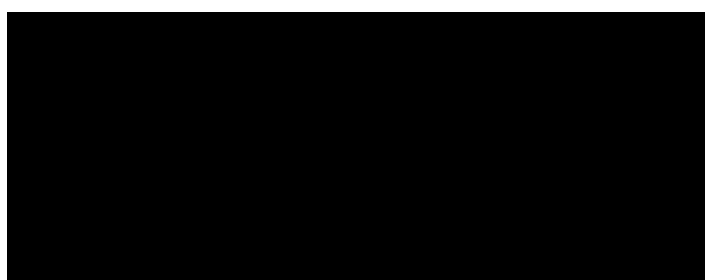
- 1 Name of person making further submission: **The Catholic Diocese of Christchurch**
(the *Diocese*)
- 2 This is a further submission in support of, and in opposition to submissions (as specified in the table at **Schedule 1**) on:
 - 2.1 proposed plan change 13 (*PC13*); and
 - 2.2 proposed plan change 14 (*PC14*);
 to the Operative District Plan (the *District Plan*).
- 3 The Diocese is a person who has an interest in PC13 and PC14 that is greater than the interest the general public has. The Diocese made an original submission on PC13 and PC14.
- 4 The attached table in **Schedule 1** sets out:
 - 4.1 The submissions or parts of submissions that the Diocese supports or opposes;
 - 4.2 The Diocese's reasons for support or opposition; and
 - 4.3 The relief sought by the Diocese in relation to those submissions or parts of submissions.
- 5 The Diocese wishes to be heard in support of this further submission.

Signed for and on behalf of the Catholic Diocese of Christchurch by its solicitors and authorised agents Chapman Tripp



Jo Appleyard
Partner
17 July 2023

Address for service of submitter:



SCHEDULE 1 – SPECIFIC FURTHER SUBMISSIONS POINTS ON BEHALF OF THE CATHOLIC DIOCESE OF CHRISTCHURCH

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
Christchurch City Council (751)					
751.18	PC14	General – Qualifying matters	Amend qualifying matter provisions to the extent needed to ensure they are within the scope authorised for an Intensification Planning Instrument by the RMA, having regard to relevant case law as might be applicable at the time of consideration.	Support for the reasons set out in its original submission regarding the permissible scope of qualifying matters.	Adopt.
751.26	PC14	7.5.2 – Cycle parking facilities	<p>Clause b: remove reference to “residents” cycle parking/parks throughout.</p> <ul style="list-style-type: none"> • Introduce a new clause “e. Cycle parking facilities for residential activities shall be provided as follows:”, followed by the detailed requirements for residents cycle parking facilities. • Introduce a new “Figure 4 – Minimum cycle parking dimensions for resident cycle parks” • Amend line x [in Table 7.5.2.1] “Social housing complex” by: 	Oppose for the reasons set out in its original submission. The proposed amendments are prescriptive and inflexible, and add unnecessary and onerous development costs and consenting requirements likely to reduce future development capacity.	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
			<p>deleting "For developments involving 3 or more residential units"; and adding "private" before the word "garage" in the two following provisions.</p> <ul style="list-style-type: none"> • Amend line aa. [in Table 7.5.2.1] by adding "private" before the word "garage" in both provisions. • Add an advice note at the end of the Table [7.5.2.1] clarifying the meaning of "private garage". 		
751.34 751.35	PC13 PC14	8.5.3 and 8.8.12 – Subdivision activity standards and activity standards	<p>Add to – "RD2a.a.i. – for breach of Rule 8.6.1 –minimum net site area and dimension: Rule 8.8.11"; add <u>"and Rule 8.8.12.b for Residential Heritage Areas where 8.6.1 Table 1 a.c. and f.a. standards are not met"</u>.</p> <p>Rule 8.8.12b – add Heritage area in four places as underlined: Where the subdivision is of land which includes a heritage item, or <u>heritage setting or heritage area</u> listed in Appendix 9.3.7.2 <u>or</u> <u>Appendix 9.3.7.3</u>: i. The extent to which the subdivision has regard to,</p>	Oppose for the same reasons set out in its original submission for opposing the Residential Heritage Areas.	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
			<p>or is likely to detract from, the heritage values of the heritage item, or heritage setting, <u>or heritage area</u> or adversely affect the likely retention and use <u>or adaptive reuse</u> of the heritage item;</p> <p>ii. The extent to which heritage items, or heritage settings <u>or heritage areas</u> are to be integrated into the future development of the land being subdivided; iii. Any measures relevant to the subdivision included in a conservation plan <u>Whether the proposal is supported by an expert heritage report(s) which provides for the ongoing retention, use or adaptive reuse, conservation and maintenance of the heritage item, and heritage setting or heritage area.</u></p>		
751.47	PC13 PC14	9.3.4.1.3 RD1 – Historic Heritage Rules	Add to RD1: <u>b. Where the building is in a heritage area but is not a heritage item, Rule 9.3.4.1.3 RD6 will apply instead.</u>	Oppose for the same reason as set out in its original submission for opposing the Residential Heritage Areas.	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
751.54	PC13 PC14	13.6.4.2.a – Specific Purpose (School) Zone Rules	Amend [a. proviso for heritage sites] to read as follows: <u>The built form standards below apply to all school sites, but do not apply to those parts of school sites occupied by heritage items and settings and those school sites within Residential Heritage Areas (with the exception of Rule 13.6.4.2.7 Water supply for firefighting, which does apply).</u> Development of heritage items and/or settings is controlled by Chapter 9.3 Historic Heritage. <u>Development of sites within Residential Heritage Areas is controlled by the area-specific built form standards for either the Medium Density Residential zone or Residential Banks Peninsula zone, depending on which is the alternate zoning.</u>	Oppose for the same reason as set out in its original submission for opposing the Residential Heritage Areas.	Reject.
751.66	PC14	14.4.1.1 - Residential Suburban Zone and Residential Suburban Density	[In P10, P11 and P12] Remove the text with strikethrough and add the text in bold underline - the tsunami inundation area as set out in Environment Canterbury report number R12/38 "Modelling coastal inundation in Christchurch and Kaiapoi from a South American	Oppose for the same reasons as set out in its original submission for opposing the Tsunami Management Area qualifying matter.	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
		Transition Zone Rules	Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"; as shown in Appendix 14.16.5;The Qualifying Matter Tsunami Management Area;		
751.70 751.71	PC14	13.6 – Specific Purpose (School) Zone Rules	Limit building height over St Teresa's School to 8m.	Oppose for the same reasons as set out in its original submission seeking an underlying HRZ zoning in recognition of the appropriateness of the locality for higher density development	Reject.
751.83 751.84	PC14	15.11.2 – Commercial	Include new diagram to clarify [a.ii], based on Figure 16 in appendix 7.5.11	Subject to the relief it sought in its original submissions (regarding rules 15.11.2.3 and 15.11.2.12), the submitter considers the diagram is useful for interpretation.	Adopt (subject to relief in original submission).

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
751.108 751.109 751.10	PC14	Planning maps – Tsunami Management Area qualifying matter	<p>Within the Qualifying Matter Tsunami Management Area:</p> <p>1. Where the operative zoning is Residential Suburban, retain this zoning;</p> <p>2. Where the operative zoning is Residential Suburban Density Transition zone, retain this zoning;</p> <p>3. Where the operative zoning is Residential Medium Density, change this to Residential Suburban Density Transition zone.</p> <p>[Remove any HRZ zoning within the Tsunami Management Area Overlay]</p> <p>[Remove any MRZ zoning within the Tsunami Management Area and retain operative / RSDT zoning].</p>	<p>Oppose for the same reasons as set out in its original submission for opposing the Tsunami Management Area qualifying matter.</p> <p>The proposed change to the maps continues to apply over land that is not a 'relevant residential zone' and therefore goes well beyond the scope of qualifying matters allowed under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (the <i>Amendment Act</i>). The Council appear to accept this approach in their submission 751.145 and 751.146.</p> <p>The submitter also has serious concerns about the scope and legality of the changes sought in this submission point and whether this could only have been included in the original notification of PC14.</p>	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
Kāinga Ora (834)					
834.3	PC14	Strategic direction – 3.3.7	<p>2. Retain the objective as notified, except for:</p> <p>Delete clause (a)(i)(A)</p> <p>Contrasting building clusters within the cityscape and the wider perspective of the Te Poho-o Tamatea/the Port Hills and Canterbury plains; and</p>	Support for the reasons set out in the submission.	Adopt.
834.5	PC14	Strategic direction – 3.3.8	<p>1. Retain objective as notified, except for the deletion of existing clause(a)(ii):</p> <p>Has its areas of special character and amenity value identified and their specifically recognised values appropriately managed; and</p> <p>2. Amend clause (a)(iv.)(A) as follows:</p> <p><u>in and around the Central City, Key Activity Centres (as identified in the Canterbury Regional Policy Statement), Town Centre, and larger Local neighbourhood centres,</u></p>	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
			<u>and nodes of core public transport routes; and</u>		
834.6	PC14	Strategic directions – 3.3.10	Delete proposed clause (a)(ii)(E): Tree canopy cover in areas of residential activity that maintains and enhances the city's biodiversity and amenity, sequesters carbon, reduces stormwater runoff, and mitigates heat island effects; and	Support for the reasons set out in the submission.	Adopt.
834.20 834.21 834.22 834.23 834.24	PC14	Qualifying matters – Tsunami Management Area	2. Reduce the Tsunami Management Area to a 1:100 year hazard.	Subject to the relief sought in its original submission that the Tsunami Management Area be deleted in its entirety, the submitter supports this relief.	Adopt.
834.26	PC14	Significant and other trees – 9.4	2. Amend Rule 9.4.4.1.1 P12 as follows: Rule 9.4.4.1.1 P12 - Activities shall be undertaken by, or under the supervision of, a works arborist. employed or contracted by the	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
			Council or a network utility operator.		
834.30 834.31	PC14	Qualifying matters - Waterways	Remove 'Environmental Asset Waterways' and 'Network Waterways' as qualifying matter, unless a site by site assessment has been undertaken that demonstrates why development that is otherwise permitted under MDRS is inappropriate.	Support for the reasons set out in the submission.	Adopt.
834.32 834.33 834.34 834.35 834.36	PC14	Qualifying matters – Open Space	Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety.	Support for the reasons set out in the submission.	Adopt.
834.37 834.38 834.39 834.40	PC13 PC14	Qualifying matters – Residential character areas	6.1A Qualifying matters Residential Character areas 1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
834.41 834.42 834.43 834.44 834.45 834.46 834.47 834.48 834.49 834.50 834.51			<p>Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C114.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site</p>		
834.74	PC14	Subdivision, Development and Earthworks – 8.9	<p>8.9A Waste water constraint areas</p> <p>Amend as follows:</p> <p>The Council's discretion shall be limited to the following matters:</p>	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
			<p><u>c. The ability to connect into any nearby non-vacuum waste water system.</u></p> <p><u>d. The extent to which alternative waste water solutions are available that do not adversely affect the function of the Council's waste water systems.</u></p>		
834.75 834.76 834.77 834.78	PC14	Qualifying matter – Sunlight access	Delete the Sunlight Access qualifying matter and all associated provisions.	Support for the reasons set out in the submission.	Adopt.
834.79 834.80 834.81 834.82 834.83 834.84	PC14	Qualifying matter – Low public transport accessibility	<p>1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.</p> <p>2. Rezone all areas subject to this QM to MRZ</p>	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
834.85 834.86					
834.87 834.88 834.89 834.90	PC14	Qualifying matters – Industrial interface	Delete the Industrial Interface Qualifying Matter and all associated provisions.	Support for the reasons set out in the submission.	Adopt.
834.95 834.96 834.97 834.98 834.99 834.100 834.101 834.102 834.103	PC14	Qualifying matter – City Spine Transport Corridor	Delete the Key Transport Corridors – City Spine Qualifying Matter and all associated provisions.	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
834.104					
834.105	PC13	Heritage in commercial zones	Retain sites of historic heritage items and their settings (City Centre Zone) - Cathedral Square, New Regent Street, the Arts Centre	Oppose to the extent it is not consistent with the relief sought in the submitter's original submission.	Reject.
834.106	PC14				
834.107					
834.110	PC14	Natural hazards	<p>Policy 5.2.2.5.1 – Managing development in Qualifying Matter Coastal Hazard Management Areas</p> <p>Amend the policy as follows:</p> <p>Within the following Qualifying Matters, development, subdivision and land use that would provide for intensification of any site shall be avoided, unless the risk is from coastal inundation and a site specific assessment demonstrates the risk is <u>medium</u>, low or very low based on thresholds defined in Table 5.2.2.5.1 below</p>	Support for the reasons set out in the submission.	Adopt.
834.111	PC14	Natural Hazards	Policy 5.2.2.5.2 – Managing development within Qualifying Matter Tsunami Management Area.	Subject to the relief sought in its original submission that the Tsunami Management Area be deleted in its	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
			<p>1. Amend Policy 5.2.2.5.2 as follows: Within the Tsunami Management Area Qualifying Matter, avoid <u>discourage</u> development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable.</p> <p>2. Alternatively the Policy framework could be retained if the geographic extent of the QM matter is better aligned with a 1:100 return period or covers an area reflective of the Tsunami Inundation area identified by the Greater Christchurch Partnership as part of its consultation on the Greater Christchurch Spatial Plan.</p>	entirety, the submitter supports this relief.	
834.114	PC14	Natural hazards	<p>5.4A Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area</p> <p>1. Delete all references in all rules in this section that refer to maps.</p>	Subject to the relief sought in its original submission that the Tsunami Management Area be deleted in its entirety, the submitter supports this relief.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
			<p>2. Include a rule to provide for a Controlled Activity to subdivide within the Tsunami Management Area.</p> <p>3. Amend Rule 5.4A.5 NC3 as follows:</p> <p>a. Development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rules 14.4.1 and 14.4.2.</p> <p>4. Any consequential amendments to zones, overlays, precincts, and qualifying matters to reflect the relief sought in the submission.</p>		
834.115 834.116 834.117 834.118	PC14	Tree Canopy Cover and Financial Contributions – 6.10A	Delete Section 6.10A and all associated provisions.	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
834.119 834.120 834.121 834.123 834.124 834.125 834.126					
834.122	PC14	Subdivision, Development and Earthworks	Policy 8.2.2.1 – Recovery activities. Delete the policy as notified.	Support for the reasons set out in the submission.	Adopt.
834.127	PC14	Subdivision, Development and Earthworks	Retain 8.4.1.1 as notified.	Support for the reasons set out in the submission.	Adopt.
834.132	PC14	Subdivision, Development and Earthworks	Amend Table 9(d) so the maximum volume is <u>50m³</u> 250m³ [sic] / site <u>net fill above existing ground level</u>	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
834.136 – 834-237	PC14	Residential chapters	A range of relief to the residential chapters – set out in full in the summary of submissions.	Generally support the proposed changes to the residential chapters for the reasons set out in the submission.	Adopt.
834.238 834.239 834.332	PC14	Commercial zones	<p>1. Insert reference to Metropolitan Centres in all relevant provisions of the chapter.</p> <p>2. Insert rules for metropolitan centre zone as attached in Appendix 2.</p> <p>Table 15.1:</p> <p>1. Amend role and function of Church Corner, Sydenham and Merivale from 'Local Centre (Large)' to 'Town Centre'.</p> <p>2. Consolidate all Local Centres into a simple category i.e. delete the distinction between 'small' and 'medium'.</p> <p>3. Incorporate Metropolitan centres and relabel Riccarton, Hornby, Papanui Northlands as such and as shown within Appendix 3.</p>	Oppose on the basis that this is a fundamental change to the District Plan which is likely to be beyond the scope of this Plan Change. While not necessarily opposed to the idea itself, the submitter considers this would need to be done in a comprehensive and coherent manner.	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
			4. B. Town Centre: Key Activity Centre: Retain reference to 'High Density Housing is contemplated ... and around larger local centres'. C. Local Centres: Retain reference to 'High Density Housing is contemplated ... and around larger local centres'.		
834.244	PC14	Commercial zones – 15.2	1. Amend Clause (a) as follows: 15.2.4.1 Policy – Scale and form of development a. Provide for development of a <u>significant</u> scale and form massing that reinforces the City's City Centre Zone's distinctive sense of place and a legible urban form <u>by enabling as much development capacity as possible to maximise the benefits of intensification, whilst managing building heights adjoining Cathedral Square, Victoria Street, New Regent High Street and the Arts Centre to account for recognised heritage and character values.</u> in the core of District Centres and Neighbourhood Centres, and of a lesser scale and form on the fringe of these centres.	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
			<p>2. Delete Clause (a)(i)-(v).</p> <p>3. Amend Clause (b) as follows: b. The scale and form of development in <u>other commercial</u> centres shall:-i. reflect the context, character and the anticipated scale of the zone and centre's function by:-ii. providing for the tallest buildings and greatest scale of development in the city centre to reinforce its primacy for Greater Christchurch and enable as much development capacity as possible to maximise the benefits of intensification; ...</p> <p>4. Retain the remaining parts of clause (b) as notified.</p>		
834.245	PC14	Commercial zones – 15.2	Delete all inclusions introduced and retain existing Operative Plan Policy 15.2.4.2.	Support for the reasons set out in the submission.	Adopt.
834.247	PC14	Commercial zones – 15.2	Amend Objective 15.2.5[a.i.] as follows: i. Defining the Commercial Central City Business City Centre Zone as the focus of retail activities and offices and limiting the height of buildings to support an intensity	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
			of commercial activity across the zone;		
834.248	PC14	Commercial zones – 15.2	1. Delete the replacement Clause (a)(ii). 2. [Retain] the deletion of existing clause (a)(ii).	Support for the reasons set out in the submission.	Adopt.
834.249	PC14	Commercial zones – 15.2	Amend Policy 15.2.6.4(a) as follows: Encourage the intensification of residential activity within the Commercial Central City <u>Business City Centre</u> Zone by enabling high <u>good</u> quality residential development <u>that positively contributes to</u> supports a range of types of residential development typologies, tenures and prices, with an appropriate level of amenity including:...	Support for the reasons set out in the submission.	Adopt.
834.250	PC14	Commercial zones – 15.2	Amend Policy 15.2.6.5(ii) [to delete "wind generation"]	Support for the reasons set out in the submission.	Adopt.
834.251	PC14	Commercial zones – 15.2	Amend 15.2.7.a: The development of vibrant, high <u>good</u> quality urban	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
			areas...		
834.257 834.258 834.259 834.260 834.261	PC14	Commercial zones	Delete all City Spine Transport Corridor activity rules from the suite of commercial zones.	Support for the reasons set out in the submission.	Adopt.
834.290	PC14	Commercial zones	Retain P18 as notified.	Support for the reasons set out in the submission.	Adopt.
834.291	PC14	Commercial zones	C1 Delete proposed PC14 amendments to the rule i.e. retain the Operative Plan provision.	Support for the reasons set out in the submission.	Adopt.
834.292 834.293	PC14	Commercial zones	Amend the rule 15.11.1.3(RD4) and 15.12.1.3(RD) by deleting clauses (b) and (c) as follows: a. Residential activity in the Commercial Central City Business City Centre and Central City Mixed Use Zones – Rule 15.134.2.9	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
			b. Glazing – 15.14.3.37 c. Outlook spaces – 15.14.3.38.		
834.294	PC14	Commercial zones	<p>Amend rule 15.11.1.3(RD5) by deleting clauses (m) and (n) as follows:</p> <p>m. Upper floor setbacks, tower dimension and site coverage – Rule 15.14.3.35</p> <p>n. Wind – Rule 15.14.3.39</p>	Support for the reasons set out in the submission.	Adopt.
834.295	PC14	Commercial zones	Delete rule 15.11.2.3.	Support for the reasons set out in the submission.	Adopt.
834.296	PC14	Commercial zones	<p>1. Amend definition of Building Base as:</p> <p>Building Base: In respect to the City Centre and Central City Mixed Use Zones, means any part of any building that is below the maximum permitted height for that type of building in the zone.</p>	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
			2. Amend rule as follows: [refer to original submission for table of changes]		
834.297 834.298 834.299 834.300 834.301	PC14	Commercial zones	Delete provisions relating to maximum road wall height, building tower setbacks, maximum building tower dimension and building tower coverage, minimum building tower separation, wind.	Support for the reasons set out in the submission.	Adopt.
834.324	PC14	Commercial zones	Delete 15.14.3.1 clause (b), with the exception of clause (v) (subject to the below amendment): <u>v. The individual or cumulative effects of shading, visual bulk and dominance, and reflected heat from glass on sites in adjoining residential zones or on the character, quality and use of public open space and in particular the Ōtākaro Avon River corridor, Earthquake Memorial, Victoria Square and Cathedral Square;</u>	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
834.325 834.326 834.327 834.328 834.329 834.330 834.331	PC14	Commercial zones	Delete assessment matters relating to upper floor setbacks, height in Central City Mixed Use Zone, glazing, outdoor spaces, wind, comprehensive residential development in the Mixed Use Zones, and City Spine Transport Corridor.	Support for the reasons set out in the submission.	Adopt.
834.333 834.334 834.335 834.336 834.337	PC13 PC14	Heritage	Oppose provisions relating to Residential Heritage Areas.	Support for the reasons set out in the submission.	Adopt.
Heritage New Zealand Pouhere Taonga (193)					
193.11	PC13 PC14	9.3.2 – Historic Heritage	the addition of a new clause in 9.3.2.2.8: <u>vi. Should demolition be approved, whether the setting should be retained/rescheduled as</u>	Oppose. Aside from the fact that applications for demolition often expressly propose an alternative, subsequent land use, resource consent	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
			<u>an open space heritage item.</u> Retain a.ii.	applications seeking to demolish heritage items are resource consent applications and are not capable of changing any heritage listing noted in the District Plan. Nor could such an application retain/reschedule that item as an open space heritage item. A plan change would be required to delist or amend any heritage item on the schedule at which point in time a decision maker could consider whether it was appropriate to retained/rescheduled the item as an open space heritage item.	
193.12 193.13	PC13 PC14	9.3.2 – Historic Heritage	Remov[e] P8 [The inclusion of] a new restricted discretionary activity: a. Alteration, relocation or demolition of a building, structure or feature in a heritage setting, where the building, structure or feature is not individually scheduled as a heritage item. b. This rule does not apply to works subject to rules 9.3.4.1.3 RD1 and RD2. The Council’s discretion shall be limited to the	Oppose on the basis that the alteration, relocation or demolition, of such structures and features (which are not of themselves heritage items) should be able to be undertaken as of right, and there is no resource management reason for which this activity should be restricted. Further, it is not clear on what basis this change could be sought in respect to PC14 and it is considered this submission point would be out of scope. Recent case law has made it clear that intensive planning instruments under	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
			following matters: 9.3.6.1 Heritage items and heritage settings.	the Enabling Act should only restrict development through the use of qualifying matters to make the intensification provisions themselves less enabling. It is not an opportunity to make changes to rules which propose a further constraint to the status quo.	
Historic Places Canterbury (835)					
835.19	PC13 PC14	9.3 – Historic Heritage	The submitter supports the proposed simplification and clarification of the rules for heritage to help make them more workable, effective and easily understood. However, the submitter is concerned that the rules around consent to demolish contain no acknowledgement of the waste generated through demolition, or the carbon retention benefits of embodied energy within buildings. It is the submitters contention that the carbon impact of granting a demolition consent needs to be factored into the decision making process and that the rules should be amended accordingly. Owners should also be required to provide information on the cost of	Oppose. Waste, embodied energy, and carbon retention benefits are already capable of being considered for any proposals to demolish any Significant or Highly Significant heritage items (being of discretionary and non-complying activity status respectively). It is not necessary to prescribe such a consideration by way of a rule.	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
			demolition to allow a fairer assessment of the cost to them of retaining a listed building.		
Ceres New Zealand (150)					
150.16	PC13 PC14	9.3 – Historic Heritage	<p>Create a new schedule to identify significantly damaged heritage items which face significant challenges to their ongoing restoration and economic reuse.</p> <p>The list is narrow, is likely to extend to no more than a dozen or so buildings, and could include the following: Victoria Mansions, Peterborough Centre, Harley Chambers (Cambridge Tce), Englefield House (Fitzgerald Ave), Empire Hotel (Norwich Quay), Daresbury (Daresbury Lane), and the Dux/ Student Union building at the Arts Centre.</p>	<p>Support for the reasons set out in the submission.</p> <p>The submitter notes there will be a number of other buildings not listed that would also be appropriate to include on such schedule.</p>	Adopt.
150.17	PC13 PC14	9.3 – Historic Heritage	Add new Policy that better reflects and recognises significantly damaged heritage items (identified in the schedule created as part of point a above) which face	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
			significant challenges to their repair and reuse.		
150.18	PC13 PC14	9.3 – Historic Heritage	Add new activity (RD9) to the rule for the repair, restoration, reconstruction, or alteration of a heritage item identified in the new schedule [sought by submitter for significantly damaged heritage items that face significant challenges to their ongoing restoration and economic use].	Support for the reasons set out in the submission.	Adopt.
150.19	PC13 PC14	9.3 – Historic Heritage	Add new activity (RD10) to the rule for the demolition of a heritage item identified in the new schedule [sought by submitter for significantly damaged heritage items that face significant challenges to their ongoing restoration and economic use].	Support for the reasons set out in the submission.	Adopt.
150.20	PC13 PC14	9.3 – Historic Heritage	Add a new Matter of Discretion relating to the provision of a heritage restoration assessment or a heritage demolition assessment (the latter being applicable if the heritage item is to be demolished); engineering and Quantity Surveying	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
			evidence; photographic records; and a deconstruction salvage plan.		
150.21	PC13 PC14	9.3 – Historic Heritage	Delete the PC13 proposed changes to Rule 9.3.4.1.1 (P9).	Support for the reasons set out in the submission.	Adopt.
150.22	PC13 PC14	9.3 – Historic Heritage	Delete the proposed activity P11 regarding works to monuments in church graveyards, and in cemeteries that are listed in Appendix 9.3.7.2.	<p>The submitter notes this submission point has been incorrectly noted in the summary of submissions.</p> <p>The Ceres New Zealand submission sought that the operative District Plan Rule 9.3.4.1.1 (P11) be retained. The rule relates to the reconstruction and restoration of Significant and Highly Significant heritage items.</p> <p>The submitter supports this submission point as set out in the original submission (and not in the summary of submissions).</p>	Adopt.
150.23	PC13 PC14	9.3 – Historic Heritage	Delete the proposed activity P12 regarding the demolition or relocation of a neutral building or intrusive building.	<p>The submitter notes this submission point has been incorrectly noted in the summary of submissions.</p> <p>The Ceres New Zealand submission sought that the operative District Plan Rule 9.3.4.1.1 (P12) be retained. The</p>	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
				<p>rule relates to the temporary lifting of a damaged heritage item for the purposes of heritage investigative temporary works or repair.</p> <p>The submitter supports this submission point as set out in the original submission (and not in the summary of submissions).</p>	
150.24	PC13 PC14	9.3 – Historic Heritage	Delete the proposed changes to Matter of Discretion 9.3.6.1 – Heritage items and heritage settings.	Support for the reasons set out in the submission.	Adopt.
Addington Neighbourhood Association (205)					
205.26	PC14	Qualifying matters	Include a clause which allows the Council to add additional Qualifying Matters.	Oppose. The Council cannot unilaterally amend the District Plan to add further qualifying matters. A separate plan change would be required for this to occur.	Reject.
Christchurch Civic Trust (1089)					
1089.9	PC13 PC14	9.3 – Historic Heritage	Amend Assessment Criteria for the demolition of Heritage Buildings to include an energy consumption and emissions 'whole of life' audit be undertaken for building projects to	Oppose. Waste, embodied energy, and carbon retention benefits are already capable of being considered for any proposals to demolish any Significant or Highly Significant heritage items (being	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
			<p>establish costs to the environment of energy consumption and CO2 emissions</p>	<p>of discretionary and non-complying activity status respectively). It is not necessary to prescribe such a consideration by way of a rule.</p> <p>The submission criticises a recent decision to demolish the Grand National Stand at Riccarton Racecourse. It is noted that the Commissioner who made that decision did consider embodied energy and emissions of the development, and the effects of the proposed demolition on the environment.</p>	
1089 [submission not recorded in summary of submissions]	PC13 PC14	9.3 – Historic Heritage	<p>Our summary of original submission: Undue emphasis is placed by decision makers on Policy 9.3.2.2.8(a)(iii) 'whether the costs to retain the heritage item (particularly as a result of damage) would be unreasonable'.</p>	<p>The submitter does not agree and opposes this submission point (albeit the Christchurch Civic Trust have not sought any specific relief with respect to it).</p> <p>The subclauses in Policy 9.3.2.2.8(a) are matters that a decision maker must take into consideration when considering applications for demolition of heritage items. There is no hierarchy for the weight a decision-maker can place on each of these, just that they are each considered.</p>	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
				More weight may be placed on one or more of the criteria based on the circumstances of the application. This is entirely appropriate.	
Davie Lovell-Smith (914)					
914.24 914.25 914.26	PC14	Qualifying matters	Remove the advice note and create a new qualifying matter on areas which has infrastructure capacity constraints	Oppose. The submitter does not consider it appropriate that infrastructure constraints be made a new qualifying matter and considers the advice note is appropriate and provides sufficient guidance to applicants regarding the provision of infrastructure.	Reject.
Annex Developments (248)					
248.1	PC14	Brownfield Overlay	add a new clause to proposed policy 15.2.3.2 as follows: <u>e. To encourage the redevelopment of areas located within a Brownfield Overlay on the planning maps to allow a mix of commercial and residential activities.</u>	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
Malaghans Investments Limited (818)					
818.1	PC13 PC14	9.3 – Historic Heritage	[That the Central City Heritage Interface Overlay is extended to cover the area shown in blue in Figure 2]	Oppose for the same reasons as set out in its original submission for opposing the extent of the Central City Heritage Overlay.	Reject.
818.3 818.4	PC13 PC14	9.3 – Historic Heritage Building Height	[T]hat the [permitted] building height for the properties bound by Gloucester, Manchester, Oxford and Columbo streets [within the Central City Heritage Interface Overlay] be a maximum of no more than 3 stories in height above ground. [That a new NC rule is added] for a height breach within the area bound by Gloucester, Manchester, Oxford and Columbo streets [the Central City Heritage Interface Overlay].	Oppose for the same reasons as set out in its original submission for opposing the extent of the Central City Heritage Overlay.	Reject.
818.5	PC13 PC14	9.3 – Historic Heritage Building Height	[New objective and policy/ies sought for the Central City Heritage Interface Overlay] that requires: <ul style="list-style-type: none"> • avoidance of any buildings over the [proposed 3 storey] height limit; • avoidance of the loss of sunlight 	Oppose for the same reasons as set out in its original submission for opposing the extent of the Central City Heritage Overlay.	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	The Diocese support/oppose	Decision sought by the Diocese
			<p>within all areas of the New Regent Street Precinct;</p> <ul style="list-style-type: none"> • that any new building must be designed to at least maintain current levels of access to sunlight; • the design for the site redevelopment to protect the heritage values of New Regent Street and to incorporate positive design features to accentuate the heritage precinct, rather than turn its back to it. 		
Carter Group Limited (814)					
814	PC13 PC14	Entire submission.	Entire submission.	Support for the reasons set out in the submission.	Adopt.

Details of submitter No: 2045 - Lucy Forrester

Submitter:	Lucy Forrester
Submitter Address:	
Organisation:	Carter Group Limited
Behalf of:	Carter Group Limited

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 18/07/2023

First name: Lucy

Last name: Forrester

Organisation: Chapman Tripp

Preferred method of contact

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:


Carter Group made an original submission on PC13 and PC 14

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

Name

Carter Group Limited - Further submission on PC13 and 14 

Form 6**FURTHER SUBMISSION IN SUPPORT OF, AND IN OPPOSITION TO, SUBMISSIONS
ON THE PROPOSED TE TAI O POUTINI PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991

To Christchurch City Council

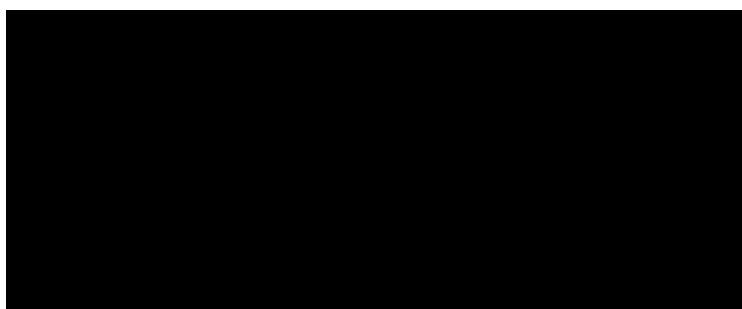
- 1 Name of person making further submission: **Carter Group Limited** (*Carter Group*)
- 2 This is a further submission in support of, and in opposition to submissions (as specified in the table at **Schedule 1**) on:
 - 2.1 proposed plan change 13 (*PC13*); and
 - 2.2 proposed plan change 14 (*PC14*);to the Operative District Plan (the *District Plan*).
- 3 Carter Group is a person who has an interest in PC13 and PC14 that is greater than the interest the general public has. Carter Group made an original submission on PC13 and PC14.
- 4 The attached table in **Schedule 1** sets out:
 - 4.1 The submissions or parts of submissions that Carter Group supports or opposes;
 - 4.2 Carter Group's reasons for support or opposition; and
 - 4.3 The relief sought by Carter Group in relation to those submissions or parts of submissions.
- 5 Carter Group wishes to be heard in support of this further submission.

Signed for and on behalf of Carter Group Limited by its solicitors and authorised agents
Chapman Tripp



Jo Appleyard
Partner
17 July 2023

Address for service of submitter:



SCHEDULE 1 – SPECIFIC FURTHER SUBMISSIONS POINTS ON BEHALF OF CARTER GROUP LIMITED

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
Christchurch City Council (751)					
751.18	PC14	General – Qualifying matters	Amend qualifying matter provisions to the extent needed to ensure they are within the scope authorised for an Intensification Planning Instrument by the RMA, having regard to relevant case law as might be applicable at the time of consideration.	Support for the reasons set out in its original submission regarding the permissible scope of qualifying matters.	Adopt.
751.26	PC14	7.5.2 – Cycle parking facilities	<p>Clause b: remove reference to “residents” cycle parking/parks throughout.</p> <ul style="list-style-type: none"> • Introduce a new clause “e. Cycle parking facilities for residential activities shall be provided as follows:”, followed by the detailed requirements for residents cycle parking facilities. • Introduce a new “Figure 4 – Minimum cycle parking dimensions for resident cycle parks” • Amend line x [in Table 7.5.2.1] “Social housing complex” by: 	Oppose for the reasons set out in its original submission. The proposed amendments are prescriptive and inflexible, and add unnecessary and onerous development costs and consenting requirements likely to reduce future development capacity.	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
			<p>deleting "For developments involving 3 or more residential units"; and adding "private" before the word "garage" in the two following provisions.</p> <ul style="list-style-type: none"> • Amend line aa. [in Table 7.5.2.1] by adding "private" before the word "garage" in both provisions. • Add an advice note at the end of the Table [7.5.2.1] clarifying the meaning of "private garage". 		
751.34 751.35	PC13 PC14	8.5.3 and 8.8.12 – Subdivision activity standards and activity standards	<p>Add to – "RD2a.a.i. – for breach of Rule 8.6.1 –minimum net site area and dimension: Rule 8.8.11"; add <u>"and Rule 8.8.12.b for Residential Heritage Areas where 8.6.1 Table 1 a.c. and f.a. standards are not met"</u>.</p> <p>Rule 8.8.12b – add Heritage area in four places as underlined: Where the subdivision is of land which includes a heritage item, or <u>heritage setting or heritage area</u> listed in Appendix 9.3.7.2 <u>or</u> <u>Appendix 9.3.7.3</u>: i. The extent to which the subdivision has regard to,</p>	Oppose for the same reasons set out in its original submission for opposing the Residential Heritage Areas.	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
			<p>or is likely to detract from, the heritage values of the heritage item, or heritage setting, <u>or heritage area</u> or adversely affect the likely retention and use <u>or adaptive reuse</u> of the heritage item;</p> <p>ii. The extent to which heritage items, or heritage settings <u>or heritage areas</u> are to be integrated into the future development of the land being subdivided; iii. Any measures relevant to the subdivision included in a conservation plan <u>Whether the proposal is supported by an expert heritage report(s) which provides for the ongoing retention, use or adaptive reuse, conservation and maintenance of the heritage item, and heritage setting or heritage area.</u></p>		
751.47	PC13 PC14	9.3.4.1.3 RD1 – Historic Heritage Rules	Add to RD1: <u>b. Where the building is in a heritage area but is not a heritage item, Rule 9.3.4.1.3 RD6 will apply instead.</u>	Oppose for the same reason as set out in its original submission for opposing the Residential Heritage Areas.	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
751.54	PC13 PC14	13.6.4.2.a – Specific Purpose (School) Zone Rules	Amend [a. proviso for heritage sites] to read as follows: <u>The built form standards below apply to all school sites, but do not apply to those parts of school sites occupied by heritage items and settings and those school sites within Residential Heritage Areas (with the exception of Rule 13.6.4.2.7 Water supply for firefighting, which does apply).</u> Development of heritage items and/or settings is controlled by Chapter 9.3 Historic Heritage. <u>Development of sites within Residential Heritage Areas is controlled by the area-specific built form standards for either the Medium Density Residential zone or Residential Banks Peninsula zone, depending on which is the alternate zoning.</u>	Oppose for the same reason as set out in its original submission for opposing the Residential Heritage Areas.	Reject.
751.66	PC14	14.4.1.1 - Residential Suburban Zone and Residential Suburban Density	[In P10, P11 and P12] Remove the text with strikethrough and add the text in bold underline - the tsunami inundation area as set out in Environment Canterbury report number R12/38 "Modelling coastal inundation in Christchurch and Kaiapoi from a South American	Oppose for the same reasons as set out in its original submission for opposing the Tsunami Management Area qualifying matter.	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
		Transition Zone Rules	Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"; as shown in Appendix 14.16.5; <u>The Qualifying Matter Tsunami Management Area;</u>		
751.83 751.84	PC14	15.11.2 – Commercial	Include new diagram to clarify [a.ii], based on Figure 16 in appendix 7.5.11	Subject to the relief it sought in its original submissions (regarding rules 15.11.2.3 and 15.11.2.12), the submitter considers the diagram is useful for interpretation.	Adopt (subject to relief in original submission).
751.108 751.109 751.10	PC14	Planning maps – Tsunami Management Area qualifying matter	<p>Within the Qualifying Matter Tsunami Management Area:</p> <ol style="list-style-type: none"> 1. Where the operative zoning is Residential Suburban, retain this zoning; 2. Where the operative zoning is Residential Suburban Density Transition zone, retain this zoning; 3. Where the operative zoning is Residential Medium Density, change this to Residential Suburban Density Transition zone. <p>[Remove any HRZ zoning within the Tsunami Management Area Overlay]</p>	<p>Oppose for the same reasons as set out in its original submission for opposing the Tsunami Management Area qualifying matter.</p> <p>The proposed change to the maps continues to apply over land that is not a 'relevant residential zone' and therefore goes well beyond the scope of qualifying matters allowed under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (the <i>Amendment Act</i>). The Council appear to accept this approach in their submission 751.145 and 751.146.</p>	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
			[Remove any MRZ zoning within the Tsunami Management Area and retain operative / RSDT zoning].	The submitter also has serious concerns about the scope and legality of the changes sought in this submission point and whether this could only have been included in the original notification of PC14.	
Kāinga Ora (834)					
834.3	PC14	Strategic direction – 3.3.7	2. Retain the objective as notified, except for: Delete clause (a)(i)(A) Contrasting building clusters within the cityscape and the wider perspective of the Te Poho-o-Tamatea/the Port Hills and Canterbury plains; and	Support for the reasons set out in the submission.	Adopt.
834.5	PC14	Strategic direction – 3.3.8	1. Retain objective as notified, except for the deletion of existing clause(a)(ii): Has its areas of special character and amenity value identified and their specifically recognised values appropriately managed; and	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
			<p>2. Amend clause (a)(iv.)(A) as follows:</p> <p><u>in and around the Central City, Key Activity Centres (as identified in the Canterbury Regional Policy Statement), Town Centre, and larger Local neighbourhood centres, and nodes of core public transport routes; and</u></p>		
834.6	PC14	Strategic directions – 3.3.10	<p>Delete proposed clause (a)(ii)(E):</p> <p>Tree canopy cover in areas of residential activity that maintains and enhances the city's biodiversity and amenity, sequesters carbon, reduces stormwater runoff, and mitigates heat island effects; and</p>	Support for the reasons set out in the submission.	Adopt.
834.20 834.21 834.22 834.23 834.24	PC14	Qualifying matters – Tsunami Management Area	2. Reduce the Tsunami Management Area to a 1:100 year hazard.	Subject to the relief sought in its original submission that the Tsunami Management Area be deleted in its entirety, the submitter supports this relief.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
834.26	PC14	Significant and other trees – 9.4	2. Amend Rule 9.4.4.1.1 P12 as follows: Rule 9.4.4.1.1 P12 - Activities shall be undertaken by, or under the supervision of, a works arborist. employed or contracted by the Council or a network utility operator.	Support for the reasons set out in the submission.	Adopt.
834.30 834.31	PC14	Qualifying matters - Waterways	Remove 'Environmental Asset Waterways' and 'Network Waterways' as qualifying matter, unless a site by site assessment has been undertaken that demonstrates why development that is otherwise permitted under MDRS is inappropriate.	Support for the reasons set out in the submission.	Adopt.
834.32 834.33 834.34 834.35 834.36	PC14	Qualifying matters – Open Space	Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety.	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
834.37	PC13	Qualifying matters – Residential character areas	6.1A Qualifying matters Residential Character areas	Support for the reasons set out in the submission.	Adopt.
834.38	PC14		1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.		
834.39			2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C114.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.		
834.40			3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site		
834.41					
834.42					
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834.49					
834.50					
834.51					

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
834.74	PC14	Subdivision, Development and Earthworks – 8.9	<p>8.9A Waste water constraint areas</p> <p>Amend as follows:</p> <p>The Council's discretion shall be limited to the following matters:</p> <p><u>c. The ability to connect into any nearby non-vacuum waste water system.</u></p> <p><u>d. The extent to which alternative waste water solutions are available that do not adversely affect the function of the Council's waste water systems.</u></p>	Support for the reasons set out in the submission.	Adopt.
834.75 834.76 834.77 834.78	PC14	Qualifying matter – Sunlight access	Delete the Sunlight Access qualifying matter and all associated provisions.	Support for the reasons set out in the submission.	Adopt.
834.79 834.80	PC14	Qualifying matter – Low public	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
834.81 834.82 834.83 834.84 834.85 834.86		transport accessibility	2. Rezone all areas subject to this QM to MRZ		
834.87 834.88 834.89 834.90	PC14	Qualifying matters – Industrial interface	Delete the Industrial Interface Qualifying Matter and all associated provisions.	Support for the reasons set out in the submission.	Adopt.
834.95 834.96 834.97 834.98 834.99	PC14	Qualifying matter – City Spine Transport Corridor	Delete the Key Transport Corridors – City Spine Qualifying Matter and all associated provisions.	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
834.100 834.101 834.102 834.103 834.104					
834.105 834.106 834.107	PC13 PC14	Heritage in commercial zones	Retain sites of historic heritage items and their settings (City Centre Zone) - Cathedral Square, New Regent Street, the Arts Centre	Oppose to the extent it is not consistent with the relief sought in the submitter's original submission.	Reject.
834.110	PC14	Natural hazards	<p>Policy 5.2.2.5.1 – Managing development in Qualifying Matter Coastal Hazard Management Areas</p> <p>Amend the policy as follows:</p> <p>Within the following Qualifying Matters, development, subdivision and land use that would provide for intensification of any site shall be avoided, unless the risk is from coastal inundation and a site specific assessment demonstrates the risk is <u>medium</u>, low or very low</p>	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
			based on thresholds defined in Table 5.2.2.5.1 below		
834.111	PC14	Natural Hazards	<p>Policy 5.2.2.5.2 – Managing development within Qualifying Matter Tsunami Management Area.</p> <p>1. Amend Policy 5.2.2.5.2 as follows: Within the Tsunami Management Area Qualifying Matter, avoid <u>discourage</u> development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable.</p> <p>2. Alternatively the Policy framework could be retained if the geographic extent of the QM matter is better aligned with a 1:100 return period or covers an area reflective of the Tsunami Inundation area identified by the Greater Christchurch Partnership as part of its consultation on the Greater Christchurch Spatial Plan.</p>	Subject to the relief sought in its original submission that the Tsunami Management Area be deleted in its entirety, the submitter supports this relief.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
834.114	PC14	Natural hazards	<p>5.4A Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area</p> <ol style="list-style-type: none"> 1. Delete all references in all rules in this section that refer to maps. 2. Include a rule to provide for a Controlled Activity to subdivide within the Tsunami Management Area. 3. Amend Rule 5.4A.5 NC3 as follows: <ol style="list-style-type: none"> a. Development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rules 14.4.1 and 14.4.2. 4. Any consequential amendments to zones, overlays, precincts, and qualifying matters to reflect the relief sought in the submission. 	Subject to the relief sought in its original submission that the Tsunami Management Area be deleted in its entirety, the submitter supports this relief.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
834.115 834.116 834.117 834.118 834.119 834.120 834.121 834.123 834.124 834.125 834.126	PC14	Tree Canopy Cover and Financial Contributions – 6.10A	Delete Section 6.10A and all associated provisions.	Support for the reasons set out in the submission.	Adopt.
834.122	PC14	Subdivision, Development and Earthworks	Policy 8.2.2.1 – Recovery activities. Delete the policy as notified.	Support for the reasons set out in the submission.	Adopt.
834.127	PC14	Subdivision, Development	Retain 8.4.1.1 as notified.	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
		t and Earthworks			
834.132	PC14	Subdivision, Development and Earthworks	Amend Table 9(d) so the maximum volume is <u>50m3</u> 250m3 [sic] / site <u>net fill above existing ground level</u>	Support for the reasons set out in the submission.	Adopt.
834.136 – 834-237	PC14	Residential chapters	A range of relief to the residential chapters – set out in full in the summary of submissions.	Generally support the proposed changes to the residential chapters for the reasons set out in the submission.	Adopt.
834.238 834.239 834.332	PC14	Commercial zones	<p>1. Insert reference to Metropolitan Centres in all relevant provisions of the chapter.</p> <p>2. Insert rules for metropolitan centre zone as attached in Appendix 2.</p> <p>Table 15.1:</p> <p>1. Amend role and function of Church Corner, Sydenham and Merivale from 'Local Centre (Large)' to 'Town Centre'.</p> <p>2. Consolidate all Local Centres into a simple category i.e. delete the</p>	Oppose on the basis that this is a fundamental change to the District Plan which is likely to be beyond the scope of this Plan Change. While not necessarily opposed to the idea itself, the submitter considers this would need to be done in a comprehensive and coherent manner.	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
			<p>distinction between 'small' and 'medium'.</p> <p>3. Incorporate Metropolitan centres and relabel Riccarton, Hornby, Papanui Northlands as such and as shown within Appendix 3.</p> <p>4. B. Town Centre: Key Activity Centre: Retain reference to 'High Density Housing is contemplated ... and around larger local centres'. C. Local Centres: Retain reference to 'High Density Housing is contemplated ... and around larger local centres'.</p>		
834.244	PC14	Commercial zones – 15.2	<p>1. Amend Clause (a) as follows:</p> <p>15.2.4.1 Policy – Scale and form of development a. Provide for development of a <u>significant</u> scale and form massing that reinforces the City's <u>City Centre Zone's</u> distinctive sense of place and a legible urban form <u>by enabling as much development capacity as possible to maximise the benefits of intensification, whilst managing building heights adjoining Cathedral Square, Victoria Street, New</u></p>	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
			<p><u>Regent High Street and the Arts Centre to account for recognised heritage and character values. in the core of District Centres and Neighbourhood Centres, and of a lesser scale and form on the fringe of these centres.</u></p> <p>2. Delete Clause (a)(i)-(v).</p> <p>3. Amend Clause (b) as follows: b. The scale and form of development in <u>other commercial</u> centres shall:-i. reflect the context, character and the anticipated scale of the zone and centre's function by:-ii. <u>providing for the tallest buildings and greatest scale of development in the city centre to reinforce its primacy for Greater Christchurch and enable as much development capacity as possible to maximise the benefits of intensification; ...</u></p> <p>4. Retain the remaining parts of clause (b) as notified.</p>		

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
834.245	PC14	Commercial zones – 15.2	Delete all inclusions introduced and retain existing Operative Plan Policy 15.2.4.2.	Support for the reasons set out in the submission.	Adopt.
834.247	PC14	Commercial zones – 15.2	Amend Objective 15.2.5[a.i.] as follows: i. Defining the Commercial Central City Business City Centre Zone as the focus of retail activities and offices and limiting the height of buildings to support an intensity of commercial activity across the zone;	Support for the reasons set out in the submission.	Adopt.
834.248	PC14	Commercial zones – 15.2	1. Delete the replacement Clause (a)(ii). 2. [Retain] the deletion of existing clause (a)(ii).	Support for the reasons set out in the submission.	Adopt.
834.249	PC14	Commercial zones – 15.2	Amend Policy 15.2.6.4(a) as follows: Encourage the intensification of residential activity within the Commercial Central City Business City Centre Zone by enabling high <u>good</u> quality residential development that positively contributes to supports a range of types of residential development typologies, tenures	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
			<u>and prices</u> , with an appropriate level of amenity including:...		
834.250	PC14	Commercial zones – 15.2	Amend Policy 15.2.6.5(ii) [to delete "wind generation"]	Support for the reasons set out in the submission.	Adopt.
834.251	PC14	Commercial zones – 15.2	Amend 15.2.7.a: The development of vibrant, high <u>good</u> quality urban areas...	Support for the reasons set out in the submission.	Adopt.
834.257 834.258 834.259 834.260 834.261	PC14	Commercial zones	Delete all City Spine Transport Corridor activity rules from the suite of commercial zones.	Support for the reasons set out in the submission.	Adopt.
834.290	PC14	Commercial zones	Retain P18 as notified.	Support for the reasons set out in the submission.	Adopt.
834.291	PC14	Commercial zones	C1	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
			Delete proposed PC14 amendments to the rule i.e. retain the Operative Plan provision.		
834.292 834.293	PC14	Commercial zones	Amend the rule 15.11.1.3(RD4) and 15.12.1.3(RD) by deleting clauses (b) and (c) as follows: a. Residential activity in the Commercial Central City Business City Centre and Central City Mixed Use Zones – Rule 15.134.2.9 b. Glazing – 15.14.3.37 c. Outlook spaces – 15.14.3.38.	Support for the reasons set out in the submission.	Adopt.
834.294	PC14	Commercial zones	Amend rule 15.11.1.3(RD5) by deleting clauses (m) and (n) as follows: m. Upper floor setbacks, tower dimension and site coverage – Rule 15.14.3.35 n. Wind – Rule 15.14.3.39	Support for the reasons set out in the submission.	Adopt.
834.295	PC14	Commercial zones	Delete rule 15.11.2.3.	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
834.296	PC14	Commercial zones	<p>1. Amend definition of Building Base as:</p> <p>Building Base: In respect to the City Centre and Central City Mixed Use Zones, means any part of any building that is below the maximum permitted height for that type of building in the zone.</p> <p>2. Amend rule as follows: [refer to original submission for table of changes]</p>	Support for the reasons set out in the submission.	Adopt.
834.297 834.298 834.299 834.300 834.301	PC14	Commercial zones	Delete provisions relating to maximum road wall height, building tower setbacks, maximum building tower dimension and building tower coverage, minimum building tower separation, wind.	Support for the reasons set out in the submission.	Adopt.
834.324	PC14	Commercial zones	<p>Delete 15.14.3.1 clause (b), with the exception of clause (v) (subject to the below amendment):</p> <p><u>v. The individual or cumulative effects of shading, visual bulk and</u></p>	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
			<u>dominance, and reflected heat from glass on sites in adjoining residential zones or on the character, quality and use of public open space and in particular the Ōtākaro Avon River corridor, Earthquake Memorial, Victoria Square and Cathedral Square;</u>		
834.325 834.326 834.327 834.328 834.329 834.330 834.331	PC14	Commercial zones	Delete assessment matters relating to upper floor setbacks, height in Central City Mixed Use Zone, glazing, outdoor spaces, wind, comprehensive residential development in the Mixed Use Zones, and City Spine Transport Corridor.	Support for the reasons set out in the submission.	Adopt.
834.333 834.334 834.335	PC13 PC14	Heritage	Oppose provisions relating to Residential Heritage Areas.	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
834.336 834.337					
Heritage New Zealand Pouhere Taonga (193)					
193.11	PC13 PC14	9.3.2 – Historic Heritage	the addition of a new clause in 9.3.2.2.8: <u>vi. Should demolition be approved, whether the setting should be retained/rescheduled as an open space heritage item.</u> Retain a.ii.	Oppose. Aside from the fact that applications for demolition often expressly propose an alternative, subsequent land use, resource consent applications seeking to demolish heritage items are resource consent applications and are not capable of changing any heritage listing noted in the District Plan. Nor could such an application retain/reschedule that item as an open space heritage item. A plan change would be required to delist or amend any heritage item on the schedule at which point in time a decision maker could consider whether it was appropriate to retained/rescheduled the item as an open space heritage item.	Reject.
193.12 193.13	PC13 PC14	9.3.2 – Historic Heritage	Remov[e] P8 [The inclusion of] a new restricted discretionary activity: a. Alteration, relocation or demolition of a	Oppose on the basis that the alteration, relocation or demolition, of such structures and features (which are not of themselves heritage items) should be able to be undertaken as of right, and	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
			building, structure or feature in a heritage setting, where the building, structure or feature is not individually scheduled as a heritage item. b. This rule does not apply to works subject to rules 9.3.4.1.3 RD1 and RD2. The Council's discretion shall be limited to the following matters: 9.3.6.1 Heritage items and heritage settings.	<p>there is no resource management reason for which this activity should be restricted.</p> <p>Further, it is not clear on what basis this change could be sought in respect to PC14 and it is considered this submission point would be out of scope. Recent case law has made it clear that intensive planning instruments under the Enabling Act should only restrict development through the use of qualifying matters to make the intensification provisions themselves less enabling. It is not an opportunity to make changes to rules which propose a further constraint to the status quo.</p>	
Historic Places Canterbury (835)					
835.19	PC13 PC14	9.3 – Historic Heritage	The submitter supports the proposed simplification and clarification of the rules for heritage to help make them more workable, effective and easily understood. However, the submitter is concerned that the rules around consent to demolish contain no acknowledgement of the waste generated through demolition, or	Oppose. Waste, embodied energy, and carbon retention benefits are already capable of being considered for any proposals to demolish any Significant or Highly Significant heritage items (being of discretionary and non-complying activity status respectively). It is not necessary to prescribe such a consideration by way of a rule.	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
			the carbon retention benefits of embodied energy within buildings. It is the submitters contention that the carbon impact of granting a demolition consent needs to be factored into the decision making process and that the rules should be amended accordingly. Owners should also be required to provide information on the cost of demolition to allow a fairer assessment of the cost to them of retaining a listed building.		
Ceres New Zealand (150)					
150.16	PC13 PC14	9.3 – Historic Heritage	<p>Create a new schedule to identify significantly damaged heritage items which face significant challenges to their ongoing restoration and economic reuse.</p> <p>The list is narrow, is likely to extend to no more than a dozen or so buildings, and could include the following: Victoria Mansions, Peterborough Centre, Harley Chambers (Cambridge Tce), Englefield House (Fitzgerald Ave), Empire Hotel (Norwich Quay),</p>	<p>Support for the reasons set out in the submission.</p> <p>The submitter notes there will be a number of other buildings not listed that would also be appropriate to include on such schedule.</p>	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
			Daresbury (Daresbury Lane), and the Dux/ Student Union building at the Arts Centre.		
150.17	PC13 PC14	9.3 – Historic Heritage	Add new Policy that better reflects and recognises significantly damaged heritage items (identified in the schedule created as part of point a above) which face significant challenges to their repair and reuse.	Support for the reasons set out in the submission.	Adopt.
150.18	PC13 PC14	9.3 – Historic Heritage	Add new activity (RD9) to the rule for the repair, restoration, reconstruction, or alteration of a heritage item identified in the new schedule [sought by submitter for significantly damaged heritage items that face significant challenges to their ongoing restoration and economic use].	Support for the reasons set out in the submission.	Adopt.
150.19	PC13 PC14	9.3 – Historic Heritage	Add new activity (RD10) to the rule for the demolition of a heritage item identified in the new schedule [sought by submitter for significantly damaged heritage items that face significant	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
			challenges to their ongoing restoration and economic use].		
150.20	PC13 PC14	9.3 – Historic Heritage	Add a new Matter of Discretion relating to the provision of a heritage restoration assessment or a heritage demolition assessment (the latter being applicable if the heritage item is to be demolished); engineering and Quantity Surveying evidence; photographic records; and a deconstruction salvage plan.	Support for the reasons set out in the submission.	Adopt.
150.21	PC13 PC14	9.3 – Historic Heritage	Delete the PC13 proposed changes to Rule 9.3.4.1.1 (P9).	Support for the reasons set out in the submission.	Adopt.
150.22	PC13 PC14	9.3 – Historic Heritage	Delete the proposed activity P11 regarding works to monuments in church graveyards, and in cemeteries that are listed in Appendix 9.3.7.2.	<p>The submitter notes this submission point has been incorrectly noted in the summary of submissions.</p> <p>The Ceres New Zealand submission sought that the operative District Plan Rule 9.3.4.1.1 (P11) be retained. The rule relates to the reconstruction and restoration of Significant and Highly Significant heritage items.</p> <p>The submitter supports this submission point as set out in the original</p>	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
				submission (and not in the summary of submissions).	
150.23	PC13 PC14	9.3 – Historic Heritage	Delete the proposed activity P12 regarding the demolition or relocation of a neutral building or intrusive building.	<p>The submitter notes this submission point has been incorrectly noted in the summary of submissions.</p> <p>The Ceres New Zealand submission sought that the operative District Plan Rule 9.3.4.1.1 (P12) be retained. The rule relates to the temporary lifting of a damaged heritage item for the purposes of heritage investigative temporary works or repair.</p> <p>The submitter supports this submission point as set out in the original submission (and not in the summary of submissions).</p>	Adopt.
150.24	PC13 PC14	9.3 – Historic Heritage	Delete the proposed changes to Matter of Discretion 9.3.6.1 – Heritage items and heritage settings.	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
Addington Neighbourhood Association (205)					
205.26	PC14	Qualifying matters	Include a clause which allows the Council to add additional Qualifying Matters.	Oppose. The Council cannot unilaterally amend the District Plan to add further qualifying matters. A separate plan change would be required for this to occur.	Reject.
Christchurch Civic Trust (1089)					
1089.9	PC13 PC14	9.3 – Historic Heritage	Amend Assessment Criteria for the demolition of Heritage Buildings to include an energy consumption and emissions 'whole of life' audit be undertaken for building projects to establish costs to the environment of energy consumption and CO2 emissions	<p>Oppose. Waste, embodied energy, and carbon retention benefits are already capable of being considered for any proposals to demolish any Significant or Highly Significant heritage items (being of discretionary and non-complying activity status respectively). It is not necessary to prescribe such a consideration by way of a rule.</p> <p>The submission criticises a recent decision to demolish the Grand National Stand at Riccarton Racecourse. It is noted that the Commissioner who made that decision did consider embodied energy and emissions of the development, and the effects of the proposed demolition on the environment.</p>	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
1089 [submission not recorded in summary of submissions]	PC13 PC14	9.3 – Historic Heritage	Our summary of original submission: Undue emphasis is placed by decision makers on Policy 9.3.2.2.8(a)(iii) 'whether the costs to retain the heritage item (particularly as a result of damage) would be unreasonable'.	<p>The submitter does not agree and opposes this submission point (albeit the Christchurch Civic Trust have not sought any specific relief with respect to it).</p> <p>The subclauses in Policy 9.3.2.2.8(a) are matters that a decision maker must take into consideration when considering applications for demolition of heritage items. There is no hierarchy for the weight a decision-maker can place on each of these, just that they are each considered.</p> <p>More weight may be placed on one or more of the criteria based on the circumstances of the application. This is entirely appropriate.</p>	Reject.
Davie Lovell-Smith (914)					
914.24 914.25 914.26	PC14	Qualifying matters	Remove the advice note and create a new qualifying matter on areas which has infrastructure capacity constraints	Oppose. The submitter does not consider it appropriate that infrastructure constraints be made a new qualifying matter and considers the advice note is appropriate and provides sufficient guidance to applicants	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
				regarding the provision of infrastructure.	
Malaghans Investments Limited (818)					
818.1	PC13 PC14	9.3 – Historic Heritage	[That the Central City Heritage Interface Overlay is extended to cover the area shown in blue in Figure 2]	Oppose for the same reasons as set out in its original submission for opposing the extent of the Central City Heritage Overlay.	Reject.
818.3 818.4	PC13 PC14	9.3 – Historic Heritage Building Height	[T]hat the [permitted] building height for the properties bound by Gloucester, Manchester, Oxford and Columbo streets [within the Central City Heritage Interface Overlay] be a maximum of no more than 3 stories in height above ground. [That a new NC rule is added] for a height breach within the area bound by Gloucester, Manchester, Oxford and Columbo streets [the Central City Heritage Interface Overlay].	Oppose for the same reasons as set out in its original submission for opposing the extent of the Central City Heritage Overlay.	Reject.
818.5	PC13 PC14	9.3 – Historic Heritage	[New objective and policy/ies sought for the Central City Heritage Interface Overlay] that requires:	Oppose for the same reasons as set out in its original submission for opposing the extent of the Central City Heritage Overlay.	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
		Building Height	<ul style="list-style-type: none"> • avoidance of any buildings over the [proposed 3 storey] height limit; • avoidance of the loss of sunlight within all areas of the New Regent Street Precinct; • that any new building must be designed to at least maintain current levels of access to sunlight; • the design for the site redevelopment to protect the heritage values of New Regent Street and to incorporate positive design features to accentuate the heritage precinct, rather than turn its back to it. 		
Winton Land Limited (556)					
556.9	PC14	Residential Zone Rules	Amend 14.6.1.3 RD7 as follows: a. Any building between 14-20 metres in height above ground level, when the following standards are met: i. A ground level communal outdoor living space shall be provided at a ratio of 50m²per 10 residential units. The number of units shall be rounded to the nearest 10, in accordance with the Swedish rounding system. This ratio shall be	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
			<p>calculated on the number of residential units on the 4th floor of the building and any subsequent floors above, with the maximum required area being 20% of the site area. Any communal outdoor living space shall have a minimum dimension of no less than 8 metres.</p> <p>b. a Any building exceeding <u>six stories</u> 20<u>3</u> metres in height up to 32 metres in height above ground level (except within the High Density Residential Precinct, Large Local Centre Intensification Precinct, or Town Centre Intensification Precinct), where the following standards are met: i. The standards in RD7.a. i.; ii. The building is set back at least 6 metres from all internal boundaries; and iii. The building is set back at least 3 metres from any road boundary <u>b. Any application arising from this rule, shall not be publicly or limited notified</u></p>		
556.14			<p>Delete 14.16.2 Appendix recession planes, insert the following: <u>Appendix 14.16.2 No part of any building below a height of 12m shall</u></p>	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
			<p><u>project beyond a 60o recession planes measured from points 34m vertically above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. b. For any part of a building above 12m in height, the recession plane under a. shall apply, unless that part of the building above 12m in height is set back from the relevant boundary of a development site as set out below: i. northern boundary: 6 metres; ii. southern boundary: 8 metres; and iii. eastern and western boundaries: 7 metres where the boundary orientation is as identified in Appendix 14.16.2 Diagram D, in which case there shall be no recession plane requirement for that part of the building above 12m in height. c. This standard does not apply to— i. a boundary with a road: ii. existing or proposed</u></p>		

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested (as stated in Council's summary of submissions)	Carter Group support/oppose	Decision sought by Carter Group
			<p><u>internal boundaries within a site: iii. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. iv. the construction of three or more residential units of a maximum of 14 23 metres in height from ground level, to any part of a building: A. along the first 20 metres of a side boundary measured from the road boundary; or B. within 60% of the site depth, measured from the road boundary, whichever is lesser. For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below.</u></p> <p>[refer to original submission for figure]</p>		
The Catholic Diocese of Christchurch (823)					
823	PC13 PC14	Entire submission.	Entire submission.	Support for the reasons set out in the submission.	Adopt.

Details of submitter No: 2051 - Arlene Baird

Submitter:	Arlene Baird
Submitter Address:	
Organisation:	Heritage New Zealand Pouhere Taonga

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 18/07/2023

First name: Arlene

Last name: Bird

Organisation:

Heritage New Zealand Pouhere Taonga

Preferred method of contact

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or



Explain the grounds for saying you come within category (a) or (b) above:

Heritage New Zealand Pouhere Taonga is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 for the identification, protection, preservation and conservation of New Zealand's historic heritage

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

Name	
HNZPT further submission on Plan Change 13 and 14 of the Christchurch District Plan - Appendix 1	
HNZPT Further Submission on Plan Change 13 and 14 of the Christchurch District Plan signed	

FURTHER SUBMISSIONS OF HERITAGE NEW ZEALAND POUHERE TAONGA ON PLAN CHANGE 13 AND 14

Submission Point	Submitter	Plan section / Relief sought by submitter	Support / Oppose	Reason for HNZPT further submission	Decision sought by HNZPT
	Chapter 2 Abbreviations and Definitions				
814.3	Carter Group Limited	Submitter opposes the proposed change to the definition of 'alteration' and seeks to retain the original definition.	Oppose	HNZPT opposes these submissions and supports the changes which strengthen and simplify the definition of alteration.	Disallow
823.3	The Catholic Diocese of Christchurch	Submitter opposes the proposed change to the definition of 'alteration' and seeks to retain the original definition.	Oppose		
825.1	Church Property Trustees	Submitter opposes the proposed change to the definition of 'alteration' and seeks to retain the original definition.	Oppose		
874.1	Daresbury Ltd	Submitter seeks to amend the definition of 'alteration' to include more examples of changes that would not be considered alterations.	Oppose		
1048.19	Cameron Matthews	Submitter opposes the proposed change to the definition of 'alteration' and seeks to strike out all rules or parts of rules as they relate to Residential Heritage Areas – alteration.	Oppose		
814.9	Carter Group Limited	Submitter opposes the definition of 'contributory building' and seeks to have it deleted.	Oppose	HNZPT opposes these submissions and supports the inclusion of a definition for contributory buildings in relation to heritage areas. This provides a clear distinction between buildings that contribute to the heritage area to ensure that the heritage areas are protected where necessary.	Disallow
823.9	The Catholic Diocese of Christchurch	Submitter opposes the definition of 'contributory building' and seeks to have it deleted.	Oppose		
1048.17	Cameron Matthews	Submitter opposes the proposed definition of 'contributory building' and seeks to strike out all rules or parts of rules as they relate to Residential Heritage Areas – contributory buildings.	Oppose		
814.11	Carter Group Limited	Submitter opposes the definition of 'defining building' and seeks to have it deleted.	Oppose	HNZPT opposes these submissions and supports the inclusion of a definition for a defining building in relation to heritage areas. This helps provide for the identification and protection of buildings of primary importance.	Disallow
823.11	The Catholic Diocese of Christchurch	Submitter opposes the definition of 'defining building' and seeks to have it deleted.	Oppose		

1048.18	Cameron Matthews	Submitter opposes the proposed definition of 'defining building' seeks to strike out all rules or parts of rules as they relate to Residential Heritage Areas – defining building.	Oppose		
814.22	Carter Group Limited	Submitter opposes the definition of 'heritage setting' and seeks that the original definition is retained.	Oppose	HNZPT opposes these submissions and supports the definition for heritage settings within the District Plan. The clear identification of a heritage setting avoids ambiguity and helps to provide for the protection of the heritage item from inappropriate subdivision and development.	Disallow
823.215	The Catholic Diocese of Christchurch	Submitter opposes the definition of 'heritage setting' and seeks to have it deleted.	Oppose		
825.3	Church Property Trustees	Submitter opposes the definition of 'heritage setting' and seeks that the original definition is retained.	Oppose		
874.3	Daresbury Ltd	Submitter opposes the definition of 'heritage setting'.	Oppose		
1003.4	Melissa Macfarlane	Submitter opposes the proposed definition of 'heritage fabric' and seeks to amend the definition to exclude heritage areas, and to exclude heritage area buildings that are not defining or contributory.	Oppose	HNZPT opposes this submission and supports the inclusion of heritage areas in the definition of heritage fabric.	Disallow
1048.1 1048.2 1048.3 1048.4 1048.6 1048.6 1048.21	Cameron Matthews	Submitter opposes the proposed definitions relating to Residential Heritage Areas and seeks to strike out all rules or parts of rules as they relate to Residential Heritage Areas: - Heritage investigative and temporary works - Heritage item - Heritage professional - Heritage setting - Heritage building code works - Heritage values - Heritage fabric	Oppose	HNZPT opposes these submissions and supports the proposed inclusion of definitions relating to the Residential Heritage Areas. This is to ensure the added protection of the character of these areas and to provide clarity for Plan users.	Disallow
814.25	Carter Group Limited	Submitter opposes the definition of 'intrusive building or site' and seeks that it is deleted.	Oppose	HNZPT opposes these submissions and supports the inclusion of the definition of intrusive building or site, noting that the identification of buildings or sites that detract from or are inconsistent with heritage values provides flexibility for owners and the potential for more appropriate development.	Disallow
823.213	The Catholic Diocese of Christchurch	Submitter opposes the definition of 'intrusive building or site' and seeks to have it deleted.	Oppose		
1048.7	Cameron Matthews	Submitter opposes the definition of 'intrusive building or site' and seeks to strike out all rules or	Oppose		

		parts of rules as they relate to Residential Heritage Areas – intrusive building or site.			
1048.8	Cameron Matthews	Submitter opposes the definition of 'maintenance' and seeks to strike out all rules or parts of rules as they relate to Residential Heritage Areas – heritage maintenance.	Oppose	HNZPT opposes this submission and supports the proposed heritage areas within the definition of heritage maintenance. This will provide clarity for Plan users.	Disallow
814.26	Carter Group Limited	Submitter opposes the definition of 'neutral building or site' and seeks that it is deleted.	Oppose	HNZPT opposes these submissions and supports the inclusion of the definition of neutral building or site, noting that the identification of buildings or sites that neither support nor detract from heritage values provides flexibility for owners and the potential for more appropriate development.	Disallow
823.212	The Catholic Diocese of Christchurch	Submitter opposes the definition of 'neutral building or site' and seeks to have it deleted.	Oppose		
1048.9	Cameron Matthews	Submitter opposes the proposed definition of 'neutral building or site' and seeks to strike out all rules or parts of rules as they relate to Residential Heritage Areas – neutral building or site.	Oppose		
1048.10 1048.11 1048.12 1048.13	Cameron Matthews	Submitter opposes the proposed definitions relating to Residential Heritage Areas and seeks to strike out all rules or parts of rules as they relate to Residential Heritage Areas: - Deconstruction - Relocation of heritage item - Repairs - Restoration	Oppose	HNZPT opposes these submissions and supports the proposed inclusion of definitions relating to the Residential Heritage Areas. This is to ensure the added protection of the character of these areas and to provide clarity for Plan users.	Disallow
Chapter 8 Subdivision, Development and Earthworks					
814.90	Carter Group Limited	Submitter opposes Rule 8.6.1 Table 1 and seeks that it is deleted.	Oppose	HNZPT opposes these submissions and supports the increased minimum net site area for the Heritage Areas specified under additional standards.	Disallow
823.83	The Catholic Diocese of Christchurch	Submitter opposes Rule 8.6.1 Table 1 and seeks that it is deleted.	Oppose		
1048.15	Cameron Matthews	Submitter opposes the proposed identification of Residential Heritage Areas and seeks that they are removed from the plan including Rule 8.6.1 minimum net site area – Residential.	Oppose		
751.35	Christchurch City Council	Submitter seeks amendment to Rule 8.8.12b to provide further clarification regarding subdivision of heritage items, settings and areas.	Support	HNZPT supports this submission and the proposed amendment which seeks further clarification on the subdivision rule and flexibility for owners where appropriate.	Allow

751.38	Christchurch City Council	Submitter seeks to amend Rule 8.9.3.a iv and xii to limit earthworks within 5m of a heritage item.	Support	HNZPT supports this submission and the proposed amendment which provides further clarification on earthworks within close proximity to heritage items.	Allow
Chapter 9 Natural and Cultural Heritage					
1071.1	Peebles Group Limited	Submitter seeks to delete / reject all amendments as they relate to heritage and seeks to retain the status quo.	Oppose	HNZPT opposes this submission and supports the City Council's strategy of strengthening the heritage provisions of the District Plan through Plan Change 13, and identifying the inclusion of all heritage items, and heritage areas, as a Qualifying Matter through Plan Change 14.	Disallow
404.1	Lawrence Kiesanowsk	Submitter supports the plan change provisions to protect historic heritage.	Support	HNZPT supports these submissions and the City Council's strategy of strengthening the heritage provisions of the District Plan through Plan Change 13, and identifying the inclusion of all heritage items, and heritage areas, as a Qualifying Matter through Plan Change 14.	Allow
428.3	Sarah Wylie	Submitter supports the protection of heritage areas.	Support		
700.1	Hilary Talbot	Submitter supports the creation of heritage areas and more stringent controls.	Support		
737.9 737.10	Christian Jordon	Submitter seeks to ensure that the plan review should not be used to remove any historic sites from the register. Submitter seeks to retain character areas across the city with bulk and location rules similar to the operative plan.	Support		
1020.2	Chris Florowski	Submitter supports residential heritage areas.	Support	HNZPT opposes these submissions and supports the City Council's strategy of strengthening the heritage provisions of the District Plan whilst providing for increased development in appropriate locations.	Disallow
1048.22	Cameron Matthews	Submitter seeks to strike out all rules or parts of rules as they relate to Residential Heritage Areas.	Oppose		
1070.2	Danny Whiting	Submitter opposes all definitions, policies, rules and assessment matters in PC13 and seeks to retain the status quo in respect of these provisions.	Oppose		
1072.3	Richard and Suzanne Peebles	Submitter opposes all definitions, policies, rules and assessment matters in PC13 and seeks to retain the status quo in respect of these provisions.	Oppose		
1073.2	181 High Limited	Submitter opposes all definitions, policies, rules and assessment matters in PC13 and seeks to retain the status quo in respect of these provisions.	Oppose		

1085.3	Duncans Lane Limited	Submitter opposes all definitions, policies, rules and assessment matters in PC13 and seeks to retain the status quo in respect of these provisions.	Oppose		
814.94	Carter Group Limited	Submitter opposes Policy 9.3.2.2 and seeks that it is deleted.	Oppose	HNZPT opposes this submission and broadly supports the objective and policy framework as proposed.	Disallow
823.217	The Catholic Diocese of Christchurch	Submitter opposes Policy 9.3.2.2.2 Identification, assessment and scheduling of heritage areas and seeks that it be deleted.	Oppose	HNZPT opposes this submission and supports the wording of Policy 9.3.2.2.2 as notified.	Disallow
1048.23	Cameron Matthews	Submitter opposes Policy 9.3.2.2.2 and seeks to strike out all rules or parts of rules as they relate to Residential Heritage Areas – Policy 9.3.2.2.2	Oppose		
1069.2	Keri Whitiri On Behalf Of Te Rito Trust & Malcolm Hattaway	Submitter opposes policy 9.3.2.2.2 and seeks that 'defining' and 'contributory' categories in Residential Heritage Areas are deleted.	Oppose	HNZPT opposes this submission and supports the inclusion of 'defining' and 'contributory' categories, noting that the identification of buildings or sites that are defining or contributory provides clarity for owners and the potential for more appropriate development.	Disallow
814.95	Carter Group Limited	Submitter opposes Policy 9.3.2.2.3 and seeks that the original policy is retained.	Oppose	HNZPT opposes these submissions and supports the wording of Policy 9.3.2.2.3 as notified.	Disallow
823.218	The Catholic Diocese of Christchurch	Submitter opposes Policy 9.3.2.2.3 and seeks that the original policy is retained.	Oppose		
874.10	Daresbury Ltd	Submitter opposes amendments to clause (a)(ii) of Policy 9.3.2.2.3.	Oppose		
814.96	Carter Group Limited	Submitter opposes Policy 9.3.2.2.5 and seeks that the original policy is retained.	Oppose	HNZPT supports the wording of Policy 9.3.2.2.5 as notified	Disallow
823.219	The Catholic Diocese of Christchurch	Submitter opposes Policy 9.3.2.2.5 and seeks that to retain the status quo.	Oppose		
1003.12	Melissa Macfarlane	Submitter seeks to delete references to heritage areas in Policy 9.3.2.2.5.	Oppose		
699.4 699.5	Christs College	Submitter seeks to amend Policy 9.3.2.2.8 to clarify that significantly compromised heritage items would no longer meet the criteria for scheduling.	Part support	HNZPT supports consideration of this submission for further clarification within Policy 9.3.2.2.8 regarding the threshold for scheduling.	Further consideration

814.97	Carter Group Limited	Submitter opposes Policy 9.3.2.2.8 and seeks that the original policy is retained.	Oppose	HNZPT opposes these submissions. In its submission, HNZPT supported the addition of 'and the heritage item would no longer meet the threshold for scheduling' in part a)ii of 9.3.2.2.8.; but recommended that the inclusion of a new clause requiring that should a heritage item be removed, the setting will be assessed to determine whether it should be retained/rescheduled as an open space or heritage item.	Disallow
823.220	The Catholic Diocese of Christchurch	Submitter opposes Policy 9.3.2.2.8 and seeks that to retain the status quo.	Oppose		
825.4	Church Property Trustees	Submitter opposes Policy 9.3.2.2.8 and seeks to retain the status quo.	Oppose		
874.11	Daresbury Ltd	Submitter opposes amendments to clause (a)(ii) of Policy 9.3.2.2.8.	Oppose		
1003.13	Melissa Macfarlane	Submitter opposes references to heritage areas in Policy 9.3.2.2.8 and seeks to delete them.	Oppose		
242.21	Property Council New Zealand	Submitter supports the restricted discretionary activity status to help protect Character Areas. Submitter highlights importance of also ensuring Christchurch has sufficient development capacity given the scale of the 11 new residential heritage areas.	Support	HNZPT supports this submission and the City Council's strategy of strengthening the heritage provisions of the District Plan whilst providing for increased development.	Allow
814.99	Carter Group Limited	Submitter opposes Rules in 9.3.4 and seeks that all references to heritage areas within Rule 9.3.4, including RD6 – RD8 are deleted.	Oppose	HNZPT opposes these submissions and broadly supports the rule package as notified.	Disallow
823.222	The Catholic Diocese of Christchurch	Submitter opposes Rules in 9.3.4 and seeks that all references to heritage areas within Rule 9.3.4, including RD6 – RD8 are deleted.	Oppose		
835.19	Historic Places Canterbury	Submitter supports the proposed simplification and clarification of the heritage rule package. Submitter seeks inclusion of consideration of carbon impact of demolition of buildings.	Support	HNZPT broadly supports the rule package as notified.	Allow
855.7	Peter Dyhrberg	Submitter supports the rules relating to Residential Heritage Areas.	Support		
1048.24	Cameron Matthews	Submitter opposes Rule 9.3.4.1 and seeks to strike out all rules or parts of rules as they relate to Residential Heritage Areas – Rule 9.3.4.1.	Oppose	HNZPT opposes this submission and broadly supports the rule package as notified in relation to Residential Heritage Areas.	Disallow
150.21	Ceres New Zealand LLC	Submitter opposes Rule 9.3.4.1.1 (P9) and seeks the deletion of proposed changes.	Oppose	HNZPT opposes these submissions and, with the exception of P8 as discussed in the HNZPT original submission, broadly supports the permitted activities within 9.3.4.1.1 and the matters of discretion in 9.3.6 as notified.	Disallow
150.23	Ceres New Zealand LLC	Submitter opposes P12 regarding the demolition or relocation of a neutral or intrusive building and seeks the deletion of proposed changes.	Oppose		

150.24	Ceres New Zealand LLC	Submitter opposes 9.3.6.1 and seeks the deletion of the proposed changes to the Matters of Discretion.	Oppose		
874.12	Daresbury Ltd	Submitter opposes the deletion of P9.	Oppose		
1092.3	Cambridge 137 Ltd	Submitter opposes P9, P11 and P12 and seeks the deletion of the proposed changes to P9 and the deletion of P11 and P12.	Oppose		
1003.6	Melissa Macfarlane	Submitter opposes RD6 and seeks its deletion entirely or an amendment to a more appropriate and targeted rule limiting the scale of new buildings.	Oppose	HNZPT opposes this submission and supports the added protection of the character of Residential Heritage Areas by identifying alterations as restricted discretionary activities under RD6. This will allow for greater consideration of the potential effects of proposed alterations.	Disallow
1036.1	Emily Arthur	Submitter opposes RD7 and seeks to amend it so that consent is not required to demolish a contributory building in a Residential Heritage Area.	Oppose	HNZPT opposes this submission and supports the demolition or relocation of defining or contributory buildings as a restricted discretionary activity, providing scope for consideration of the potential effects of the proposal whilst enabling flexibility for neutral or intrusive buildings.	Disallow
814.100	Carter Group Ltd	Submitter opposes 9.3.6.1(a) and seeks that the original (a) is retained.	Oppose	HNZPT opposes these submissions and broadly supports the matters of discretion in relation to heritage items and heritage settings within 9.3.6.1 as notified.	Disallow
814.101	Carter Group Ltd	Submitter opposes 9.3.6.1(p) and seeks that (p) is deleted.	Oppose		
823.223	The Catholic Diocese of Christchurch	Submitter opposes 9.3.6.1(a) and seeks that the original (a) is retained.	Oppose		
823.224	The Catholic Diocese of Christchurch	Submitter opposes 9.3.6.1(p) and seeks that (p) is deleted.	Oppose		
825.5	Church Property Trustees	Submitter opposes 9.3.6.1(a) and seeks to retain the original wording.	Oppose		
874.13	Daresbury Ltd	Submitter opposes 9.3.6.1(a) and seeks that the original (a) is retained.	Oppose		
1092.4	Cambridge 137 Limited	Submitter opposes 9.3.6.1 and seeks to delete Matter of Discretion 9.3.6.1.	Oppose		

814.102	Carter Group Ltd	Submitter opposes Rule 9.3.6.4 and seeks that it is deleted.	Oppose	HNZPT opposes these submissions and supports the rule package in relation to new structures and alterations within Residential Heritage Areas as notified.	Disallow
823.225	The Catholic Diocese of Christchurch	Submitter opposes Rule 9.3.6.4 and seeks that it is deleted.	Oppose		
834.334	Kāinga Ora – Homes and Communities	Submitter opposes PC13 provisions as contained in Section 9.3.6.4.	Oppose		
814.103	Carter Group Ltd	Submitter opposes 9.3.6.5 and seeks that these matters of discretion are deleted.	Oppose	HNZPT opposes these submissions and supports the comprehensive matters of discretion contained in 9.3.6.5 relating to the removal of a defining or contributory building within a Residential Heritage Area.	Disallow
823.226	The Catholic Diocese of Christchurch	Submitter opposes 9.3.6.5 and seeks that these matters of discretion are deleted.	Oppose		
1048.30	Cameron Matthews	Submitter seeks the removal of all rules or parts of rules as they relate to Residential Heritage Area.	Oppose	HNZPT opposes these submissions and supports the proposed inclusion of 11 Residential Heritage Areas, which are made up of multiple buildings and features that are collectively, rather than individually, of significance to the district's heritage and character. HNZPT considers this will provide an important new layer of protection for these neighbourhoods with heritage values.	Disallow
1048.34	Cameron Matthews	Submitter seeks the removal of all Residential Heritage Areas from the Plan.	Oppose		
402.5	Juston Avi	Submitter seeks the removal of 265 Riccarton Road from the heritage list and for it to be upzoned to the high density residential zone.	Oppose	HNZPT opposes this submission and supports the retention of 265 Riccarton Road in the District Plan heritage schedule. 265 Riccarton Road, known as Antonio House, is included in the New Zealand Heritage List Rārangī Kōrero as a Category 2 historic place (#7336). HNZPT advocates for all listed historic places to be included within the District Plan schedule to enable appropriate protection.	Disallow
874.14	Daresbury Ltd.	Submitter seeks the deletion of Heritage Item 185 and Heritage Setting 602, Daresbury House from Appendix 9.3.7.2.	Oppose	HNZPT opposes this submission and supports the retention of Daresbury House in the District Plan heritage schedule. Daresbury House is included in the New Zealand Heritage List Rārangī Kōrero as a Category 1 historic place (#3659). HNZPT advocates for all listed historic	Disallow

				places to be included within the District Plan schedule to enable appropriate protection.	
1043.2	Cameron Parsonson	Submitter seeks the removal of 471 Ferry Road from the heritage schedule.	Oppose	HNZPT opposes this submission and supports the retention of 471 Ferry Road in the District Plan heritage schedule. The Stone Cottage at 471 Ferry Road is included in the New Zealand Heritage List Rārangī Kōrero as a Category 2 historic place (#1915). HNZPT advocates for all listed historic places to be included within the District Plan schedule to enable appropriate protection.	Disallow
1092.2	Cambridge 137 Limited	Submitter seeks the deletion of Heritage item 78 and Setting 309, 137 Cambridge Terrace, from Appendix 9.3.7.2	Oppose	HNZPT opposes this submission and supports the retention of 137 Cambridge Terrace within the District Plan heritage schedule. 137 Cambridge Terrace, known as Harley Buildings, is included in the New Zealand Heritage List Rārangī Kōrero as a Category 2 historic place (#3111). HNZPT advocates for all listed historic places to be included within the District Plan schedule to enable appropriate protection.	Disallow
Chapter 14 Residential					
834.169	Kainga Ora – Homes and Communities	Submitter seeks the removal of ‘residential heritage area, residential heritage interface’ from 14.3 How to interpret and apply the rules Clause f	Oppose	HNZPT opposes these submissions and supports the inclusion of residential heritage areas and residential heritage area interfaces as being appropriate qualifying matters for intensification.	Disallow
877.24	Otautahi Community Housing Trust	Submitter seeks the removal of ‘residential heritage area, residential heritage interface’ from 14.3 How to interpret and apply the rules Clause f	Oppose		
810.6	Regulus Property Investments Limited	Submitter seeks the removal of any qualifying matters and provisions that do not support the intensification of urban form to provide for additional development capacity.	Oppose	HNZPT opposes these submissions and supports the City Council’s strategy of strengthening the heritage provisions of the District Plan whilst providing for increased development in appropriate locations.	Disallow
812.12	James Barbour	Submitter seeks the removal of any qualifying matters and provisions that do not support the intensification of urban form to provide for additional development capacity.	Oppose		
814.153	Carter Group Limited	Submitter seeks the removal of all new or amended provisions to the extent that they	Oppose		

		conflict with or are less enabling than the mandatory MDRS and / or impose additional constraints relative to the status quo.			
823.123	The Catholic Diocese of Christchurch	Submitter seeks the removal of all new or amended provisions to the extent that they conflict with or are less enabling than the mandatory MDRS and / or impose additional constraints relative to the status quo	Oppose		
877.7	Otautahi Community Housing Group	Submitter seeks the deletion of the Residential Heritage Area qualifying matter and any proposed provisions.	Oppose	HNZPT opposes this submission and supports the inclusion of residential heritage areas as being appropriate qualifying matters for intensification.	Disallow
1048.26 1048.27	Cameron Matthews	Submitter seeks the removal of all rules or parts of rules as they relate to Residential Heritage Areas – Rule 14.5.3.1.3 Area Specific restricted discretionary activities.	Oppose	HNZPT opposes this submission and supports the inclusion of activities that do not meet one or more of the built form standards for Residential Heritage Areas as restricted discretionary activities. This will allow for a greater level of assessment and consideration of the potential effects of the built form standards.	Disallow
823.132	The Catholic Diocese of Christchurch	Submitter seeks to delete Rule 14.5.3.2.7 insofar as it refers to Residential Heritage areas.	Oppose	HNZPT opposes this submission and supports the restriction on numbers of dwellings per site, as notified.	Disallow
823.135	The Catholic Diocese of Christchurch	Submitter seeks to delete Rule 14.5.3.2.9 insofar as it refers to Residential Heritage areas.	Oppose	HNZPT opposes this submission and supports the identification of maximum percentage of the net site area covered by buildings in 14.5.3.2.9.	Disallow
Chapter 15 Commercial					
818.5	Malaghans Investments Limited	Submitter seeks new objective and policy/ies for the Central City Heritage Interface Overlay that includes that redevelopment is designed to protect heritage values of New Regent Street.	Support	HNZPT supports the principle of this submission and broadly supports the inclusion of the protection of heritage values and ensuring redevelopment considers the potential effects on heritage items.	Allow
814.201	Carter Group Limited	Submitter opposes Rule 15.11.1.3 RD11 and seeks that this rule is deleted.	Oppose	HNZPT opposes these submissions and supports the inclusion of activities that do not meet Rule	Disallow

823.167	The Catholic Diocese of Christchurch	Submitter opposes Rule 15.11.1.3 RD11 and seeks that this rule is deleted.	Oppose	15.11.2.11(a)(ii), (iii), and (vi) in respect to all buildings on New Regent Street, the Arts Centre, and in the Central City Heritage Qualifying Matter and Precinct, as restricted discretionary activities. This will allow for a greater level of assessment and consideration of the potential effects of the built form standards.	
Planning Maps					
191.2	Logan Brunner	Submitter opposes the proposed Residential Heritage Areas and seeks that they are removed.	Oppose	HNZPT opposes these submissions and supports the City Council's strategy of strengthening the heritage provisions of the District Plan through Plan Change 13, and identifying the inclusion of all heritage items, and heritage areas, as a Qualifying Matter through Plan Change 14.	Disallow
834.333	Kainga ora – Homes and Communities	Submitter opposes the proposed Residential Heritage Areas and the residential Heritage Interface Overlay in their entirety.	Oppose		
1033.1	Sam Spekreijse	Submitter opposes all heritage overlays.	Oppose		
1038.1	Peter Earl	Submitter opposes all heritage areas and requests Council stay in line with the government's policy direction for intensification.	Oppose		
1048.29	Cameron Matthews	Submitter opposes Residential Heritage Areas and seeks the removal of all Residential Heritage Areas from the plan.	Oppose		
225.5	Michael Dore	Submitter seeks to protect history, character and heritage of the City.	Support	HNZPT supports these submissions and the City Council's strategy of strengthening the heritage provisions of the District Plan through Plan Change 13; and identifying the inclusion of all heritage items, and heritage areas, as a Qualifying Matter through Plan Change 14.	Allow
885.3	Peter Dyhrberg	Submitter supports the proposed Residential Heritage Areas.	Support		
835.20	Historic Places Canterbury	Submitter supports the addition of 11 Residential Heritage Areas and their inclusion as Qualifying Matters.	Support		
1019.2	Julie Florkowski	Submitter supports the Residential Heritage Areas.	Support		
1020.3	Chris Florkowski	Submitter supports the Residential Heritage Areas.	Support		
1026.1	Maxine Webb	Submitter supports the Residential Heritage Areas.	Support		
189.1	Christchurch Civic Trust	Submitter supports qualifying matter Heritage.	Support		



HERITAGE NEW ZEALAND
POUHERE TAONGA

17 July 2023

City Planning Team
Christchurch City Council
PO Box 73012
Christchurch

By email: planchange@ccc.govt.nz

Tēnā koe,

HERITAGE NEW ZEALAND POUHERE TAONGA FURTHER SUBMISSION ON PLAN CHANGE 13 AND 14 OF THE CHRISTCHURCH DISTRICT PLAN

To: Christchurch City Council
Name of submitter: Heritage New Zealand Pouhere Taonga (HNZPT)

Submitter details

1. This is a further submission by HNZPT in respect of submissions on Plan Change 13 and 14 of the Christchurch District Plan.
2. HNZPT has an interest in the proposal that is greater than the interest of the general public. Heritage New Zealand Pouhere Taonga is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 for the identification, protection, preservation and conservation of New Zealand's historic heritage.

Submission details

3. HNZPT's further submissions are set out in Appendix 1.

Submission at the Hearing

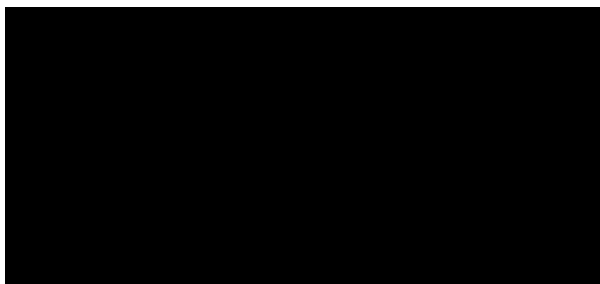
4. HNZPT wishes to be heard in support of its further submissions. If others make a similar submission, HNZPT will consider presenting a joint case with them at a hearing.

Ngā mihi,

Dr Christine Whybrew
Director Southern

Heritage New Zealand Pouhere Taonga

Address for service:



Details of submitter No: 2053 - Lucy Forrester

Submitter:	Lucy Forrester
Submitter Address:	
Organisation:	Daresbury Limited
Behalf of:	Daresbury Limited

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 18/07/2023

First name: Lucy

Last name: Forrester

Organisation: Chapman Tripp

Preferred method of contact Email

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:


Daresbury Limited made an original submission on PC13 and PC14

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

Name

Daresbury Limited - Further submission on PC13 and 14 

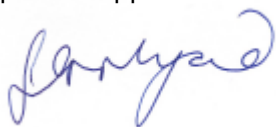
Form 6**FURTHER SUBMISSION IN SUPPORT OF, AND IN OPPOSITION TO, SUBMISSIONS
ON NOTIFIED PROPOSED PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991

To Christchurch City Council

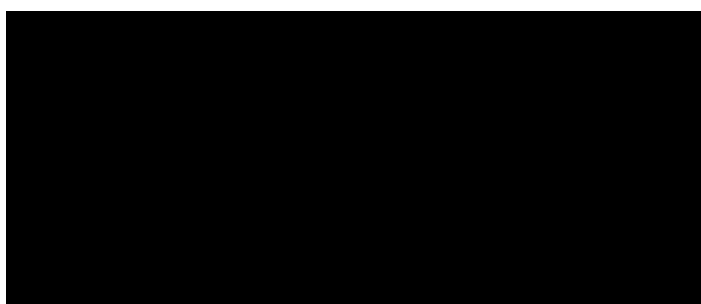
- 1 Name of person making further submission: **Daresbury Limited**
- 2 This is a further submission in support of, and in opposition to submissions (as specified in the table at **Schedule 1**) on:
 - 2.1 proposed plan change 13 (PC13); and
 - 2.2 proposed plan change 14 (PC14);to the Operative District Plan (the *District Plan*).
- 3 Daresbury Limited is a person who has an interest in PC13 and PC14 that is greater than the interest the general public has. Daresbury Limited made an original submission on PC13 and PC14.
- 4 The attached table in **Schedule 1** sets out:
 - 4.1 The submissions or parts of submissions that Daresbury Limited supports or opposes;
 - 4.2 Daresbury Limited's reasons for support or opposition; and
 - 4.3 The relief sought by Daresbury Limited in relation to those submissions or parts of submissions.
- 5 Daresbury Limited wishes to be heard in support of this further submission.

Signed for and on behalf of Daresbury Limited by its solicitors and authorised agents
Chapman Tripp



Jo Appleyard
Partner
17 July 2023

Address for service of submitter:



SCHEDULE 1 – SPECIFIC FURTHER SUBMISSIONS POINTS ON BEHALF OF DARESBUY LIMITED

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	Daresbury Limited support/oppose	Decision sought by Daresbury Limited
Heritage New Zealand Pouhere Taonga (193)					
193.11	PC13 PC14	9.3.2 – Historic Heritage	the addition of a new clause in 9.3.2.2.8: <u>vi. Should demolition be approved, whether the setting should be retained/rescheduled as an open space heritage item.</u> Retain a.ii.	Oppose. Aside from the fact that applications for demolition often expressly propose an alternative, subsequent land use, resource consent applications seeking to demolish heritage items are resource consent applications and are not capable of changing any heritage listing noted in the District Plan.	Reject.
193.12 193.13	PC13 PC14	9.3.2 – Historic Heritage	Remov[e] P8 [The inclusion of] a new restricted discretionary activity: a. Alteration, relocation or demolition of a building, structure or feature in a heritage setting, where the building, structure or feature is not individually scheduled as a heritage item. b. This rule does not apply to works subject to rules 9.3.4.1.3 RD1 and RD2. The Council's discretion shall be limited to the following matters: 9.3.6.1 Heritage items and heritage settings.	Oppose on the basis that the alteration, relocation or demolition, of such structures and features (which are not of themselves heritage items) should be able to be undertaken as of right, and there is no resource management reason for which this activity should be restricted. Further, it is not clear on what basis this change could be sought in respect to PC14 and it is considered this submission point would be out of scope. Recent case law has made it clear that intensive planning instruments under the Enabling Act should only restrict	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	Daresbury Limited support/oppose	Decision sought by Daresbury Limited
				development through the use of qualifying matters to make the intensification provisions themselves less enabling. It is not an opportunity to make changes to rules which propose a further constraint to the status quo.	
Historic Places Canterbury (835)					
835.19	PC13 PC14	9.3 – Historic Heritage	The submitter supports the proposed simplification and clarification of the rules for heritage to help make them more workable, effective and easily understood. However, the submitter is concerned that the rules around consent to demolish contain no acknowledgement of the waste generated through demolition, or the carbon retention benefits of embodied energy within buildings. It is the submitters contention that the carbon impact of granting a demolition consent needs to be factored into the decision making process and that the rules should be amended accordingly. Owners should also be required to provide information on the cost of demolition to allow a fairer	Oppose. Waste, embodied energy, and carbon retention benefits are already capable of being considered for any proposals to demolish any Significant or Highly Significant heritage items (being of discretionary and non-complying activity status respectively). It is not necessary to prescribe such a consideration by way of a rule.	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	Daresbury Limited support/oppose	Decision sought by Daresbury Limited
			assessment of the cost to them of retaining a listed building.		
Ceres New Zealand (150)					
150.16	PC13 PC14	9.3 – Historic Heritage	<p>Create a new schedule to identify significantly damaged heritage items which face significant challenges to their ongoing restoration and economic reuse.</p> <p>The list is narrow, is likely to extend to no more than a dozen or so buildings, and could include the following: Victoria Mansions, Peterborough Centre, Harley Chambers (Cambridge Tce), Englefield House (Fitzgerald Ave), Empire Hotel (Norwich Quay), Daresbury (Daresbury Lane), and the Dux/ Student Union building at the Arts Centre.</p>	Support for the reasons set out in the submission.	Adopt.
150.17	PC13 PC14	9.3 – Historic Heritage	Add new Policy that better reflects and recognises significantly damaged heritage items (identified in the schedule created as part of point a above) which face	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	Daresbury Limited support/oppose	Decision sought by Daresbury Limited
			significant challenges to their repair and reuse.		
150.18	PC13 PC14	9.3 – Historic Heritage	Add new activity (RD9) to the rule for the repair, restoration, reconstruction, or alteration of a heritage item identified in the new schedule [sought by submitter for significantly damaged heritage items that face significant challenges to their ongoing restoration and economic use].	Support for the reasons set out in the submission.	Adopt.
150.19	PC13 PC14	9.3 – Historic Heritage	Add new activity (RD10) to the rule for the demolition of a heritage item identified in the new schedule [sought by submitter for significantly damaged heritage items that face significant challenges to their ongoing restoration and economic use].	Support for the reasons set out in the submission.	Adopt.
150.20	PC13 PC14	9.3 – Historic Heritage	Add a new Matter of Discretion relating to the provision of a heritage restoration assessment or a heritage demolition assessment (the latter being applicable if the heritage item is to be demolished); engineering and Quantity Surveying	Support for the reasons set out in the submission.	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	Daresbury Limited support/oppose	Decision sought by Daresbury Limited
			evidence; photographic records; and a deconstruction salvage plan.		
150.21	PC13 PC14	9.3 – Historic Heritage	Delete the PC13 proposed changes to Rule 9.3.4.1.1 (P9).	Support for the reasons set out in the submission.	Adopt.
150.22	PC13 PC14	9.3 – Historic Heritage	Delete the proposed activity P11 regarding works to monuments in church graveyards, and in cemeteries that are listed in Appendix 9.3.7.2.	<p>The submitter notes this submission point has been incorrectly noted in the summary of submissions.</p> <p>The Ceres New Zealand submission sought that the operative District Plan Rule 9.3.4.1.1 (P11) be retained. The rule relates to the reconstruction and restoration of Significant and Highly Significant heritage items.</p> <p>The submitter supports this submission point as set out in the original submission (and not in the summary of submissions).</p>	Adopt.
150.23	PC13 PC14	9.3 – Historic Heritage	Delete the proposed activity P12 regarding the demolition or relocation of a neutral building or intrusive building.	<p>The submitter notes this submission point has been incorrectly noted in the summary of submissions.</p> <p>The Ceres New Zealand submission sought that the operative District Plan Rule 9.3.4.1.1 (P12) be retained. The</p>	Adopt.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	Daresbury Limited support/oppose	Decision sought by Daresbury Limited
				<p>rule relates to the temporary lifting of a damaged heritage item for the purposes of heritage investigative temporary works or repair.</p> <p>The submitter supports this submission point as set out in the original submission (and not in the summary of submissions).</p>	
150.24	PC13 PC14	9.3 – Historic Heritage	Delete the proposed changes to Matter of Discretion 9.3.6.1 – Heritage items and heritage settings.	Support for the reasons set out in the submission.	Adopt.
Addington Neighbourhood Association (205)					
205.26	PC14	Qualifying matters	Include a clause which allows the Council to add additional Qualifying Matters.	Oppose. The Council cannot unilaterally amend the District Plan to add further qualifying matters. A separate plan change would be required for this to occur.	Reject.
Christchurch Civic Trust (1089)					
1089.9	PC13 PC14	9.3 – Historic Heritage	Amend Assessment Criteria for the demolition of Heritage Buildings to include an energy consumption and emissions 'whole of life' audit be undertaken for building projects to	Oppose. Waste, embodied energy, and carbon retention benefits are already capable of being considered for any proposals to demolish any Significant or Highly Significant heritage items (being	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	Daresbury Limited support/oppose	Decision sought by Daresbury Limited
			<p>establish costs to the environment of energy consumption and CO2 emissions</p>	<p>of discretionary and non-complying activity status respectively). It is not necessary to prescribe such a consideration by way of a rule.</p> <p>The submission criticises a recent decision to demolish the Grand National Stand at Riccarton Racecourse. It is noted that the Commissioner who made that decision did consider embodied energy and emissions of the development, and the effects of the proposed demolition on the environment.</p>	
1089 [submission not recorded in summary of submissions]	PC13 PC14	9.3 – Historic Heritage	<p>Our summary of original submission: Undue emphasis is placed by decision makers on Policy 9.3.2.2.8(a)(iii) 'whether the costs to retain the heritage item (particularly as a result of damage) would be unreasonable'.</p>	<p>The submitter does not agree and opposes this submission point (albeit the Christchurch Civic Trust have not sought any specific relief with respect to it).</p> <p>The subclauses in Policy 9.3.2.2.8(a) are matters that a decision maker must take into consideration when considering applications for demolition of heritage items. There is no hierarchy for the weight a decision-maker can place on each of these, just that they are each considered.</p>	Reject.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	Daresbury Limited support/oppose	Decision sought by Daresbury Limited
				More weight may be placed on one or more of the criteria based on the circumstances of the application. This is entirely appropriate.	

Details of submitter No: 2062 - Riccarton Bush Kilmarnock Residents Association .

Submitter:	Riccarton Bush Kilmarnock Residents Association .
Submitter Address:	

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 19/07/2023

First name:

Last name:

Riccarton Bush Kilmarnock Residents Association

Preferred method of contact Email

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Person of interest declaration: I am

*

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or



Explain the grounds for saying you come within category (a) or (b) above:

Our Association represents residents in the Riccarton area

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

Name	
Further-submission-form-6	
RBK Counter Submission - July 2023	

Further submission on a publicly notified plan change to the Christchurch District Plan

For office use only
F-Submission no:

Clause 8 of Schedule 1, Resource Management Act 1991

Further submissions can be:

Posted to: City Planning Team
Christchurch City Council
PO Box 73012
Christchurch 8154

Delivered to: Ground floor reception
53 Hereford Street
Christchurch
Attn: City Planning Team

Emailed to: PlanChange@ccc.govt.nz

For Office Use Only
Received in Council Office

Date

Time

Person

** Denotes required information*

I wish to make a further submission on:

Plan Change Number:* PLAN CHANGE 14

Your name and contact details

Full name of person **or** organisation making submission:*

SUBMITTER 188 - RIC CARTON BUSH KILMARNOCK RESIDENTS ASSOCIATION

Address for service:*

[REDACTED]

Email:

[REDACTED]

Phone:*

[REDACTED]

Person of interest declaration* (select appropriate)

I am (state whether you are):

- ☐ (a) a person representing a relevant aspect of the public interest, or
- ☒ (b) a person who has an interest in the proposal that is greater than the interest the general public has, or
- ☐ (c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

OUR ASSOCIATION REPRESENTS RESIDENTS IN THE RICCARTON AREA

Note to person making further submission

A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submissions.

A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council.

I support / oppose (choose one) the submission of:*

*(Please insert the name and address of the original submitter, and submission number of the original submission. If you are making a further submission on multiple submitters, please use the **table form** on the last page and make sure it is attached.)*

OUR FURTHER SUBMISSIONS ARE ATTACHED

The particular parts of the submission that I support / oppose (choose one) are:*

*(You should clearly indicate which parts of the original submission you support or oppose (**state S and D number as shown in the summary of submission**), together with the relevant provision of the proposed Plan Change.)*

DETAILS ARE ATTACHED

The reasons for my support (or opposition) are:* *(Please give precise details)*

I seek that the whole or part of the submission be allowed / disallowed:* *(Please specify the relevant parts)*

Please indicate by ticking the relevant box whether you wish to be heard in support of your further submission*

☒ I wish to / ☐ I do not wish to speak at the hearing in support of my further submission.

Joint submissions *(Please tick this box if you agree)*

☒ If others make a similar submission, I will consider presenting a joint case with them at the hearing.

If you have used extra sheets for this further submission, please attach them to this form and indicate below*

☒ Yes, I have attached extra sheets.

☐ No, I have not attached extra sheets.

Signature of submitter *(or person authorised to sign on behalf of submitter)*

A signature is not required if you make your submission by electronic means.

Signature:



Date: 17 JULY 2023

Submissions are public information

The information requested in this submission, including your contact details is required by the Resource Management Act 1991. A copy of your submission will be made available for inspection at all Council service centres and libraries in accordance with the requirements of the Act. A document summarising all submissions and including names and addresses of submitters will be posted on the Council's website.

If you consider there are compelling reasons why your contact details should be kept confidential, you should contact the Statutory Administration Advisor at 941 8999.

<u>Original Submitter's Name and Address for service*</u>	Submission No.	Decision No.	Support or Oppose*	Reasons for support / opposition* <i>(Please give precise details)</i>	Decision sought (I seek the whole or part of the submission to be allowed / disallowed)* <i>(Please specify the relevant parts)</i>
<i>Example of further submission to John Smith's original submission:</i> <i>John Smith, 53 Hereford Street, Christchurch Central, Christchurch 8013</i>	<i>S1</i>	<i>S1.1</i>	<i>Support</i>	<i>I support this submission because...</i>	<i>I seek the whole submission to be allowed.</i>

17 July 2023

Submitter 188

Riccarton Bush Kilmarnock Residents'
Association

Further submissions made in response to
Christchurch District Plan Change 14

1. **We partly SUPPORT submissions 751.67...751.71 by Christchurch City Council amending rules to apply with respect to the Riccarton Bush Interface (RBIA) Qualifying Matter.**

The changes propose density rules that are more consistent with the original height limits proposed by the city council.

As background to this issue, when Plan Change 14 was notified, that part of the RBIA that is the north side of Rata St (adjacent to the Riccarton House grounds), Titoki St and part of Rimu St were zoned Residential Suburban because they fell inside the airport noise contour overlay.

The remainder of the RBIA area was zoned MRZ, but with a two-storey height restriction to preserve views.

This decision, effectively creating a completely new hybrid zone, created confusion over the question of building density (setbacks etc) within the remainder of the RBIA. It was not what was recommended by the council environmental expert (WSP) in its report on the matter. It recommended retaining the residential zoning in the entire pale blue area (see Figure 001 below).

We support the added controls now proposed inside the RBIA to bring site development potential in line with that which is allowed in Residential Suburban zones and consistent with the height restriction first proposed.

However, we OPPOSE the city council proposal to leave the underlying zoning MRZ.

On this we argue the RBIA should be zoned Residential Suburban (RS), for transparency and consistency, treating it the same way as the Airport Noise Contour overlay is treated (also zoned RS), to ensure the zoning honestly reflects the development rules that are proposed for the area.

We also submit the RBIA should at least include the entire area of the Kauri Cluster (the blue and brown area circled in red in Figure 001), being the area west of Straven Rd between Riccarton Rd and Riccarton House and Bush.

Our original submission (pp11-13) refers to the Kauri Cluster area in more detail, with justification for its inclusion as part of the RBIA.



Figure 33: Recommended modifications and additions to Christchurch City Council proposed protection and setbacks for Pūtarīngamotu.

Source: Canterbury Maps 2022 with graphic overlay.

Figure 001

2. We support the following submitters arguing to extend the Riccarton Bush Interface area to include a small area directly north of the Avon River bounded by Kahu Rd, Totara St and Ngahere St.

50.1, 50.3 Oliver Comyn

876.9 Alan Ogle

902.29, 902.31 Waipuna Halswell-Hornby-Riccarton Community Board

The sites in question are marked with blue dashes in Figure 001 above.

Our arguments in support are in our original submission (pp 9-11)

3. We SUPPORT the following submitters on making Matai St West and its immediate surrounds a Qualifying Matter.

580.8 Darin Cusack

902.31, 902.32, 903.34 Waipuna Halswell-Hornby-Riccarton Community Board

886.3 Helen Broughton

Our arguments in support are in our original submission (pp 21-22)

4. We SUPPORT the following submitters on preserving the current RSDT zoning for Jane Deans Close.

182.1 Rosanne Hawarden

679.6 Tony Dale

Our arguments in support are in our original submission (pp 19-20)

5. We SUPPORT the following submitters arguing for a rethink, and better reasoning, for rules around walking distances to the Riccarton commercial centre and centre amenities.

851.8, 851.14 Robert Leonard Broughton

914.1 Davie Lovell Smith Ltd

There appears to be no rationale or methodology supporting the boundaries of the High Density Zone [relating to defining and measuring walkable catchments] nor any reason why those catchments are measured from centre boundaries which have no reliance when it comes to distances from amenities.

Our arguments in support are in our original submission (pp 23-24)

And we OPPOSE

859.12 Ministry of Housing and Urban Development

which seeks to increase the size of walkable catchments and the size of commercial centres.

6. We SUPPORT the following submitter arguing for the introduction of a transition zone between the high rise commercial and two-storey residential zones north of Riccarton Rd.

851.6 Robert Leonard Broughton

876.29 Alan Ogle

Our arguments in support are in our original submission (p17)

7. **We SUPPORT the following other submitters relevant to issues we submitted on.**

Their arguments are consistent with our position supporting all proposals that promote our area as a well-functioning urban environment providing for our social, economic, and cultural wellbeing; as well as providing sufficient housing development capacity in the area.

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

44.1 The Riccarton Bush Trust

Supporting the inclusion of a Riccarton Bush Interface Area as a Qualifying Matter.

580.2 Darin Cusack

That the Sunlight Qualifying Matter be more conservative than proposed.

885.6 Peter Dyhrberg

Retaining Residential Heritage Areas and Heritage Area Interfaces

886.1 Helen Broughton

Supporting the Riccarton Bush Interface Area as a qualifying matter, but considering a greater area should be included.

193.21 Heritage New Zealand Pouhere Taonga (HNZPT)

Retain all existing heritage items, settings, and features as a Qualifying Matter

Commercial > Objectives and policies > Objective - Centres-based framework for commercial activities > Policy - Role of centres

638.1 Central Riccarton Residents' Association Inc

That Riccarton is not classified as a Large Town Centre but as a Town or Neighbourhood Centre instead.

686.1 Robyn Thomson

Riccarton Centre is reclassified to a local town centre

876.2 Alan Ogle

Seek amendment to change Riccarton to a Town or Neighbourhood Centre, not a Large Town Centre

902.15 Waipuna Halswell-Hornby-Riccarton Community Board

That there be Town Centres, Local Centres and Neighbourhood Centres only and that the "Larger" Centres designation is removed.

Planning Maps > MRZ Zoning

190.1 Ross Boswell

The block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line should be included as MRZ (Medium-density residential zone).

851.5 Robert Leonard Broughton

All areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review [known as the Kauri Cluster] be included in the Riccarton Bush Interface Area, be limited to 2storeys and remain Residential Suburban density - specifically in my case that the south side of Rata Street not be rezoned Medium Density

852.2 Christchurch International Airport Limited

Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ.

Planning Maps > HRZ Zoning

142.1 Sue Sunderland

Seeking to reduce extent of High Density Residential Zone and limit to within the four avenues or the area of Riccarton between Riccarton and Blenheim Roads.

636.1 Rod Corbett

The submitter requests that the current zoning for the block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line be retained as it is currently: Suburban Residential Transitional Zone.

852.3 Christchurch International Airport Limited (CIAL)

Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ.

Planning Maps > Commercial Zoning

638.2 Central Riccarton Residents' Association Inc

That Riccarton is not classified as a Large Town Centre

679.8 Tony Dale

Because it is adjacent to the Christchurch CBD, Riccarton should not, as is proposed, be designated a large Town Centre. This will worsen the situation that allowed Riccarton to get to its current size in the first place - largely at the expense of the CBD.

876.3 Alan Ogle

Seek amendment to change Riccarton to a Town or Neighbourhood Centre, not a Large Town Centre

Planning Maps > Any other QMs

225.2 Michael Dore

Support protections for Riccarton House and Bush.

679.5

Tony Dale

Limit heights to 2-storeys in some proposed RMDS enabled zones, to preserve views of Riccarton House and Bush. In some of the Riccarton Bush Interface Zone the city council proposes retaining the underlying RMDS zoning, which would still mean higher density, and more liberal recession planes and setbacks. Plainly, this is not what was intended and this zoning should not be applied. I support the position of the Riccarton Bush Kilmarnock Residents' Association (RBK) on this issue.

679.10 Tony Dale

On establishing a PŪTARINGAMOTU PLANNED PRECINCT, I support the position of the Riccarton Bush Kilmarnock Residents' Association (RBK) on this issue:

686.6 Robyn Thomson

Create a planned Putaringamotu-Riccarton Precinct Qualifying Matter to cover the area represented by the Riccarton Bush Kilmarnock Residents Association. The area should be designated a qualifying matter to preserve the special character and history of this area

which includes Riccarton Bush and House, Mona Vale, Britten Stables and other sites of historical and cultural importance alongside the residential character of the neighbourhood.

851.13 Robert Leonard Broughton

Establish a planned Putaingamotu-Riccarton Precinct as a new qualifying matter.

876.28 Alan Ogle

Seek amendment to include the properties at 34, 36, 36A, 38, 40, 44, 46, and 48 Kahu Rd, should, for reason and consistency, in the Airport Noise Influence Zone.

902.29 Waipuna Halswell-Hornby-Riccarton Community Board

The Riccarton Bush Interface Area is extended to include:

- The southern side of Rata Street to Rimu Street and Kauri Street.
- Kahu Road opposite the entrance to Riccarton House.
- The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side.
- All [both sides of] Ngahere Street [and] Girvan Street.
- Houses adjoining the Avon e.g. 36a Kahu Road and adjoining houses
- The larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association

Planning Maps > Any other zones

860.2 Sally & Declan Bransfield

Retain Residential Suburban Zone around Deans Bush Interface Area as notified.

8. **We OPPOSE other submissions as follows, they being inconsistent with our position** that PC14 should promote our area as a well-functioning urban environment recognising the unique characteristics of the area and our members' social, economic, and cultural needs and wellbeing; as well as providing sufficient development capacity in the area.

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

110.4 Marie Mullins

Who opposes the Riccarton Bush Interface Area qualifying matter.

187.7 Tom Logan

Who proposes reducing the RBIA to the adjoining sites, being 40 houses.

351.1 Jono de Wit

Who seeks to remove or significantly reduce the size of Riccarton Bush Interface Qualifying Matter is removed completely or reduced in size significantly so it is only on the north side of Riccarton bush - furthest away from the public transport corridor and town centre of Riccarton Road.

351.3 Jono de Wit

Who does not support the sunlight QM

Commercial > Objectives and policies > Objective - Centres-based framework for commercial activities > Policy - Role of centres

260.1 Scentre (New Zealand) Limited

It proposes Riccarton should be recognized as a Metropolitan Centre in the District as opposed to a Town Centre.

834.239 Kāinga Ora – Homes and Communities

It wants to establish new Metropolitan centres in Christchurch and relabel Riccarton, Hornby, Papanui Northlands as such.

Planning Maps > MRZ Zoning

69.1 John Campbell

Who wants to amend the Residential Suburban zoning of the area around Riccarton Bush to south of Rata Street and Kauri Street to Medium Density Residential.

110.1 Marie Mullins

Who supports the zoning of property at 18 Kauri Street as medium density.

351.4 Jono de Wit

Who wants the area north of Riccarton Rd and west of Straven Rd high density.

905.3 Declan Bransfield

Wants the area north of Riccarton Road and west of Straven Road be zoned HRZ instead of MRZ

Planning Maps > HRZ Zoning

351.9 Jono de Wit

Who wants the area north of Riccarton road and west of Straven Road high density.

678.6 Logan Clarke

Seeks a change of all the zoning within 500 m of Riccarton Road (from Church Corner) to High density.

905.2 Declan Bransfield

Wants to see areas in Riccarton and around Deans Bush zoned High Density.

Planning Maps > Commercial Zoning

260.8 Scentre (New Zealand) Limited

Wants Riccarton recognized as a Metropolitan Centre in the District Plan as opposed to a Large Town Centre.

Planning Maps > QM - Airport Noise

69.2 John Campbell

Wants to see the Airport Noise Influence Overlay removed from the area around Riccarton Bush to south of Rata Street and Kauri Street

351.5 Jono de Wit

Wants the Airport Noise Influence Area moved further back from Riccarton Rd

Planning Maps > Any other QMs

55.13 Tobias Meyer

Wants the Riccarton Bush Interface Area reduced in size and supports high density in the area

69.3 John Campbell

Wants the Riccarton Bush Interface Area removed.

110.5 Marie Mullins

Opposes Riccarton Bush Interface Area as a qualifying matter.

121.15 Cameron Matthews

Requests removal of the Riccarton Bush Interface Qualifying Matter.

187.6 Tom Logan

Regarding Riccarton Bush Interface Qualifying Matter, wants to reduce the proposed area to the adjoining sites being 40 houses.

189.6 Matt Edwards

Wants the area of the Riccarton Bush interface back to the current level of 40 sites.

191.17 Logan Brunner

Wants the extent of Riccarton Bush Interface reduced to sites immediately adjacent.

351.2 Jono de Wit

Seeks to remove or significantly reduce the size of Riccarton Bush Interface Qualifying Matter so it is only on the north side of Riccarton Bush - furthest away from the public transport corridor and town centre of Riccarton Road.

Planning Maps > Any other zones

69.4 John Campbell

Who wants to see the Residential Suburban zoning around Riccarton Bush, to south of Rata Street and Kauri Street, changed to Medium Density Residential

Details of submitter No: 2063 - Alice Hall

Submitter:	Alice Hall
Submitter Address:	
Organisation:	Chapman Tripp
Behalf of:	Ryman Healthcare Limited

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 19/07/2023

First name: Ryman Healthcare Limited

Last name: .

Preferred method of contact Email

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or


Explain the grounds for saying you come within category (a) or (b) above:

Ryman represents a relevant aspect of the public interest and has an interest in both PC13 and PC14 greater than the general public for a number of reasons, including (without limitation): a. Ryman has a significant interest in how the District Plan, including the amendments proposed by PC13 and PC14, provides for retirement village and aged care provision in the Christchurch District Plan, given the existing and predicted demand for such accommodation in the region. b. Ryman wishes to ensure that the District Plan, and the amendments proposed by PC13 and PC14, appropriately provide for retirement villages and all related activities so that the Plan enables proportionate, flexible, efficient and effective consenting processes. c. Retirement villages make a substantial contribution to housing and healthcare for older people in the region, providing for the social and economic wellbeing of communities. Ryman's ability to provide villages that contribute to the social and economic wellbeing of Christchurch City will depend on the reasonableness and appropriateness of the District Plan provisions, including amendments proposed by PC13 and PC14.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

Name
Ryman - PC13 and 14 - further submissions 

Further submission on a publicly notified plan change to the Christchurch District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

For office use only
F-Submission no:

Further submissions can be:

Posted to: City Planning Team
Christchurch City Council
PO Box 73012
Christchurch 8154

Delivered to: Ground floor reception
53 Hereford Street
Christchurch
Attn: City Planning Team

Emailed to: PlanChange@ccc.govt.nz

For Office Use Only
Received in Council Office

Date

Time

Person

* Denotes required information

I wish to make a further submission on:

Plan Change Number:* 13 and 14

Your name and contact details

Full name of person or organisation making submission:*

Ryman Healthcare Limited

Address for service:*

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Person of interest declaration* (select appropriate)

I am (state whether you are):

- ☐ a person representing a relevant aspect of the public interest, or
- ☒ a person who has an interest in the proposal that is greater than the interest the general public has, or
- ☐ the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

Ryman represents a relevant aspect of the public interest and has an interest in both PC13 and PC14 greater than the general public for a number of reasons, including (without limitation):

- a. Ryman has a significant interest in how the District Plan, including the amendments proposed by PC13 and PC14, provides for retirement village and aged care provision in the Christchurch District Plan, given the existing and predicted demand for such accommodation in the region.
- b. Ryman wishes to ensure that the District Plan, and the amendments proposed by PC13 and PC14, appropriately provide for retirement villages and all related activities so that the Plan enables proportionate, flexible, efficient and effective consenting processes.
- c. Retirement villages make a substantial contribution to housing and healthcare for older people in the region, providing for the social and economic wellbeing of communities. Ryman's ability to provide villages that contribute to the social and economic wellbeing of Christchurch City will depend on the reasonableness and appropriateness of the District Plan provisions, including amendments proposed by PC13 and PC14.

Note to person making further submission

A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submissions.
A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council.

I support / oppose (choose one) the submission of:*

Please see attached submission.

The particular parts of the submission that I support / oppose (choose one) are:*

Please see attached submission.

The reasons for my support (or opposition) are:* (Please give precise details)

Please see attached submission.

I seek that the whole or part of the submission be allowed / disallowed:* (Please specify the relevant parts)

Please see attached submission.

Please indicate by ticking the relevant box whether you wish to be heard in support of your further submission*

☒ I wish to / ☐ I do not wish to speak at the hearing in support of my further submission.

Joint submissions (Please tick this box if you agree)

☒ If others make a similar submission, I will consider presenting a joint case with them at the hearing.

If you have used extra sheets for this further submission, please attach them to this form and indicate below*

☒ Yes, I have attached extra sheets.

☐ No, I have not attached extra sheets.

Signature of submitter (or person authorised to sign on behalf of submitter) A signature is not required if you make your submission by electronic means.

Signature:

Date:

17/07/2023

Submissions are public information

The information requested in this submission, including your contact details is required by the Resource Management Act 1991. A copy of your submission will be made available for inspection at all Council service centres and libraries in accordance with the requirements of the Act. A document summarising all submissions and including names and addresses of submitters will be posted on the Council's website.

If you consider there are compelling reasons why your contact details should be kept confidential, you should contact the Statutory Administration Advisor at 941 8999.

Submitter Name	Original Submission No.	Provision	Submission Summary	Support or Oppose	Reason for Support or Opposition	Decision Sought
Submitter 44 – The Riccarton Bush Trust						
The Riccarton Bush Trust	44.4 & 44.6	Natural and Cultural Heritage > Significant and Other Trees > Rules > Activity status tables > Restricted discretionary activities	Amend 9.4.4.1.3 - Restricted discretionary activities to provide for notification of resource consents to the Riccarton Bush Trust Board.	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 ("Enabling Housing Act") and the National Policy Statement on Urban Development 2020 ("NPS-UD"), and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
Submitter 61 – Victoria Neighbourhood Association						
Victoria Neighbourhood Association	61.13	Residential > Rules - High Density Residential Zone	Any new residential development within existing High Density Residential Zone and High Density Residential Zone Precincts be held at 14 m height limit and with current recession plains (status quo); any further height enablement be considered but only with a notified resource consent and neighbourhood input (<i>a range of reasons provided in original submission summary</i>).	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with the Enabling Housing Act and the NPS-UD, has the potential to slow down the provision of housing in response to demand, and does not provide for the benefits of retirement villages or recognise their functional and operational needs.	Disallow submission point.
	61.19, 61.21	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10A.4.1 Activity status tables > 6.10A.4.1.1 Permitted activities	Retain the tree canopy requirement and contributions plan but increase the minimum tree canopy cover from 20% to 25% (6.10A.4.1.1).	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with the Enabling Housing Act and the NPS-UD, has the potential to slow down the provision of housing in response to demand, and does not provide for the benefits of retirement villages or recognise their functional and operational needs.	Disallow submission point.
	61.22	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10A.4.2 Tree canopy cover and financial contributions standards > 6.10A.4.2.2 Financial contribution standards and calculations	Increase the Financial Contribution per tree significantly as a disincentive to removing or not replacing trees on the development site.	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with the Enabling Housing Act and the NPS-UD, has the potential to slow down the provision of housing in response to demand, and does not provide for the benefits of retirement villages or recognise their functional and operational needs.	Disallow submission point.
	61.37	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities	Amend 14.6.1.3 by providing detail on limited notification to those immediately affected, including neighbours, for RD9 (buildings that do not meet the height in relation to boundary), RD13 (development that does not meet tree canopy and landscaping), and RD21 (activities that do not comply with outdoor mechanical ventilation standards).	Oppose in part	Ryman oppose the relief sought in this submission as it is inconsistent with the Enabling Housing Act and the NPS-UD and has the potential to slow down the provision of housing in response to demand. Limited notification should only be available where an application breaches boundary standards and the	Disallow submission point.

					magnitude of effects justifies notification to neighbours.	
	61.49 – 61.50	Residential > Rules - Medium Density & High Density Residential Zone > Built form standards > Building height	Amend Standard 14.5.2.3 & 14.6.2.1 by limiting the building height of new developments to 14 m.	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with the Enabling Housing Act and the NPS-UD, has the potential to slow down the provision of housing in response to demand, and does not provide for the benefits of retirement villages or recognise their functional and operational needs.	Disallow submission point.
	61.51 – 61.52	Residential > Rules – Medium Density & High Density Residential Zone > Activity status tables > Restricted discretionary activities	That any further height enablement can be considered but only with a notified resource consent and neighbourhood input.	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
Submitter 105 – Te Whare Roimata						
Te Whare Roimata	105.1	Planning Maps > HRZ Zoning	Remove High Density Residential zoning in Inner City East.	Oppose	Ryman oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
	105.3	General Rules and Procedures > Noise > 6.1A – Qualifying Matters	<p>New Qualifying Matter for the provision of affordable housing:</p> <ul style="list-style-type: none"> › the adoption of the American approach to urban development which requires a percentage of new developments being set aside to house low income dwellers; or › the development of an Inclusionary Housing Plan which requires new residential developments to pay an “affordable housing financial contribution” similar to that adopted by the Queenstown Council. The money collected from this financial contribution would then be given to Community Housing providers to help fund replacement affordable housing ideally in neighbourhoods such as the Inner City East. 	Oppose	<p>Ryman oppose the relief sought in this submission point as it seeks to impose a financial/regulatory obstacle to new housing developments, which will inevitably result in fewer developments, and less housing being available. The relief sought is therefore inconsistent with the Enabling Housing Act and the NPS-UD.</p> <p>In addition, the relief sought would not constitute a ‘qualifying matter’ under the Enabling Housing Act and is therefore outside the scope of the plan change.</p>	Disallow the submission point
Submitter 145 - Te Mana Ora / Community and Public Health						
Te Mana Ora / Community and Public Health	145.10 & 145.11	Residential > Rules - Matters of control and discretion Transport chapter	<p>Te Mana Ora recommends that Christchurch City Council considers incorporating the Healthy Streets Approach into matters of control and discretion to create places that are vibrant and inclusive, where people feel safe and relaxed and there are things to do and see.</p> <p>Te Mana Ora recommends that the Council uses the Healthy Streets Approach to consider how to make walking and cycling more attractive and challenge car dominance.</p>	Oppose	<p>Ryman considers the Healthy Streets Approach may not be appropriate for retirement villages as:</p> <ul style="list-style-type: none"> › Retirement villages are different to typical residential developments (for example internal street networks are often not publicly accessible for safety reasons); and › Active modes / public transport is a less relevant consideration for retirement villages (given their functional and operational 	Disallow submission point, or exclude retirement villages from the application of any Healthy Streets Approach.

					needs, and due to the age and frequency of mobility constraints amongst retirement village residents.	
	145.24	Residential > Objectives and Policies > Objective - High quality residential environments > Policy - Quality large scale developments	Te Mana Ora recommends that accessibility plans be required to support quality large scale developments (Policy 14.2.5.3) and other high-density developments or neighbourhoods so that local accessibility needs are understood and provided for.	Oppose	Ryman seeks that retirement villages are excluded from any accessibility plans as retirement villages are different to typical residential developments and have unique functional and operational needs. Furthermore, retirement village operators are best placed to understand and provide for the accessibility needs of residents, and it is not a matter that requires council oversight.	Allow submission point, subject to excluding retirement villages from the application of any accessibility plans.
Submitter 151 & 152 – Papanui Heritage Group						
Papanui Heritage Group	151.1 & 151.2 152.2 & 152.5	Residential > Rules - High Density Residential Zone	Opposed to the High Density Residential Zone extending into the residential streets of Papanui and seek that it is greatly reduced to areas marked TC2 so that it does not intrude into the quiet tree lined streets.	Oppose	Ryman oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
	151.5	Residential > Rules - Medium Density Residential Zone	Opposed to the imposition of the Medium Density Residential Zone as it is not considered necessary. The gradual building of infill housing, or blocks of single or double storey flats on empty sections, as is happening now, is considered to meet Papanui's future housing needs.	Oppose	Ryman oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
Submitter 184 – University of Canterbury						
University of Canterbury	181.1	Residential > Objectives and Policies > Objective - Housing supply > Policy - Housing distribution and density	Supports with amendments: ii: Amend to reflect High Density Residential Zone to be established in all of City - not just Central City iii: Amend as follows: <u>Medium and</u> high density residential development <u>is established</u> in and near identified commercial centres <u>is established and / or within</u> existing urban areas where there is ready access to a wide range of facilities, services, public transport, parks and public open spaces. iv: Amend to reflect FUZ	Support	Ryman support the relief sought in this submission as it is consistent with the direction of the Enabling Housing Act and the NPS-UD (i.e. it provides for greater residential intensification in or near commercial centres or existing urban areas supported by appropriate facilities).	Allow submission point.
Submitter 188 – Riccarton Bush – Kilmarnock Residents' Association						
Riccarton Bush – Kilmarnock Residents' Association	188.2	Commercial > Objectives and policies > Objective - Centres-based framework for commercial activities > Policy - Role of centres	That Riccarton be a Town Centre or Neighbourhood Centre, not a Large Town Centre.	Oppose	Ryman oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, in particular that it seeks to reduce intensification in non-residential zones. The relief sought also has the potential to slow down the provision of housing in response to demand.	Disallow submission point.

Ryman Healthcare Limited – Christchurch City Council Plan Change 13 & 14 – Further Submissions

	188.4	Residential > Rules – Medium Density Residential Zone > Built form standards > Height in relation to boundary	The Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.	Oppose	Ryman oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD.	Disallow submission point.
	188.5	Residential > Rules – High Density Residential Zone > Built form standards > Height in relation to boundary	The Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.	Oppose	Ryman oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD.	Disallow submission point.
Submitter 205 – Addington Neighbourhood Association						
Addington Neighbourhood Association	205.1	Strategic Directions > Objectives > Objective – Urban growth, form and design	Intensification should be restricted until required infrastructure is in place.	Oppose	Ryman oppose the blanket restriction of intensification based on infrastructure requirements as it is inconsistent with the Enabling Housing Act and the NPS-UD. The infrastructure requirements for individual sites can be provided for on a case-by-case basis.	Disallow submission point.
	205.2	Strategic Directions > Objectives > Objective – Natural and cultural environment	Areas of higher density should provide residents with access to public green spaces within a distance of no more than one kilometre.	Oppose	Retirement villages do not rely on public green spaces to the same extent as other residential developments due to the age and frailty of many residents and the on-site provision of a range of communal open spaces for residents.	Disallow submission point.
	205.6 – 205.10, 205.19	Various Residential and Commercial Zone built form standards and matters of discretion. (Daylight recession plans, height in relation to boundary and minimum setback from the boundary with a residential zone or from an internal boundary, building height in the Central City Mixed Use Zones)	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Oppose	Ryman oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD.	Disallow submission point.
	205.25	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10A.4.1 Activity status tables > 6.10A.4.1.1 Permitted activities	That developers are prevented from clearing every tree on a site before they apply for a building consent.	Oppose	Ryman oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD. The submitter also appears to seek a blanket tree rule, inconsistent with s76 RMA.	Disallow submission point.
Submitter 222 – Deans Avenue Precinct Society Inc.						
Deans Avenue Precinct Society Inc.	222.12	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities.	Oppose limited notification of breaches of the High Density Built form standards relating to recession plane (height in relation to boundary) and boundary setbacks. Breaches of these rules shall be limited notified to adjacent landowners. Amend RD9 and RD10 to require limited notification.	Oppose in part	Ryman oppose the request for limited notification to be required where recession plane and boundary setback standards are breached as it is inconsistent with the RVA's primary submission and the Enabling Housing Act. Limited notification should not be required where there is a breach of a standard, but the magnitude of effects does not justify notification.	Disallow submission point.

Ryman Healthcare Limited – Christchurch City Council Plan Change 13 & 14 – Further Submissions

Submitter 258 – Stephen Bryant						
Stephen Bryant	258.6	Residential	Require privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, to be part of the assessment process for ALL developments.	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with the Enabling Housing Act and the NPS-UD, has the potential to slow down the provision of housing in response to demand, and does not provide for the benefits of retirement villages or recognise their functional and operational needs.	Disallow submission point.
Submitter 260 – Scentre (New Zealand Limited)						
Scentre (New Zealand Limited)	260.1	Commercial > Objectives and policies > Objective - Centres-based framework for commercial activities > Policy - Role of centres	Riccarton should be recognized as a Metropolitan Centre in the District Plan to be in line with the NPS-UD as opposed to a Town Centre.	Support	Ryman support the relief sought in this submission as it is consistent with the direction of the Enabling Housing Act and the NPS-UD (i.e. it will provide for greater intensification in urban non-residential areas).	Allow submission point.
Submitter 343 – David Mallett						
David Mallett	343.1	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Proximity to schools, in particular primary schools, added as another qualifying matter to restrict development around schools and promote the retention of the current housing stock that is ideally suited to young families.	Oppose	Ryman oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand. As set out in Ryman and the RVA's primary submission, retirement villages need to be enabled in all residential zones.	Disallow submission point.
Submitter 367 – John Bennett						
John Bennett	467.4	Residential > Rules - Medium Density Residential Zone	Re-write the MDRS rules to require that all medium and high density developments need to go through an urban design approval process (like the Urban design Panel) to achieve outcomes that will benefit the communities within Christchurch.	Oppose	<p>Ryman oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand.</p> <p>Furthermore, the RVA's primary submission contains specific matters of discretion to appropriately manage any external effects from retirement villages, and applications will generally be supported by urban design assessment. Accordingly, mandatory urban design panels (or similar) are unnecessary and may not provide for the unique functional and operational needs of retirement villages.</p>	Disallow submission point.

Ryman Healthcare Limited – Christchurch City Council Plan Change 13 & 14 – Further Submissions

367.8 - 367.17	Medium Density Residential Zone, High Density Residential Zone, Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone, Mixed Use Zone, City Centre Zone, Central City Mixed Use Zones	Require all developments to be assessed by a professionally qualified urban design panel.	Oppose	Ryman oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand. Furthermore, the RVA's primary submission contains specific matters of discretion to appropriately manage any external effects from retirement villages, and applications will generally be supported by urban design assessment. Accordingly, mandatory urban design panels (or similar) are unnecessary and may not be able to provide for the unique functional and operational needs of retirement villages.	Disallow submission point.
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Submitter 403 – David Krauth

David Krauth	403.1	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Seeks that the existing building height restrictions are not increased to 12 m and that resource consents be required for all developments.	Oppose	Ryman oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
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Submitter 592 - Northwood Residents' Association

Northwood Residents' Association	592.1 – 592.3	Residential > Rules – Medium Density Residential Zone	To not proceed with the rezoning of part of Northwood subdivision from Residential Suburban to Medium Density Residential.	Oppose	Ryman oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
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Submitter 638 – Central Riccarton Residents' Association

Central Riccarton Residents' Association	638.1 – 638.2	Commercial > Objectives and policies > Objective -Centres-based framework for commercial activities > Policy - Role of centres	That Riccarton is not classified as a Town Centre.	Oppose	Ryman oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD (i.e. it seeks to reduce intensification of urban non-residential zones), and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
	638.4 – 638.5.	Planning Maps > HRZ Zoning	That intensification is only enabled in the Central City (defined as The Core and The Frame), and that the current zoning is retained outside the Central City.	Oppose	Ryman oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
	638.12	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Strengthen tree canopy cover requirements.	Oppose	Ryman oppose Chapter 6.10A and seeks the deletion of the chapter as the policy and rule suite is not aligned with the intent of the Enabling Housing Act and the NPS-UD (which is to enable intensification and remove overly restrictive planning provisions), and has the	Disallow submission point.

potential to slow down the provision of housing in response to demand.

Submitter 663 – Williams Corporation Limited						
Williams Corporation Limited	663.1	Residential > Objectives and Policies > Objective - Redevelopment of brownfield sites > Policy Redevelopment of brownfield sites	Amendment to Policy 14.2.10.1(iii) as follows: Reverse sensitivity effects on existing industrial areas are managed; <u>Redevelopment does not give rise to significant reverse effects on existing industrial areas;</u>	Support	Ryman support the relief sought in this submission point as it better recognises that residential activities are anticipated in residential zones, and is more enabling of residential development in a manner that is consistent with the intent of the Enabling Housing Act and the NPS-UD.	Allow submission point.
Submitter 682 – Spreydon Residents' Association						
Spreydon Residents' Association	682.1	Residential > Rules - Medium Density Residential Zone > Built form standards > Building height and maximum number of storeys	Seeks to oppose 3 – 6 storey residential development in existing residential areas.	Oppose	Ryman oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD.	Disallow submission point.
Submitter 685 - Canterbury / Westland Branch of Architectural Designers NZ						
Canterbury / Westland Branch of Architectural Designers NZ	685.4 – 685.6, 685.12 – 685.15, 685.19 – 685.21	Medium Density Residential Zone, High Density Residential Zone, Future Urban Zone, Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone, Mixed Use Zone, City Centre Zone, City Centre Mixed Use Zone	The insertion of a new built form standard to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	Oppose	Ryman oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
	685.29 & 658.53	Residential > Rules - Medium & High Density Residential Zones > Built form standards	Insert new requirement that at least every 6m width of a street facing façade have a minimum 400 mm step in the building line.	Oppose	Ryman oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, has the potential to slow down the provision of housing in response to demand, and does not provide for the benefits of retirement villages or recognise their functional and operational needs.	Disallow submission point.
	685.30 & 685.54	Residential > Rules - Medium & High Density Residential Zones > Built form standards	Insert new requirement that within each street facing frontage, a minimum area of the facade to protrude must intrude by at least 200mm.	Oppose	Ryman oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, has the potential to slow down the provision of housing in response to demand, and does not provide for the benefits of retirement villages or recognise their functional and operational needs.	Disallow submission point.
	685.32 & 685.55	Residential > Rules - Medium & High Density Residential Zone > Activity status tables > Restricted discretionary activities	That the Residential Design Principles are applied (through matters of discretion) when <u>any</u> breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with the RVA's primary submission, noting that design principles / guides do not necessarily provide for the benefits of retirement villages or recognise their functional and operational needs.	Disallow submission point.

Ryman Healthcare Limited – Christchurch City Council Plan Change 13 & 14 – Further Submissions

	685.65	Residential > Rules - High Density Residential Zone > Built form standards > Building separation	Amend the clause to read, "Residential units above 12 metres in height above ground level must be separated from any other residential units on the same site by at least 10 metres measured horizontally, except where a common wall is included".	Oppose	Ryman oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, has the potential to slow down the provision of housing in response to demand, and does not provide for the benefits of retirement villages or recognise their functional and operational needs.	Disallow submission point.
Submitter 705 - Foodstuffs						
Foodstuffs	705.12	Transport > Objectives and policies > Objective – Integrated transport system for Christchurch District > Policy - High trip generating activities	Delete Policy 7.2.12(a)(xi) or amend to incorporate <u>encourage</u> measures to reduce greenhouse gas emissions from vehicular trips associated with the activity.	Support	Ryman support the relief sought in this submission point as active modes / public transport are less applicable options for retirement villages (given their functional and operational needs, and due to the age and frequency of mobility constraints amongst retirement village residents).	Allow submission point.
	705.13	Transport > Rules - Transport > Rules - Matters of control and discretion > High trip generators	Delete, or amend High trip generators a (vii) Greenhouse gas emissions: Whether measures are proposed to be implemented to encourage reduction of the greenhouse gas emissions from vehicle use associated with the activity, and the ability for any measures to reduce greenhouse gas emissions to be implemented and maintained over the lifetime of the activity.	Support	Ryman support the relief sought in this submission point as active modes / public transport are less applicable options for retirement villages (given their functional and operational needs, and due to the age and frequency of mobility constraints amongst retirement village residents).	Allow submission point.
Submitter 720 – Mitchell Coll						
Mitchell Coll	720.9 720.24 720.25	Residential > Rules - Medium Density Residential Zone > Activity status tables > Permitted activities	The Residential Design Principles should be considered when <u>any</u> breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with the RVA's primary submission, noting that design principles / guides do not necessarily provide for the benefits of retirement villages or recognise their functional and operational needs.	Disallow submission point.
	720.49	Residential	Residential Design Principles are assessed as part of a resource consent application whenever a resource consent is triggered.	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with the RVA's primary submission, noting that design principles / guides do not necessarily provide for the benefits of retirement villages or recognise their functional and operational needs.	Disallow submission point.
Submitter 723 - Brookfield Limited						
Brookfield Limited	723.3 – 723.4	Planning Maps > QM - Low PT	Reject, refuse, or otherwise decline the Low Public Transport Accessibility Area Qualifying Matter and consequently implement the MDRS requirements to all Medium Density Residential zones, as directed by the Central Government through the Amendment Act.	Support	Ryman support the relief sought in this submission as it is consistent with the direction of the Enabling Housing Act and the NPS-UD, and will provide for greater intensification in urban non-residential areas.	Allow submission point.
Submitter 740 - Woolworths						

Ryman Healthcare Limited – Christchurch City Council Plan Change 13 & 14 – Further Submissions

Woolworths	740.8	Commercial > Objectives and policies > Objective - Urban form, scale and design outcomes > Policy -Design of new development	<p>Amend Policy 15.2.4.2(a) as follows:</p> <p>a. Require new development to be well designed and laid out by:</p> <p>viii. achieving a visually attractive setting when viewed from the street and other public spaces, that embodies a human scale and fine grain, while managing effects on adjoining environments; and...</p> <p>x. increasing the prominence of buildings on street corners;</p> <p>xi. ensuring that the design of development mitigates the potential for adverse effects such as heat islands, heat reflection or refraction through glazing, and wind-related effects;</p> <p>xii. ensuring that the upper floors (including roof form and associated mechanical plant) are well modulated and articulated to provide visual interest to the building when viewed from beyond the Central City or from adjacent buildings above; and</p>	Support in part	Ryman support the intent of the relief sought in this submission point as it reflects the RVA's primary submission that these building design requirements over-regulate development by going beyond the policy directives of the Enabling Housing Act and the NPS-UD.	Amend policy as set out in RVA submission.
Submitter 741 – Lower Cashmere Residents Association						
Lower Cashmere Residents Association	741.1 & 741.2	<p>Natural and Cultural Heritage > Significant and Other Trees > Rules > Activity status tables</p> <p>and</p> <p>General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions</p>	That the removal of mature trees is not allowed.	Oppose	Ryman oppose the relief sought in this submission point as it does not align with the intent of the Enabling Housing Act or the NPS-UD (which is to enable intensification and remove overly restrictive planning provisions). In addition, the relief sought has the potential to slow down the provision of housing in response to demand. The submitter also appears to seek a blanket tree rule, which is inconsistent with s76 RMA.	Disallow submission point.
Submitter 760 – Christchurch NZ						
Christchurch NZ	760.2	Commercial > Objectives and policies > Objective - Office parks and mixed use areas outside the central city > Policy - Mixed use areas outside the central city	<p>Amend Policy 15.2.3.2 as follows:</p> <p>(b) Support mixed use zones located within a 15 minute walking distance of the City Centre Zone to transition into high quality <u>walkable</u> residential neighbourhoods by:</p> <p>(iv) <u>encouraging...</u></p> <p>(v) <u>limiting new high trip generating activities;</u> and</p> <p>(vi) <u>promoting a network of safe, convenient and attractive pedestrian and cycle connections within the zone and to adjoining neighbourhoods.</u></p>	Oppose in part	Ryman considers that, while retirement village developments are often of a nature and scale that is considered a high trip generating activity, retirement villages often do not result in the same level of effects other high trip generating activities (e.g. due to the age and frequency of mobility constraints amongst retirement village residents). As such, Ryman oppose provisions which seek to discourage all high trip generating activities.	Disallow submission point.
Submitter 762 – New Zealand Institute of Architects Canterbury Branch						
New Zealand Institute of Architects Canterbury Branch	762.16	Subdivision, Development and Earthworks > Rules - Earthworks > Activity status tables > Permitted activities	Increase the current restrictive maximum earthwork limits to a higher level that is reflective of the increased size of developments.	Support	Ryman support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act or the NPS-UD (which	Allow submission point.

Ryman Healthcare Limited – Christchurch City Council Plan Change 13 & 14 – Further Submissions

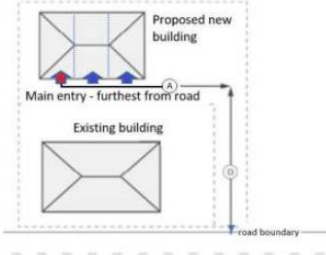
is to enable intensification and remove overly restrictive planning provisions).

Submitter 798 – Wolfbrook						
Wolfbrook	798.3	Planning Maps > QM - Low PT	Delete the Low Public Transport Accessibility Qualifying Matter from entire plan.	Support	Ryman support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act or the NPS-UD.	Allow submission point.
	798.7 – 798.10	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions	Delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA.	Support	Ryman support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act, the NPS-UD, and the RVA's primary submission (which seeks a retirement-village specific financial contributions regime that takes into account their substantially lower demand profile compared to standard residential development).	Allow submission point.
Submitter 804 – Waihoru Spreydon-Cashmere-Heathcote Community Board						
Waihoru Spreydon Cashmere-Heathcote Community Board	804.6	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Regarding the Low Public Transport Accessibility Qualifying Matter, seeks that the bus frequency shifted from 15 minutes to 30 minutes.	Oppose	Ryman oppose this submission point as it is inconsistent with the RVA's primary submission (which sought the deletion of the qualifying matter as it is beyond the scope of the Enabling Housing Act).	Disallow submission point.
Submitter 805 – Waka Kotahi (New Zealand Transport Agency)						
Waka Kotahi (New Zealand Transport Agency)	805.1 – 805.3	Commercial > Rules - Central City Mixed Use Zone > Built form standards - Central City Mixed Use Zone > Maximum building height	That the maximum enabled height of 32 m (10 storeys) for residential activities should be applied to the City Centre, rather than the current proposed approach with two heights (32 m in the immediate surrounds, then 20 m thereafter).	Support	Ryman support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act and the NPS-UD.	Allow submission point.
	805.17 – 805.19	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14.	Support	Ryman support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act or the NPS-UD.	Allow submission point.
	805.33	Transport > Objectives and policies > Objective - Integrated transport system for Christchurch District > Policy - High trip generating activities	Amend the policy as follows: xi. Incorporate measures to reduce greenhouse gas emissions from vehicular trips associated with the activity. <u>xi. incorporate measures to promote opportunities for safe and efficient travel other than by private vehicles.</u>	Oppose in part	Ryman oppose the relief as the age and frequency of mobility constraints amongst retirement village residents means that active modes / public transport is a less applicable option for retirement villages.	Allow submission point, subject to excluding retirement villages from the policy.
Submitter 814 – Carter Group Limited						
Carter Group Limited	814.48 – 814.61	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Oppose a wide number of provisions in chapter 6.10A and seek that all the financial contribution provisions are deleted in their entirety.	Support	Ryman support the relief sought in this submission point as it aligns with the intent of the RVA's primary submission and the Enabling Housing Act and the NPS-UD (which is to enable	Allow submission point.

					intensification and remove overly restrictive planning provisions).	
	814.63	7 - Transport > 7.2 - Objectives and policies > 7.2.1 - Objective – Integrated transport system for Christchurch District > 7.2.1.2 - Policy - High trip generating activities	Oppose and seek the deletion of Policy 7.2.1.2(xi): Incorporate measures to reduce greenhouse gas emissions from vehicular trips associated with the activity.	Support in part	Ryman support the relief sought in this submission point as due to the age and frequency of mobility constraints amongst retirement village residents active modes / public transport are less applicable options for retirement villages.	Allow submission point, subject to excluding retirement villages from the policy.
Submitter 829 - KiwiRail						
KiwiRail	829.1	General Rules and Procedures > Noise > Rules - Activities near infrastructure > Activity standards	Amend Rule 6.1.7.2 to include the following vibration standard: NOISE-RX- Permitted Activity <u>Indoor railway vibration</u> 1. <u>Any new buildings or alterations to existing buildings containing a noise sensitive activity, within 60 metres of the boundary of any railway network, must be protected from vibration arising from the nearby rail corridor.</u> 2. <u>Compliance with standard 1 above shall be achieved by a report submitted to the council demonstrating compliance with the following matters:</u> <i>(a range of standards listed below)</i>	Oppose in part	Ryman acknowledge that acoustic insulation may be appropriate in some areas located within or adjacent to high noise areas with a purpose of providing protection / amenity to residents in such areas. Ryman considers however that such requirements need to be determined on a case-by-case basis, with consideration given to the distance of noise sensitive activities from high noise areas.	Disallow submission point.
Submitter 834 – Kāinga Ora – Homes and Communities						
Kāinga Ora	834.79 – 834.86	Residential > Objectives and Policies (and various others)	Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions and rezone all areas subject to this qualifying matter to the Medium Density Residential Zone.	Support	Ryman support the relief sought in this submission point as it aligns with the RVA's primary submission and the intent of the Enabling Housing Act and the NPS-UD.	Allow submission point.
	834.115 – 834.121 834.123 - 834.126	General Rules and Procedures Subdivision, Development and Earthworks Residential > Rules - High Density Residential Zone	Delete Section 6.10A (Tree Canopy Cover and Financial Contributions) and all associated provisions.	Support	Ryman support the relief sought in this submission point as it aligns with the RVA's primary submission and the intent of the Enabling Housing Act and the NPS-UD.	Allow submission point.
	834.172	Residential > Rules – Medium Density Residential Zone	All controlled and RD rules regarding notification statements: 1. Amend notification statements in both activity and built form rules to align with this logic. Non-notified: 14.5.1.3 (RD1) – four or more units 14.5.2.2 – landscaping 14.5.2.5 – Outdoor Living Space 14.5.2.8 – Outlook space	Oppose in part	Ryman support the relief sought in this submission point to the extent it aligns with the RVA's primary submission. Ryman consider public notification should not be available for retirement village applications that infringe the height standard consistent with the MDRS . As noted in its primary submission, the RVA seeks to preclude public notification for applications for the construction of a retirement village in the medium density zone (as the activity is anticipated in the zone).	Allow submission point to the extent it precludes the construction of retirement villages being publicly notified.

		<p>14.5.2.9 – Fencing</p> <p>14.5.2.10 – Windows to street</p> <p>14.5.2.11 – Minimum unit size</p> <p>14.5.2.12 – Ground floor habitable space</p> <p>14.5.2.13 – Service and storage space</p> <p>14.5.2.15 – Garage and carports</p> <p>14.5.2.16 – Building reflectivity</p> <p>14.5.2.16 – mechanical ventilation</p> <p>14.5.2.18 – Spine road setbacks</p>			
834.200	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities	<p>Amend notification statements in activity rules as follows:</p> <ul style="list-style-type: none"> > Open to public notification / full s95 assessment: non-compliance with 14.6.2.1 (Building Height) only. > Open to limited notification: non-compliance with 14.6.2.12 (building coverage), 14.6.2.2 (Height in relation to boundary), 14.6.2.3 (setbacks) and 14.6.2.13 (water supply for firefighting) (FENZ only). > Non-notified: non-compliance with 14.6.2.7, 14.6.2.10, 14.6.2.4, 14.6.2.5, 14.6.2.6, 14.6.2.8, 14.6.2.16, 14.6.2.9, 14.6.2.11, 14.6.2.14, 14.6.2.15 and 14.6.2.17. <p>Retain RD2 (four or more units) as non-notified.</p>	Oppose in part	<p>Ryman support the relief sought in this submission point to the extent it aligns with the RVA's primary submission. Ryman considers public notification should not be available for retirement village applications that infringe the height standard consistent with the MDRS.</p> <p>Ryman seeks to preclude public notification for applications for the construction of a retirement village in the high density residential zone (as the activity is anticipated in the zone), as is noted in the RVA's primary submission.</p>	Allow submission point to the extent it precludes the construction of retirement villages being publicly notified.
834.201	Residential > Rules - High Density Residential Zone > Built form standards	<p>Include a notification statement in the built form standards, as follows:</p> <ul style="list-style-type: none"> > Open to public notification: 14.6.2.1 (Building Height) > Limited notification: 4.6.2.12 (building coverage), 14.6.2.2 (Height in relation to boundary), 14.6.2.3 (setbacks) and 14.6.2.13 (water supply for firefighting) (FENZ only). > Non-notified: 14.6.2.7, 14.6.2.10, 14.6.2.4, 14.6.2.5, 14.6.2.6, 14.6.2.8, 14.6.2.16, 14.6.2.9, 14.6.2.11, 14.6.2.14, 14.6.2.15, and 14.6.2.17. 	Oppose in part	<p>Ryman support the relief sought in this submission point to the extent it aligns with the RVA's primary submission. Ryman considers public notification should not be available for retirement village applications that infringe the height standard consistent with the MDRS rd.</p> <p>Ryman seeks to preclude public notification for applications for the construction of a retirement village in the high density residential zone (as the activity is anticipated in the zone), as is noted in the RVA's primary submission.</p>	Allow submission point to the extent it precludes the construction of retirement villages being publicly notified.
834.204 – 834.206	Residential > Rules - Matters of control and discretion > Impacts on neighbouring property, height in relation to boundary breaches and site density and site coverage	<p>For the rules that potentially affect neighbouring sites, additional matters relating to consideration of the amenity of neighbouring sites are appropriate.</p> <p>For height, additional matters relating to urban form and proximity to services and public and active transport modes are appropriate, along with consideration of wind effects for buildings over 22m in height.</p>	Oppose in part	The RVA's primary submission contains specific matters of discretion to appropriately manage any external effects from retirement villages, whilst recognising the unique layout and functional and operational needs of retirement villages. Ryman therefore seeks that retirement villages are excluded from any general or additional matters of discretion.	Disallow submission point.
834.218	Residential > Rules - High Density Residential Zone > Built form standards > Building height	<p>Amend clause (a) of the rule as follows:</p> <p>a. Buildings must not exceed 14 <u>22</u> metres in height above ground level;</p>	Support	Ryman support the relief sought in this submission as it aligns with the intent of the Enabling Housing Act and the NPS-UD (which is	Allow submission point.

		b. <u>Buildings located in the Height Variation Control overlay must not exceed 36 metres in height above ground level;</u>		to enable intensification and remove overly restrictive planning provisions).	
834.238	Commercial	Insert reference to Metropolitan Centres in all relevant provisions of the chapter, and insert rules for metropolitan centre zone (as attached in Appendix 2 to the Kāinga Ora Submission).	Support	Ryman support the relief sought in this submission as it aligns with the intent of the Enabling Housing Act and the NPS-UD (which is to enable intensification and remove overly restrictive planning provisions).	Allow submission point.
834.239	Commercial > Objectives and policies > Objective - Centres-based framework for commercial activities > Policy - Role of centres	Table 15.1: 1. Amend role and function of Church Corner, Sydenham and Merivale from 'Local Centre (Large)' to 'Town Centre'. 2. Consolidate all Local Centres into a simple category i.e. delete the distinction between 'small' and 'medium'. 3. Incorporate Metropolitan centres and relabel Riccarton, Hornby, Papanui Northlands as such and as shown within Appendix 3. 4. B. Town Centre: Key Activity Centre: Retain reference to 'High Density Housing is contemplated ... and around larger local centres'. C. Local Centres: Retain reference to 'High Density Housing is contemplated ... and around larger local centres.'	Support	Ryman support the relief sought in this submission as it aligns with the intent of the Enabling Housing Act and the NPS-UD (which is to enable intensification and remove overly restrictive planning provisions).	Allow submission point.
834.240	Commercial > Objectives and policies > Objective - Centres-based framework for commercial activities > Residential activity in Town and Local centres	Amend Policy 15.2.2.7 as follows: Residential activity in Town, Local <u>and neighbourhood</u> centres>	Support	Ryman support the relief sought in this submission as it aligns with the intent of the Enabling Housing Act and the NPS-UD (which is to enable intensification and remove overly restrictive planning provisions).	Allow submission point.
834.280	Commercial > Rules – Local Centre Zone > Built form standards – Local Centre Zone > Maximum building height	Replace the table in 15.5.2.2 to increase building heights within a range of local centres (refer to further submission summary for details of proposed maximum building heights for each local centre).	Support	Ryman support the relief sought in this submission as it aligns with the intent of the Enabling Housing Act and the NPS-UD (which is to enable intensification and remove overly restrictive planning provisions).	Allow submission point.
834.281	Commercial > Rules - Neighbourhood Centre Zone > Built form standards – Neighbourhood Centre Zone > Maximum building height	Amend rule 15.6.2.1 (Maximum Building Height) to increase the maximum building height for sites within the Central City from 20 m to 32 m, and 8 m to 12 m at all other sites.	Support	Ryman support the relief sought in this submission as it aligns with the intent of the Enabling Housing Act and the NPS-UD (which is to enable intensification and remove overly restrictive planning provisions).	Allow submission point.
834.308	Commercial > Rules - Central City Mixed Use Zone > Built form standards - Central City Mixed Use Zone > Maximum building height	Amend the rule as follows: 15.12.2.2 Maximum building height a. The maximum height of any building shall be in accordance with the height specified unless identified on the Central City Maximum Building Height planning map the maximum height of any building shall be 32 metres. b. The maximum height of any building base shall be 17 metres.	Support	Ryman support the relief sought in this submission as it aligns with the intent of the Enabling Housing Act and the NPS-UD (which is to enable intensification and remove overly restrictive planning provisions).	Allow submission point.

			b. Any application arising from this rule shall not be limited or publicly notified.			
	834.319	Commercial > Rules - Central City Mixed Use Zone (South Frame) > Built form standards - Central City Mixed Use Zone (South Frame) > Building height	15.13.2.1 Delete the rule and replace as follows: <u>The maximum height of all buildings shall be 32 m.</u> Retain clause (b).	Support	Ryman support the relief sought in this submission as it aligns with the intent of the Enabling Housing Act and the NPS-UD (which is to enable intensification and remove overly restrictive planning provisions).	Allow submission point.
	834.336	Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Residential Heritage Areas - Interface Sites and Character Area Overlap Maps	Oppose the proposed provisions controlling new buildings on sites sharing a boundary with a Residential Heritage Area (Residential Heritage Area Interface).	Support	Ryman oppose the consideration of qualifying matters being extended beyond the boundary of the site containing the qualifying matter.	Allow submission point.
Submitter 835 – Historic Places Canterbury						
Historic Places Canterbury	835.12 – 835.15	Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Building height and Residential > Rules - High Density Residential Zone > Built form standards > Building height	The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.	Oppose	Ryman oppose the consideration of qualifying matters being extended beyond the boundary of the heritage area sites. Qualifying matters are defined by certain areas and should not be extended to capture other sites beyond the heritage area itself.	Disallow submission point.
Submitter 842 – Fire and Emergency New Zealand						
Fire and Emergency New Zealand	842.16	Transport > Appendices > Appendix 7.5.7 Access design and gradient	Insert Figure 7A. <u>A+B Less than or equal to 75m</u> 	Oppose	Ryman oppose this relief as it duplicates matters relating to fire-fighting servicing that are already addressed under the Building Act.	Disallow submission point.
	842.45	Residential > Rules - Matters of control and discretion > Residential design principles	Amend 14.15.1-Residential design principles as follows: ... <u>iii. Whether the development provides for appropriate emergency access on/to the site:</u> <u>A. The extent to which access to the on-site alternative firefighting water supply complies with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.</u> <u>B. The extent to which developments provide for emergency service access including pedestrian accessways that are clear, unobstructed and well lit</u>	Oppose in part	Ryman oppose this relief to the extent it duplicates matters relating to fire-fighting servicing that are already addressed under the Building Act.	Disallow submission point.

<u>C. The extent to which wayfinding for different properties on a development are clear in day and night is provided.</u>						
842.46	Residential > Rules - Matters of control and discretion > Impacts on neighbouring property	Amend 14.15.3-Impacts on neighbouring property as follows: ... <u>viii. Fire risk mitigation incorporated to avoid horizontal spread of fire across boundaries; and</u> <u>ix. Provision of suitable firefighting water supply and pressure.</u>	Oppose in part	Ryman oppose this relief to the extent it duplicates matters relating to fire-fighting servicing that are already addressed under the Building Act.	Disallow submission point.	
842.65	Commercial > Rules - Mixed Use Zone > Built form standards - Mixed Use Zone > Minimum standards for Comprehensive Residential Development	Amend 15.10.2.9 - Minimum standards for Comprehensive Residential Development as follows: a. All shared pedestrian access ways within and through a site shall: i. have a minimum width of A. 3 metres <u>on a straight accessway including excluding</u> planting. B. 6.2 metres <u>on a curved or cornered accessway C. 4.5m space to position the ladder and perform operational tasks.</u> ii. The width for pedestrian access shall be clear of any fencing, storage or servicing, except security gates, where necessary. <u>iii. provide wayfinding for different properties on a development are clear in day and night.</u>	Oppose	Ryman oppose this relief as it duplicates matters relating to fire-fighting servicing that are already addressed under the Building Act.	Disallow submission point.	
Submitter 855 – Lendlease Limited						
Lendlease Limited	855.7	Planning Maps > Commercial Zoning	Hornby Town Centre be rezoned as a Metropolitan Centre Zone.	Support	Ryman support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act or the NPS-UD.	Allow submission point.
	855.10	Abbreviations and Definitions > Definitions List	Amend the definition of "Human scale" as follows: Human scale means incorporating dimensions that result in smaller built components and lower building heights , with attention to the human experience from eye level, relative to the physical size of a person.	Support in part	Ryman support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act or the NPS-UD (subject to its primary submission point seeking the removal of this term in Policy 15.2.4.2).	Allow submission point (subject to the RVA's primary submission).
	855.15	Abbreviations and Definitions > Definitions List	Amend the definition of Local Centre, as follows: means: <u>Areas used predominantly for a range of commercial and community activities that service the needs of the residential catchment.</u> <i>(a number of local centres listed out).</i>	Oppose in part	Ryman oppose the relief sought in this submission point to the extent the definition does not include or provide for residential activities, such as retirement villages, within the Local Centre Zone. As noted in the RVA's original submission, the Enabling Housing Act is not limited to residential zones, with Council's required to ensure district plan provide for intensification in urban non-residential zones.	Disallow submission point to the extent it does not provide for residential activities within the definition of the Local Centre Zone.
Submitter 859 – Ministry of Housing and Urban Development						

Ryman Healthcare Limited – Christchurch City Council Plan Change 13 & 14 – Further Submissions

Ministry of Housing and Urban Development	859.1	Planning Maps > QM - Low PT	That the Low Public Transport Accessibility Qualifying Matter is deleted, and the appropriate underlying zoning is applied.	Support	Ryman support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act or the NPS-UD.	Allow submission point.
	859.11 – 859.12	Planning Maps > Commercial Zoning Planning Maps > HRZ Zoning	Increase the walkable catchments and spatial extent of the following types of commercial centres by at least 200 metres: a. medium local centres; b. large local centres; c. town centres; d. large town centres.	Support	Ryman support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act or the NPS-UD.	Allow submission point.
Submitter 877 – Otautahi Community Housing Trust						
Otautahi Community Housing Trust	877.3	Planning Maps > QM – Low PT	Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions, and rezone all areas subject to this qualifying matter to Medium Density Residential Zone.	Support	Ryman support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act or the NPS-UD.	Allow submission point.
	877.16	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Delete Section 6.10A and all associated provisions.	Support	Ryman support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act or the NPS-UD.	Allow submission point.
	877.17 – 877.19	Residential > Rules – Future Urban Zone, High Density Residential Zone & Medium Density Residential Zone > Built form standards > Landscaping and tree canopy cover	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.	Support	Ryman support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act or the NPS-UD.	Allow submission point.
Submitter 880 – Cathedral City Development Limited						
Cathedral City Development Limited	880.1 – 880.2	Planning Maps > QM - Low PT General Rules and Procedures > Noise > 6.1A – Qualifying Matters > 6.1A.1 Application of qualifying matters	Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.	Support	Ryman support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act or the NPS-UD.	Allow submission point.
Submitter 882 – Latimer Community Housing Trust						
Latimer Community Housing Trust	882.1	Planning Maps > Any other zones General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Request the introduction of an inclusionary Housing Plan which lists within the District Plan along the lines of the Queenstown Lakes Council, requiring developers of new residential housing in the area to make a financial contribution to a fund to be used to provide affordable housing. We support the submission of Te Whare Roimata Trust [#105] and its recommendations.	Oppose	Ryman oppose the relief sought in this submission point as it seeks to impose a financial/regulatory obstacle to new housing developments, which will inevitably result in fewer developments, and less housing being available. The relief sought is therefore inconsistent with the Enabling Housing Act and the NPS-UD. In addition, the relief sought would not constitute a 'qualifying matter' under the Enabling Housing Act and is therefore outside the scope of the plan change.	Disallow submission point.
Submitter 902 – Waipuna Halswell-Hornby-Riccarton Community Board						

Ryman Healthcare Limited – Christchurch City Council Plan Change 13 & 14 – Further Submissions

Waipuna Halswell-Hornby-Riccarton Community Board	902.2	Planning Maps > HRZ Zoning	That the High Density Residential Zone is not applied to any area currently zoned Residential Suburban, Residential Medium Density or Residential Suburban Density Transition.	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with the RVA's primary submission, the NPS-UD and the Enabling Housing Act / MDRS. In addition, the relief sought has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
	902.3 – 902.4	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters Natural Hazards	[Suggested new Qualifying Matter]: That Council consider whether the effects of the major earthquake sequence suffered by Christchurch in 2010-11 should be regarded a qualifying matter for the whole city. In the event that earthquake susceptibility of the whole city is not accepted as a qualifying matter, the Board considers that at least the most susceptible TC3 land should be a qualifying matter.	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with the RVA's primary submission, the NPS-UD and the Enabling Housing Act / MDRS. In addition, the relief sought has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
	902.12	Natural and Cultural Heritage > Significant and Other Trees > Rules > Activity status tables	That new rules are added to require that a tree be replanted on the roadside where trees have been removed and that it be as mature as possible. Non-compliance with this requirement should be a "discretionary activity".	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with the Enabling Housing Act / MDRS, and it may not be possible for a private person to undertake roadside tree planting.	Disallow submission point.
	902.16 – 902.17	Commercial > Rules - Town Centre and Local Centre Zones > Built form standards – Town Centre and Local Centre Zones > Maximum building height	That the permitted building height is reduced to no more than 12 m.	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with Ryman and the RVA's primary submission, the NPS-UD and the Enabling Housing Act / MDRS. In addition, the relief sought has the potential to slow down the provision of housing in response to demand and does not recognise the functional and operational needs of retirement villages.	Disallow submission point.
	902.18 – 902.19	Commercial > Rules – Mixed Use Zone > Built form standards – Mixed Use Zone > Maximum building height Residential > Rules - High Density Residential Zone > Built form standards > Building height	That the permitted building height is reduced to no more than 12 m (outside the city centre).	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with Ryman and the RVA's primary submission, the NPS-UD and the Enabling Housing Act / MDRS. In addition, the relief sought has the potential to slow down the provision of housing in response to demand and does not recognise the functional and operational needs of retirement villages.	Disallow submission point.
	902.23	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities	That six storey development is not enabled in Hornby.	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with Ryman and the RVA's primary submission, the NPS-UD and the Enabling Housing Act / MDRS. In addition, the relief sought has the potential to slow down the provision of housing in response to demand and does not recognise the functional and operational needs of retirement villages.	Disallow submission point.
Submitter 908 – Christchurch Civic Trust						
Christchurch Civic Trust	908.3	All of Plan	That all development projects should involve energy and emissions audits that can be used to evaluate the merits of alternative courses of action.	Oppose	Ryman oppose the relief sought in this submission as it is not relevant to the purpose and intent of the Enabling Housing Act, the	Disallow submission point.

MDSR and the NPS-UD (which is to enable intensification and remove overly restrictive planning provisions). In addition, it has the potential to slow down the provision of housing in response to demand.

Submitter 1090 - Helen Broughton on Behalf of Waipuna Halswell-Hornby-Riccarton Community Board

Waipuna Halswell-Hornby-Riccarton Community Board	1090.1	Planning Maps > QM - Any Heritage Layer	Supports the Residential Heritage Areas but seeks that additional areas of Hornby, South Hornby, Sockburn, Hei Hei, Islington, and Broomfield be considered.	Oppose	Ryman oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and NPS-UD, has the potential to slow down the provision of housing in response to demand, and does not recognise the functional and operational needs of retirement villages.	Disallow submission point.
	1090.2	Planning Maps > QM - Character Areas	Supports the Residential Character Areas but considers there are other examples of areas with similar character to the areas proposed that should be identified in the Plan including areas of Hornby, South Hornby, Sockburn, Hei Hei, Islington, and Broomfield.	Oppose	Ryman oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and NPS-UD, and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
	1090.3	Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Residential Heritage Areas – Interface Sites and Character Area Overlap Maps	Support the proposed buffer between Residential Heritage Areas, bordering high density areas, but seeks that a buffer is equally needed between the individual heritage buildings and items that are to be permitted in either high or medium density residential zones.	Oppose	Ryman oppose the consideration of qualifying matters being extended beyond the boundary of the site containing the qualifying matter.	Disallow submission point.

Details of submitter No: 2064 - Alice Hall

Submitter:	Alice Hall
Submitter Address:	
Organisation:	Chapman Tripp
Behalf of:	Retirement Village Association of New Zealand Incorporated

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 19/07/2023

First name:

Last name:

Retirement Village Association of New Zealand Incorporated

Preferred method of contact Email

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Person of interest declaration: I am

*

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or


Explain the grounds for saying you come within category (a) or (b) above:

The RVA represents a relevant aspect of the public interest and has an interest in PC13 and PC14 greater than the general public for a number of reasons, including (without limitation): a. The RVA represents the interests of the owners, developers and managers of retirement villages throughout Christchurch City. The RVA, on behalf of its members, has a significant interest in how the District Plan, including amendments proposed by PC13 and PC14, provides for retirement village and aged care provision in Christchurch City, given the existing and predicted demand by our members for such accommodation. b. Retirement villages make a substantial contribution to housing and healthcare for older people in the region, providing for the social and economic wellbeing of communities. The ability of RVA members to provide villages that contribute to the social and economic wellbeing of Christchurch City will depend on the reasonableness and appropriateness of the District Plan provisions, including amendments proposed by PC13 and PC14. c. Given the RVA's broad membership, history and representation in Christchurch City, the RVA has specialist experience and expertise relevant to determining the merits of the Christchurch District Plan provisions, including amendments proposed by PC13 and PC14. d. The RVA made a submission on PC13 and PC14.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

Name
RVA - PC13 and 14 - further submissions 

Further submission on a publicly notified plan change to the Christchurch District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

For office use only
F-Submission no:

Further submissions can be:

Posted to: City Planning Team
Christchurch City Council
PO Box 73012
Christchurch 8154

Delivered to: Ground floor reception
53 Hereford Street
Christchurch
Attn: City Planning Team

Emailed to: PlanChange@ccc.govt.nz

For Office Use Only
Received in Council Office

Date

Time

Person

* Denotes required information

I wish to make a further submission on:

Plan Change Number:* 13 and 14

Your name and contact details

Full name of person or organisation making submission:*

Retirement Villages Association of New Zealand Incorporated

Address for service:*

Person of interest declaration* (select appropriate)

I am (state whether you are):

- ☐ a person representing a relevant aspect of the public interest, or
- ☒ a person who has an interest in the proposal that is greater than the interest the general public has, or
- ☐ the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

The RVA represents a relevant aspect of the public interest and has an interest in PC13 and PC14 greater than the general public for a number of reasons, including (without limitation):

- a. The RVA represents the interests of the owners, developers and managers of retirement villages throughout Christchurch City. The RVA, on behalf of its members, has a significant interest in how the District Plan, including amendments proposed by PC13 and PC14, provides for retirement village and aged care provision in Christchurch City, given the existing and predicted demand by our members for such accommodation.
- b. Retirement villages make a substantial contribution to housing and healthcare for older people in the region, providing for the social and economic wellbeing of communities. The ability of RVA members to provide villages that contribute to the social and economic wellbeing of Christchurch City will depend on the reasonableness and appropriateness of the District Plan provisions, including amendments proposed by PC13 and PC14.
- c. Given the RVA's broad membership, history and representation in Christchurch City, the RVA has specialist experience and expertise relevant to determining the merits of the Christchurch District Plan provisions, including amendments proposed by PC13 and PC14.
- d. The RVA made a submission on PC13 and PC14.

Note to person making further submission

A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submissions.

A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council.

I support / oppose (choose one) the submission of:*

Please see attached submission.

The particular parts of the submission that I support / oppose (choose one) are:*

Please see attached submission.

The reasons for my support (or opposition) are:*(Please give precise details)

Please see attached submission.

I seek that the whole or part of the submission be allowed / disallowed:*(Please specify the relevant parts)

Please see attached submission.

Please indicate by ticking the relevant box whether you wish to be heard in support of your further submission*

☒ I wish to / ☐ I do not wish to speak at the hearing in support of my further submission.

Joint submissions (Please tick this box if you agree)

☒ If others make a similar submission, I will consider presenting a joint case with them at the hearing.

If you have used extra sheets for this further submission, please attach them to this form and indicate below*

☒ Yes, I have attached extra sheets.

☐ No, I have not attached extra sheets.

Signature of submitter (or person authorised to sign on behalf of submitter) A signature is not required if you make your submission by electronic means.

Signature:

Date:

17/07/2023

Submissions are public information

The information requested in this submission, including your contact details is required by the Resource Management Act 1991. A copy of your submission will be made available for inspection at all Council service centres and libraries in accordance with the requirements of the Act. A document summarising all submissions and including names and addresses of submitters will be posted on the Council's website.

If you consider there are compelling reasons why your contact details should be kept confidential, you should contact the Statutory Administration Advisor at 941 8999.

Retirement Villages Association of New Zealand Incorporated – Christchurch City Council Plan Change 13 & 14 – Further Submissions

Submitter Name	Original Submission No.	Provision	Submission Summary	Support or Oppose	Reason for Support or Opposition	Decision Sought
Submitter 44 – The Riccarton Bush Trust						
The Riccarton Bush Trust	44.4 & 44.6	Natural and Cultural Heritage > Significant and Other Trees > Rules > Activity status tables > Restricted discretionary activities	Amend 9.4.4.1.3 - Restricted discretionary activities to provide for notification of resource consents to the Riccarton Bush Trust Board.	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 ("Enabling Housing Act") and the National Policy Statement on Urban Development 2020 ("NPS-UD"), and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
Submitter 61 – Victoria Neighbourhood Association						
Victoria Neighbourhood Association	61.13	Residential > Rules - High Density Residential Zone	Any new residential development within existing High Density Residential Zone and High Density Residential Zone Precincts be held at 14 m height limit and with current recession plains (status quo); any further height enablement be considered but only with a notified resource consent and neighbourhood input (<i>a range of reasons provided in original submission summary</i>).	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with the Enabling Housing Act and the NPS-UD, has the potential to slow down the provision of housing in response to demand, and does not provide for the benefits of retirement villages or recognise their functional and operational needs.	Disallow submission point.
	61.19, 61.21	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10A.4.1 Activity status tables > 6.10A.4.1.1 Permitted activities	Retain the tree canopy requirement and contributions plan but increase the minimum tree canopy cover from 20% to 25% (6.10A.4.1.1).	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with the Enabling Housing Act and the NPS-UD, has the potential to slow down the provision of housing in response to demand, and does not provide for the benefits of retirement villages or recognise their functional and operational needs.	Disallow submission point.
	61.22	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10A.4.2 Tree canopy cover and financial contributions standards > 6.10A.4.2.2 Financial contribution standards and calculations	Increase the Financial Contribution per tree significantly as a disincentive to removing or not replacing trees on the development site.	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with the Enabling Housing Act and the NPS-UD, has the potential to slow down the provision of housing in response to demand, and does not provide for the benefits of retirement villages or recognise their functional and operational needs.	Disallow submission point.
	61.37	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities	Amend 14.6.1.3 by providing detail on limited notification to those immediately affected, including neighbours, for RD9 (buildings that do not meet the height in relation to boundary), RD13 (development that does not meet tree canopy and landscaping), and RD21 (activities that do not comply with outdoor mechanical ventilation standards).	Oppose in part	The RVA oppose the relief sought in this submission as it is inconsistent with the Enabling Housing Act and the NPS-UD and has the potential to slow down the provision of housing in response to demand. Limited notification should only be available where an application breaches boundary standards and the	Disallow submission point.

					magnitude of effects justifies notification to neighbours.	
	61.49 – 61.50	Residential > Rules - Medium Density & High Density Residential Zone > Built form standards > Building height	Amend Standard 14.5.2.3 & 14.6.2.1 by limiting the building height of new developments to 14 m.	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with the Enabling Housing Act and the NPS-UD, has the potential to slow down the provision of housing in response to demand, and does not provide for the benefits of retirement villages or recognise their functional and operational needs.	Disallow submission point.
	61.51 – 61.52	Residential > Rules – Medium Density & High Density Residential Zone > Activity status tables > Restricted discretionary activities	That any further height enablement can be considered but only with a notified resource consent and neighbourhood input.	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
Submitter 105 – Te Whare Roimata						
Te Whare Roimata	105.1	Planning Maps > HRZ Zoning	Remove High Density Residential zoning in Inner City East.	Oppose	The RVA oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
	105.3	General Rules and Procedures > Noise > 6.1A – Qualifying Matters	<p>New Qualifying Matter for the provision of affordable housing:</p> <ul style="list-style-type: none"> › the adoption of the American approach to urban development which requires a percentage of new developments being set aside to house low income dwellers; or › the development of an Inclusionary Housing Plan which requires new residential developments to pay an “affordable housing financial contribution” similar to that adopted by the Queenstown Council. The money collected from this financial contribution would then be given to Community Housing providers to help fund replacement affordable housing ideally in neighbourhoods such as the Inner City East. 	Oppose	<p>The RVA oppose the relief sought in this submission point as it seeks to impose a financial/regulatory obstacle to new housing developments, which will inevitably result in fewer developments, and less housing being available. The relief sought is therefore inconsistent with the Enabling Housing Act and the NPS-UD.</p> <p>In addition, the relief sought would not constitute a ‘qualifying matter’ under the Enabling Housing Act and is therefore outside the scope of the plan change.</p>	Disallow the submission point
Submitter 145 - Te Mana Ora / Community and Public Health						
Te Mana Ora / Community and Public Health	145.10 & 145.11	Residential > Rules - Matters of control and discretion Transport chapter	<p>Te Mana Ora recommends that Christchurch City Council considers incorporating the Healthy Streets Approach into matters of control and discretion to create places that are vibrant and inclusive, where people feel safe and relaxed and there are things to do and see.</p> <p>Te Mana Ora recommends that the Council uses the Healthy Streets Approach to consider how to make walking and cycling more attractive and challenge car dominance.</p>	Oppose	<p>The RVA considers the Healthy Streets Approach may not be appropriate for retirement villages as:</p> <ul style="list-style-type: none"> › Retirement villages are different to typical residential developments (for example internal street networks are often not publicly accessible for safety reasons); and › Active modes / public transport is a less relevant consideration for retirement villages (given their functional and operational 	Disallow submission point, or exclude retirement villages from the application of any Healthy Streets Approach.

					needs, and due to the age and frequency of mobility constraints amongst retirement village residents.	
	145.24	Residential > Objectives and Policies > Objective - High quality residential environments > Policy - Quality large scale developments	Te Mana Ora recommends that accessibility plans be required to support quality large scale developments (Policy 14.2.5.3) and other high-density developments or neighbourhoods so that local accessibility needs are understood and provided for.	Oppose	The RVA seeks that retirement villages are excluded from any accessibility plans as retirement villages are different to typical residential developments and have unique functional and operational needs. Furthermore, retirement village operators are best placed to understand and provide for the accessibility needs of residents, and it is not a matter that requires council oversight.	Allow submission point, subject to excluding retirement villages from the application of any accessibility plans.
Submitter 151 & 152 – Papanui Heritage Group						
Papanui Heritage Group	151.1 & 151.2 152.2 & 152.5	Residential > Rules - High Density Residential Zone	Opposed to the High Density Residential Zone extending into the residential streets of Papanui and seek that it is greatly reduced to areas marked TC2 so that it does not intrude into the quiet tree lined streets.	Oppose	The RVA oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
	151.5	Residential > Rules - Medium Density Residential Zone	Opposed to the imposition of the Medium Density Residential Zone as it is not considered necessary. The gradual building of infill housing, or blocks of single or double storey flats on empty sections, as is happening now, is considered to meet Papanui's future housing needs.	Oppose	The RVA oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
Submitter 184 – University of Canterbury						
University of Canterbury	181.1	Residential > Objectives and Policies > Objective - Housing supply > Policy - Housing distribution and density	Supports with amendments: ii: Amend to reflect High Density Residential Zone to be established in all of City - not just Central City iii: Amend as follows: <u>Medium and</u> high density residential development <u>is established</u> in and near identified commercial centres <u>is established and / or within</u> existing urban areas where there is ready access to a wide range of facilities, services, public transport, parks and public open spaces. iv: Amend to reflect FUZ	Support	The RVA support the relief sought in this submission as it is consistent with the direction of the Enabling Housing Act and the NPS-UD (i.e. it provides for greater residential intensification in or near commercial centres or existing urban areas supported by appropriate facilities).	Allow submission point.
Submitter 188 – Riccarton Bush – Kilburn Residents' Association						
Riccarton Bush – Kilburn Residents' Association	188.2	Commercial > Objectives and policies > Objective - Centres-based framework for commercial activities > Policy - Role of centres	That Riccarton be a Town Centre or Neighbourhood Centre, not a Large Town Centre.	Oppose	The RVA oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, in particular that it seeks to reduce intensification in non-residential zones. The relief sought also has the potential to slow down the provision of housing in response to demand.	Disallow submission point.

Retirement Villages Association of New Zealand Incorporated – Christchurch City Council Plan Change 13 & 14 – Further Submissions

	188.4	Residential > Rules – Medium Density Residential Zone > Built form standards > Height in relation to boundary	The Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.	Oppose	The RVA oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD.	Disallow submission point.
	188.5	Residential > Rules – High Density Residential Zone > Built form standards > Height in relation to boundary	The Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.	Oppose	The RVA oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD.	Disallow submission point.
Submitter 205 – Addington Neighbourhood Association						
Addington Neighbourhood Association	205.1	Strategic Directions > Objectives > Objective – Urban growth, form and design	Intensification should be restricted until required infrastructure is in place.	Oppose	The RVA oppose the blanket restriction of intensification based on infrastructure requirements as it is inconsistent with the Enabling Housing Act and the NPS-UD. The infrastructure requirements for individual sites can be provided for on a case-by-case basis.	Disallow submission point.
	205.2	Strategic Directions > Objectives > Objective – Natural and cultural environment	Areas of higher density should provide residents with access to public green spaces within a distance of no more than one kilometre.	Oppose	Retirement villages do not rely on public green spaces to the same extent as other residential developments due to the age and frailty of many residents and the on-site provision of a range of communal open spaces for residents.	Disallow submission point.
	205.6 – 205.10, 205.19	Various Residential and Commercial Zone built form standards and matters of discretion. (Daylight recession plans, height in relation to boundary and minimum setback from the boundary with a residential zone or from an internal boundary, building height in the Central City Mixed Use Zones)	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Oppose	The RVA oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD.	Disallow submission point.
	205.25	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10A.4.1 Activity status tables > 6.10A.4.1.1 Permitted activities	That developers are prevented from clearing every tree on a site before they apply for a building consent.	Oppose	The RVA oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD. The submitter also appears to seek a blanket tree rule, inconsistent with s76 RMA.	Disallow submission point.
Submitter 222 – Deans Avenue Precinct Society Inc.						
Deans Avenue Precinct Society Inc.	222.12	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities.	Oppose limited notification of breaches of the High Density Built form standards relating to recession plane (height in relation to boundary) and boundary setbacks. Breaches of these rules shall be limited notified to adjacent landowners. Amend RD9 and RD10 to require limited notification.	Oppose in part	The RVA oppose the request for limited notification to be required where recession plane and boundary setback standards are breached as it is inconsistent with the RVA's primary submission and the Enabling Housing Act. Limited notification should not be required where there is a breach of a standard, but the magnitude of effects does not justify notification.	Disallow submission point.

Retirement Villages Association of New Zealand Incorporated – Christchurch City Council Plan Change 13 & 14 – Further Submissions

Submitter 258 – Stephen Bryant						
Stephen Bryant	258.6	Residential	Require privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, to be part of the assessment process for ALL developments.	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with the Enabling Housing Act and the NPS-UD, has the potential to slow down the provision of housing in response to demand, and does not provide for the benefits of retirement villages or recognise their functional and operational needs.	Disallow submission point.
Submitter 260 – Scentre (New Zealand Limited)						
Scentre (New Zealand Limited)	260.1	Commercial > Objectives and policies > Objective - Centres-based framework for commercial activities > Policy - Role of centres	Riccarton should be recognized as a Metropolitan Centre in the District Plan to be in line with the NPS-UD as opposed to a Town Centre.	Support	The RVA support the relief sought in this submission as it is consistent with the direction of the Enabling Housing Act and the NPS-UD (i.e. it will provide for greater intensification in urban non-residential areas).	Allow submission point.
Submitter 343 – David Mallett						
David Mallett	343.1	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Proximity to schools, in particular primary schools, added as another qualifying matter to restrict development around schools and promote the retention of the current housing stock that is ideally suited to young families.	Oppose	The RVA oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand. As set out in the RVA's primary submission, retirement villages need to be enabled in all residential zones.	Disallow submission point.
Submitter 367 – John Bennett						
John Bennett	467.4	Residential > Rules - Medium Density Residential Zone	Re-write the MDRS rules to require that all medium and high density developments need to go through an urban design approval process (like the Urban design Panel) to achieve outcomes that will benefit the communities within Christchurch.	Oppose	<p>The RVA oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand.</p> <p>Furthermore, the RVA's primary submission contains specific matters of discretion to appropriately manage any external effects from retirement villages, and applications will generally be supported by urban design assessment. Accordingly, mandatory urban design panels (or similar) are unnecessary and may not provide for the unique functional and operational needs of retirement villages.</p>	Disallow submission point.

Retirement Villages Association of New Zealand Incorporated – Christchurch City Council Plan Change 13 & 14 – Further Submissions

367.8 - 367.17	Medium Density Residential Zone, High Density Residential Zone, Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone, Mixed Use Zone, City Centre Zone, Central City Mixed Use Zones	Require all developments to be assessed by a professionally qualified urban design panel.	Oppose	The RVA oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand. Furthermore, the RVA's primary submission contains specific matters of discretion to appropriately manage any external effects from retirement villages, and applications will generally be supported by urban design assessment. Accordingly, mandatory urban design panels (or similar) are unnecessary and may not be able to provide for the unique functional and operational needs of retirement villages.	Disallow submission point.
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Submitter 403 – David Krauth

David Krauth	403.1	Residential > Rules - Medium Density Residential Zone > Built form standards > Height in relation to boundary	Seeks that the existing building height restrictions are not increased to 12 m and that resource consents be required for all developments.	Oppose	The RVA oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
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Submitter 592 - Northwood Residents' Association

Northwood Residents' Association	592.1 – 592.3	Residential > Rules – Medium Density Residential Zone	To not proceed with the rezoning of part of Northwood subdivision from Residential Suburban to Medium Density Residential.	Oppose	The RVA oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
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Submitter 638 – Central Riccarton Residents' Association

Central Riccarton Residents' Association	638.1 – 638.2	Commercial > Objectives and policies > Objective -Centres-based framework for commercial activities > Policy - Role of centres	That Riccarton is not classified as a Town Centre.	Oppose	The RVA oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD (i.e. it seeks to reduce intensification of urban non-residential zones), and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
	638.4 – 638.5.	Planning Maps > HRZ Zoning	That intensification is only enabled in the Central City (defined as The Core and The Frame), and that the current zoning is retained outside the Central City.	Oppose	The RVA oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
	638.12	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Strengthen tree canopy cover requirements.	Oppose	The RVA oppose Chapter 6.10A and seeks the deletion of the chapter as the policy and rule suite is not aligned with the intent of the Enabling Housing Act and the NPS-UD (which is to enable intensification and remove overly restrictive planning provisions), and has the	Disallow submission point.

potential to slow down the provision of housing in response to demand.

Submitter 663 – Williams Corporation Limited						
Williams Corporation Limited	663.1	Residential > Objectives and Policies > Objective - Redevelopment of brownfield sites > Policy Redevelopment of brownfield sites	Amendment to Policy 14.2.10.1(iii) as follows: Reverse sensitivity effects on existing industrial areas are managed; <u>Redevelopment does not give rise to significant reverse effects on existing industrial areas;</u>	Support	The RVA support the relief sought in this submission point as it better recognises that residential activities are anticipated in residential zones, and is more enabling of residential development in a manner that is consistent with the intent of the Enabling Housing Act and the NPS-UD.	Allow submission point.
Submitter 682 – Spreydon Residents' Association						
Spreydon Residents' Association	682.1	Residential > Rules - Medium Density Residential Zone > Built form standards > Building height and maximum number of storeys	Seeks to oppose 3 – 6 storey residential development in existing residential areas.	Oppose	The RVA oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD.	Disallow submission point.
Submitter 685 - Canterbury / Westland Branch of Architectural Designers NZ						
Canterbury / Westland Branch of Architectural Designers NZ	685.4 – 685.6, 685.12 – 685.15, 685.19 – 685.21	Medium Density Residential Zone, High Density Residential Zone, Future Urban Zone, Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone, Mixed Use Zone, City Centre Zone, City Centre Mixed Use Zone	The insertion of a new built form standard to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	Oppose	The RVA oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
	685.29 & 658.53	Residential > Rules - Medium & High Density Residential Zones > Built form standards	Insert new requirement that at least every 6m width of a street facing façade have a minimum 400 mm step in the building line.	Oppose	The RVA oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, has the potential to slow down the provision of housing in response to demand, and does not provide for the benefits of retirement villages or recognise their functional and operational needs.	Disallow submission point.
	685.30 & 685.54	Residential > Rules - Medium & High Density Residential Zones > Built form standards	Insert new requirement that within each street facing frontage, a minimum area of the facade to protrude must intrude by at least 200mm.	Oppose	The RVA oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, has the potential to slow down the provision of housing in response to demand, and does not provide for the benefits of retirement villages or recognise their functional and operational needs.	Disallow submission point.
	685.32 & 685.55	Residential > Rules - Medium & High Density Residential Zone > Activity status tables > Restricted discretionary activities	That the Residential Design Principles are applied (through matters of discretion) when <u>any</u> breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with the RVA's primary submission, noting that design principles / guides do not necessarily provide for the benefits of retirement villages or recognise their functional and operational needs.	Disallow submission point.

Retirement Villages Association of New Zealand Incorporated – Christchurch City Council Plan Change 13 & 14 – Further Submissions

	685.65	Residential > Rules - High Density Residential Zone > Built form standards > Building separation	Amend the clause to read, "Residential units above 12 metres in height above ground level must be separated from any other residential units on the same site by at least 10 metres measured horizontally, except where a common wall is included".	Oppose	The RVA oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and the NPS-UD, has the potential to slow down the provision of housing in response to demand, and does not provide for the benefits of retirement villages or recognise their functional and operational needs.	Disallow submission point.
Submitter 705 - Foodstuffs						
Foodstuffs	705.12	Transport > Objectives and policies > Objective – Integrated transport system for Christchurch District > Policy - High trip generating activities	Delete Policy 7.2.12(a)(xi) or amend to incorporate <u>encourage</u> measures to reduce greenhouse gas emissions from vehicular trips associated with the activity.	Support	The RVA support the relief sought in this submission point as active modes / public transport are less applicable options for retirement villages (given their functional and operational needs, and due to the age and frequency of mobility constraints amongst retirement village residents).	Allow submission point.
	705.13	Transport > Rules - Transport > Rules - Matters of control and discretion > High trip generators	Delete, or amend High trip generators a (vii) Greenhouse gas emissions: Whether measures are proposed to be implemented to encourage reduction of the greenhouse gas emissions from vehicle use associated with the activity, and the ability for any measures to reduce greenhouse gas emissions to be implemented and maintained over the lifetime of the activity.	Support	The RVA support the relief sought in this submission point as active modes / public transport are less applicable options for retirement villages (given their functional and operational needs, and due to the age and frequency of mobility constraints amongst retirement village residents).	Allow submission point.
Submitter 720 – Mitchell Coll						
Mitchell Coll	720.9 720.24 720.25	Residential > Rules - Medium Density Residential Zone > Activity status tables > Permitted activities	The Residential Design Principles should be considered when <u>any</u> breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with the RVA's primary submission, noting that design principles / guides do not necessarily provide for the benefits of retirement villages or recognise their functional and operational needs.	Disallow submission point.
	720.49	Residential	Residential Design Principles are assessed as part of a resource consent application whenever a resource consent is triggered.	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with the RVA's primary submission, noting that design principles / guides do not necessarily provide for the benefits of retirement villages or recognise their functional and operational needs.	Disallow submission point.
Submitter 723 - Brookfield Limited						
Brookfield Limited	723.3 – 723.4	Planning Maps > QM - Low PT	Reject, refuse, or otherwise decline the Low Public Transport Accessibility Area Qualifying Matter and consequently implement the MDRS requirements to all Medium Density Residential zones, as directed by the Central Government through the Amendment Act.	Support	The RVA support the relief sought in this submission as it is consistent with the direction of the Enabling Housing Act and the NPS-UD, and will provide for greater intensification in urban non-residential areas.	Allow submission point.
Submitter 740 - Woolworths						

Retirement Villages Association of New Zealand Incorporated – Christchurch City Council Plan Change 13 & 14 – Further Submissions

Woolworths	740.8	Commercial > Objectives and policies > Objective - Urban form, scale and design outcomes > Policy -Design of new development	<p>Amend Policy 15.2.4.2(a) as follows:</p> <p>a. Require new development to be well designed and laid out by:</p> <p>viii. achieving a visually attractive setting when viewed from the street and other public spaces, that embodies a human scale and fine grain, while managing effects on adjoining environments; and...</p> <p>x. increasing the prominence of buildings on street corners;</p> <p>xi. ensuring that the design of development mitigates the potential for adverse effects such as heat islands, heat reflection or refraction through glazing, and wind-related effects;</p> <p>xii. ensuring that the upper floors (including roof form and associated mechanical plant) are well modulated and articulated to provide visual interest to the building when viewed from beyond the Central City or from adjacent buildings above; and</p>	Support in part	The RVA support the intent of the relief sought in this submission point as it reflects the RVA's primary submission that these building design requirements over-regulate development by going beyond the policy directives of the Enabling Housing Act and the NPS-UD.	Amend policy as set out in RVA submission.
Submitter 741 – Lower Cashmere Residents Association						
Lower Cashmere Residents Association	741.1 & 741.2	<p>Natural and Cultural Heritage > Significant and Other Trees > Rules > Activity status tables</p> <p>and</p> <p>General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions</p>	That the removal of mature trees is not allowed.	Oppose	The RVA oppose the relief sought in this submission point as it does not align with the intent of the Enabling Housing Act or the NPS-UD (which is to enable intensification and remove overly restrictive planning provisions). In addition, the relief sought has the potential to slow down the provision of housing in response to demand. The submitter also appears to seek a blanket tree rule, which is inconsistent with s76 RMA.	Disallow submission point.
Submitter 760 – Christchurch NZ						
Christchurch NZ	760.2	Commercial > Objectives and policies > Objective - Office parks and mixed use areas outside the central city > Policy - Mixed use areas outside the central city	<p>Amend Policy 15.2.3.2 as follows:</p> <p>(b) Support mixed use zones located within a 15 minute walking distance of the City Centre Zone to transition into high quality <u>walkable</u> residential neighbourhoods by:</p> <p>(iv) <u>encouraging...</u></p> <p>(v) <u>limiting new high trip generating activities;</u> and</p> <p>(vi) <u>promoting a network of safe, convenient and attractive pedestrian and cycle connections within the zone and to adjoining neighbourhoods.</u></p>	Oppose in part	The RVA considers that, while retirement village developments are often of a nature and scale that is considered a high trip generating activity, retirement villages often do not result in the same level of effects other high trip generating activities (e.g. due to the age and frequency of mobility constraints amongst retirement village residents). As such, the RVA oppose provisions which seek to discourage all high trip generating activities.	Disallow submission point.
Submitter 762 – New Zealand Institute of Architects Canterbury Branch						
New Zealand Institute of Architects Canterbury Branch	762.16	Subdivision, Development and Earthworks > Rules - Earthworks > Activity status tables > Permitted activities	Increase the current restrictive maximum earthwork limits to a higher level that is reflective of the increased size of developments.	Support	The RVA support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act or the NPS-UD (which	Allow submission point.

Retirement Villages Association of New Zealand Incorporated – Christchurch City Council Plan Change 13 & 14 – Further Submissions

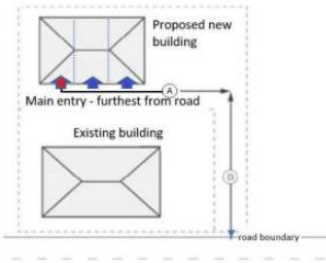
is to enable intensification and remove overly restrictive planning provisions).

Submitter 798 – Wolfbrook						
Wolfbrook	798.3	Planning Maps > QM - Low PT	Delete the Low Public Transport Accessibility Qualifying Matter from entire plan.	Support	The RVA support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act or the NPS-UD.	Allow submission point.
	798.7 – 798.10	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions > 6.10A.4 Rules – Tree canopy cover and financial contributions	Delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA.	Support	The RVA support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act, the NPS-UD, and the RVA's primary submission (which seeks a retirement-village specific financial contributions regime that takes into account their substantially lower demand profile compared to standard residential development).	Allow submission point.
Submitter 804 – Waihoru Spreydon-Cashmere-Heathcote Community Board						
Waihoru Spreydon Cashmere-Heathcote Community Board	804.6	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Regarding the Low Public Transport Accessibility Qualifying Matter, seeks that the bus frequency shifted from 15 minutes to 30 minutes.	Oppose	The RVA oppose this submission point as it is inconsistent with the RVA's primary submission (which sought the deletion of the qualifying matter as it is beyond the scope of the Enabling Housing Act).	Disallow submission point.
Submitter 805 – Waka Kotahi (New Zealand Transport Agency)						
Waka Kotahi (New Zealand Transport Agency)	805.1 – 805.3	Commercial > Rules - Central City Mixed Use Zone > Built form standards - Central City Mixed Use Zone > Maximum building height	That the maximum enabled height of 32 m (10 storeys) for residential activities should be applied to the City Centre, rather than the current proposed approach with two heights (32 m in the immediate surrounds, then 20 m thereafter).	Support	The RVA support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act and the NPS-UD.	Allow submission point.
	805.17 – 805.19	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14.	Support	The RVA support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act or the NPS-UD.	Allow submission point.
	805.33	Transport > Objectives and policies > Objective - Integrated transport system for Christchurch District > Policy - High trip generating activities	Amend the policy as follows: xi. Incorporate measures to reduce greenhouse gas emissions from vehicular trips associated with the activity. <u>xi. incorporate measures to promote opportunities for safe and efficient travel other than by private vehicles.</u>	Oppose in part	The RVA opposes the relief as the age and frequency of mobility constraints amongst retirement village residents means that active modes / public transport is a less applicable option for retirement villages.	Allow submission point, subject to excluding retirement villages from the policy.
Submitter 814 – Carter Group Limited						
Carter Group Limited	814.48 – 814.61	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Oppose a wide number of provisions in chapter 6.10A and seek that all the financial contribution provisions are deleted in their entirety.	Support	The RVA support the relief sought in this submission point as it aligns with the intent of the RVA's primary submission and the Enabling Housing Act and the NPS-UD (which is to enable	Allow submission point.

					intensification and remove overly restrictive planning provisions).	
	814.63	7 - Transport > 7.2 - Objectives and policies > 7.2.1 - Objective – Integrated transport system for Christchurch District > 7.2.1.2 - Policy - High trip generating activities	Oppose and seek the deletion of Policy 7.2.1.2(xi): Incorporate measures to reduce greenhouse gas emissions from vehicular trips associated with the activity.	Support in part	The RVA support the relief sought in this submission point as due to the age and frequency of mobility constraints amongst retirement village residents active modes / public transport are less applicable options for retirement villages.	Allow submission point, subject to excluding retirement villages from the policy.
Submitter 829 - KiwiRail						
KiwiRail	829.1	General Rules and Procedures > Noise > Rules - Activities near infrastructure > Activity standards	Amend Rule 6.1.7.2 to include the following vibration standard: NOISE-RX- Permitted Activity <u>Indoor railway vibration</u> 1. <u>Any new buildings or alterations to existing buildings containing a noise sensitive activity, within 60 metres of the boundary of any railway network, must be protected from vibration arising from the nearby rail corridor.</u> 2. <u>Compliance with standard 1 above shall be achieved by a report submitted to the council demonstrating compliance with the following matters:</u> <i>(a range of standards listed below)</i>	Oppose in part	The RVA acknowledge that acoustic insulation may be appropriate in some areas located within or adjacent to high noise areas with a purpose of providing protection / amenity to residents in such areas. The RVA considers however that such requirements need to be determined on a case-by-case basis, with consideration given to the distance of noise sensitive activities from high noise areas.	Disallow submission point.
Submitter 834 – Kāinga Ora – Homes and Communities						
Kāinga Ora	834.79 – 834.86	Residential > Objectives and Policies (and various others)	Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions and rezone all areas subject to this qualifying matter to the Medium Density Residential Zone.	Support	The RVA support the relief sought in this submission point as it aligns with the RVA's primary submission and the intent of the Enabling Housing Act and the NPS-UD.	Allow submission point.
	834.115 – 834.121 834.123 - 834.126	General Rules and Procedures Subdivision, Development and Earthworks Residential > Rules - High Density Residential Zone	Delete Section 6.10A (Tree Canopy Cover and Financial Contributions) and all associated provisions.	Support	The RVA support the relief sought in this submission point as it aligns with the RVA's primary submission and the intent of the Enabling Housing Act and the NPS-UD.	Allow submission point.
	834.172	Residential > Rules – Medium Density Residential Zone	All controlled and RD rules regarding notification statements: 1. Amend notification statements in both activity and built form rules to align with this logic. Non-notified: 14.5.1.3 (RD1) – four or more units 14.5.2.2 – landscaping 14.5.2.5 – Outdoor Living Space 14.5.2.8 – Outlook space	Oppose in part	The RVA support the relief sought in this submission point to the extent it aligns with the RVA's primary submission. The RVA consider public notification should not be available for retirement village applications that infringe the height standard consistent with the MDRS . As noted in its primary submission, the RVA seeks to preclude public notification for applications for the construction of a retirement village in the medium density zone (as the activity is anticipated in the zone).	Allow submission point to the extent it precludes the construction of retirement villages being publicly notified.

		<p>14.5.2.9 – Fencing</p> <p>14.5.2.10 – Windows to street</p> <p>14.5.2.11 – Minimum unit size</p> <p>14.5.2.12 – Ground floor habitable space</p> <p>14.5.2.13 – Service and storage space</p> <p>14.5.2.15 – Garage and carports</p> <p>14.5.2.16 – Building reflectivity</p> <p>14.5.2.16 – mechanical ventilation</p> <p>14.5.2.18 – Spine road setbacks</p>			
834.200	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities	<p>Amend notification statements in activity rules as follows:</p> <ul style="list-style-type: none"> > Open to public notification / full s95 assessment: non-compliance with 14.6.2.1 (Building Height) only. > Open to limited notification: non-compliance with 14.6.2.12 (building coverage), 14.6.2.2 (Height in relation to boundary), 14.6.2.3 (setbacks) and 14.6.2.13 (water supply for firefighting) (FENZ only). > Non-notified: non-compliance with 14.6.2.7, 14.6.2.10, 14.6.2.4, 14.6.2.5, 14.6.2.6, 14.6.2.8, 14.6.2.16, 14.6.2.9, 14.6.2.11, 14.6.2.14, 14.6.2.15 and 14.6.2.17. <p>Retain RD2 (four or more units) as non-notified.</p>	Oppose in part	<p>The RVA support the relief sought in this submission point to the extent it aligns with the RVA's primary submission. The RVA considers public notification should not be available for retirement village applications that infringe the height standard consistent with the MDRS.</p> <p>As noted in its primary submission, the RVA seeks to preclude public notification for applications for the construction of a retirement village in the high density residential zone (as the activity is anticipated in the zone).</p>	Allow submission point to the extent it precludes the construction of retirement villages being publicly notified.
834.201	Residential > Rules - High Density Residential Zone > Built form standards	<p>Include a notification statement in the built form standards, as follows:</p> <ul style="list-style-type: none"> > Open to public notification: 14.6.2.1 (Building Height) > Limited notification: 4.6.2.12 (building coverage), 14.6.2.2 (Height in relation to boundary), 14.6.2.3 (setbacks) and 14.6.2.13 (water supply for firefighting) (FENZ only). > Non-notified: 14.6.2.7, 14.6.2.10, 14.6.2.4, 14.6.2.5, 14.6.2.6, 14.6.2.8, 14.6.2.16, 14.6.2.9, 14.6.2.11, 14.6.2.14, 14.6.2.15, and 14.6.2.17. 	Oppose in part	<p>The RVA support the relief sought in this submission point to the extent it aligns with the RVA's primary submission. The RVA considers public notification should not be available for retirement village applications that infringe the height standard consistent with the MDRS rd.</p> <p>As noted in its primary submission, the RVA seeks to preclude public notification for applications for the construction of a retirement village in the high density residential zone (as the activity is anticipated in the zone).</p>	Allow submission point to the extent it precludes the construction of retirement villages being publicly notified.
834.204 – 834.206	Residential > Rules - Matters of control and discretion > Impacts on neighbouring property, height in relation to boundary breaches and site density and site coverage	<p>For the rules that potentially affect neighbouring sites, additional matters relating to consideration of the amenity of neighbouring sites are appropriate.</p> <p>For height, additional matters relating to urban form and proximity to services and public and active transport modes are appropriate, along with consideration of wind effects for buildings over 22m in height.</p>	Oppose in part	<p>The RVA's primary submission contains specific matters of discretion to appropriately manage any external effects from retirement villages, whilst recognising the unique layout and functional and operational needs of retirement villages. The RVA therefore seeks that retirement villages are excluded from any general or additional matters of discretion.</p>	Disallow submission point.
834.218	Residential > Rules - High Density Residential Zone > Built form standards > Building height	Amend clause (a) of the rule as follows:	Support	<p>The RVA supports the relief sought in this submission as it aligns with the intent of the Enabling Housing Act and the NPS-UD (which is</p>	Allow submission point.

		<p>a. Buildings must not exceed 14 <u>22</u> metres in height above ground level;</p> <p>b. <u>Buildings located in the Height Variation Control overlay must not exceed 36 metres in height above ground level;</u></p>		to enable intensification and remove overly restrictive planning provisions).	
834.238	Commercial	Insert reference to Metropolitan Centres in all relevant provisions of the chapter, and insert rules for metropolitan centre zone (as attached in Appendix 2 to the Kāinga Ora Submission).	Support	The RVA supports the relief sought in this submission as it aligns with the intent of the Enabling Housing Act and the NPS-UD (which is to enable intensification and remove overly restrictive planning provisions).	Allow submission point.
834.239	Commercial > Objectives and policies > Objective - Centres-based framework for commercial activities > Policy - Role of centres	<p>Table 15.1:</p> <p>1. Amend role and function of Church Corner, Sydenham and Merivale from 'Local Centre (Large)' to 'Town Centre'.</p> <p>2. Consolidate all Local Centres into a simple category i.e. delete the distinction between 'small' and 'medium'.</p> <p>3. Incorporate Metropolitan centres and relabel Riccarton, Hornby, Papanui Northlands as such and as shown within Appendix 3.</p> <p>4. B. Town Centre: Key Activity Centre: Retain reference to 'High Density Housing is contemplated ... and around larger local centres'. C. Local Centres: Retain reference to 'High Density Housing is contemplated ... and around larger local centres.'</p>	Support	The RVA supports the relief sought in this submission as it aligns with the intent of the Enabling Housing Act and the NPS-UD (which is to enable intensification and remove overly restrictive planning provisions).	Allow submission point.
834.240	Commercial > Objectives and policies > Objective - Centres-based framework for commercial activities > Residential activity in Town and Local centres	Amend Policy 15.2.2.7 as follows: Residential activity in Town, Local <u>and neighbourhood</u> centres>	Support	The RVA supports the relief sought in this submission as it aligns with the intent of the Enabling Housing Act and the NPS-UD (which is to enable intensification and remove overly restrictive planning provisions).	Allow submission point.
834.280	Commercial > Rules – Local Centre Zone > Built form standards – Local Centre Zone > Maximum building height	Replace the table in 15.5.2.2 to increase building heights within a range of local centres (refer to further submission summary for details of proposed maximum building heights for each local centre).	Support	The RVA supports the relief sought in this submission as it aligns with the intent of the Enabling Housing Act and the NPS-UD (which is to enable intensification and remove overly restrictive planning provisions).	Allow submission point.
834.281	Commercial > Rules - Neighbourhood Centre Zone > Built form standards – Neighbourhood Centre Zone > Maximum building height	Amend rule 15.6.2.1 (Maximum Building Height) to increase the maximum building height for sites within the Central City from 20 m to 32 m, and 8 m to 12 m at all other sites.	Support	The RVA supports the relief sought in this submission as it aligns with the intent of the Enabling Housing Act and the NPS-UD (which is to enable intensification and remove overly restrictive planning provisions).	Allow submission point.
834.308	Commercial > Rules - Central City Mixed Use Zone > Built form standards - Central City Mixed Use Zone > Maximum building height	<p>Amend the rule as follows:</p> <p>15.12.2.2 Maximum building height</p> <p>a. The maximum height of any building shall be in accordance with the height specified unless identified on the Central City Maximum Building Height planning map <u>the maximum height of any building shall be 32 metres.</u></p>	Support	The RVA supports the relief sought in this submission as it aligns with the intent of the Enabling Housing Act and the NPS-UD (which is to enable intensification and remove overly restrictive planning provisions).	Allow submission point.

			<p>b. The maximum height of any building base shall be 17 metres.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>			
	834.319	Commercial > Rules - Central City Mixed Use Zone (South Frame) > Built form standards - Central City Mixed Use Zone (South Frame) > Building height	<p>15.13.2.1</p> <p>Delete the rule and replace as follows:</p> <p><u>The maximum height of all buildings shall be 32 m.</u></p> <p>Retain clause (b).</p>	Support	The RVA supports the relief sought in this submission as it aligns with the intent of the Enabling Housing Act and the NPS-UD (which is to enable intensification and remove overly restrictive planning provisions).	Allow submission point.
	834.336	Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Residential Heritage Areas - Interface Sites and Character Area Overlap Maps	Oppose the proposed provisions controlling new buildings on sites sharing a boundary with a Residential Heritage Area (Residential Heritage Area Interface).	Support	The RVA opposes the consideration of qualifying matters being extended beyond the boundary of the site containing the qualifying matter.	Allow submission point.
Submitter 835 – Historic Places Canterbury						
Historic Places Canterbury	835.12 – 835.15	<p>Commercial > Rules - City Centre Zone > Built form standards - City Centre Zone > Building height</p> <p>and</p> <p>Residential > Rules - High Density Residential Zone > Built form standards > Building height</p>	The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.	Oppose	The RVA opposes the consideration of qualifying matters being extended beyond the boundary of the heritage area sites. Qualifying matters are defined by certain areas and should not be extended to capture other sites beyond the heritage area itself.	Disallow submission point.
Submitter 842 – Fire and Emergency New Zealand						
Fire and Emergency New Zealand	842.16	Transport > Appendices > Appendix 7.5.7 Access design and gradient	<p>Insert Figure 7A.</p> <p>A+B Less than or equal to 75m</p> 	Oppose	The RVA opposes this relief as it duplicates matters relating to fire-fighting servicing that are already addressed under the Building Act.	Disallow submission point.
	842.45	Residential > Rules - Matters of control and discretion > Residential design principles	<p>Amend 14.15.1-Residential design principles as follows:</p> <p>...</p> <p><u>iii. Whether the development provides for appropriate emergency access on/to the site:</u></p> <p><u>A. The extent to which access to the on-site alternative firefighting water supply complies with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.</u></p>	Oppose in part	The RVA opposes this relief to the extent it duplicates matters relating to fire-fighting servicing that are already addressed under the Building Act.	Disallow submission point.

<p><u>B. The extent to which developments provide for emergency service access including pedestrian accessways that are clear, unobstructed and well lit</u></p> <p><u>C. The extent to which wayfinding for different properties on a development are clear in day and night is provided.</u></p>						
842.46	Residential > Rules - Matters of control and discretion > Impacts on neighbouring property	Amend 14.15.3-Impacts on neighbouring property as follows: ... <u>viii. Fire risk mitigation incorporated to avoid horizontal spread of fire across boundaries; and</u> <u>ix. Provision of suitable firefighting water supply and pressure.</u>	Oppose in part	The RVA opposes this relief to the extent it duplicates matters relating to fire-fighting servicing that are already addressed under the Building Act.	Disallow submission point.	
842.65	Commercial > Rules - Mixed Use Zone > Built form standards - Mixed Use Zone > Minimum standards for Comprehensive Residential Development	Amend 15.10.2.9 - Minimum standards for Comprehensive Residential Development as follows: a. All shared pedestrian access ways within and through a site shall: i. have a minimum width of A. 3 metres <u>on a straight accessway including excluding</u> planting. B. 6.2 metres <u>on a curved or cornered accessway</u> C. 4.5m space to <u>position the ladder and perform operational tasks.</u> ii. The width for pedestrian access shall be clear of any fencing, storage or servicing, except security gates, where necessary. <u>iii. provide wayfinding for different properties on a development are clear in day and night.</u>	Oppose	The RVA opposes this relief as it duplicates matters relating to fire-fighting servicing that are already addressed under the Building Act.	Disallow submission point.	
Submitter 855 – Lendlease Limited						
Lendlease Limited	855.7	Planning Maps > Commercial Zoning	Hornby Town Centre be rezoned as a Metropolitan Centre Zone.	Support	The RVA supports the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act or the NPS-UD.	Allow submission point.
	855.10	Abbreviations and Definitions > Definitions List	Amend the definition of “Human scale” as follows: Human scale means incorporating dimensions that result in smaller built components and lower building heights , with attention to the human experience from eye level, relative to the physical size of a person.	Support in part	The RVA supports the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act or the NPS-UD (subject to its primary submission point seeking the removal of this term in Policy 15.2.4.2).	Allow submission point (subject to the RVA’s primary submission).
	855.15	Abbreviations and Definitions > Definitions List	Amend the definition of Local Centre, as follows: means: <u>Areas used predominantly for a range of commercial and community activities that service the needs of the residential catchment.</u> <i>(a number of local centres listed out).</i>	Oppose in part	The RVA opposes the relief sought in this submission point to the extent the definition does not include or provide for residential activities, such as retirement villages, within the Local Centre Zone. As noted in the RVAs original submission, the Enabling Housing Act is not limited to residential zones, with Council’s required to ensure district plan provide for intensification in urban non-residential zones.	Disallow submission point to the extent it does not provide for residential activities within the definition of the Local Centre Zone.

Retirement Villages Association of New Zealand Incorporated – Christchurch City Council Plan Change 13 & 14 – Further Submissions

Submitter 859 – Ministry of Housing and Urban Development						
Ministry of Housing and Urban Development	859.1	Planning Maps > QM - Low PT	That the Low Public Transport Accessibility Qualifying Matter is deleted, and the appropriate underlying zoning is applied.	Support	The RVA support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act or the NPS-UD.	Allow submission point.
	859.11 – 859.12	Planning Maps > Commercial Zoning Planning Maps > HRZ Zoning	Increase the walkable catchments and spatial extent of the following types of commercial centres by at least 200 metres: a. medium local centres; b. large local centres; c. town centres; d. large town centres.	Support	The RVA support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act or the NPS-UD.	Allow submission point.
Submitter 877 – Otautahi Community Housing Trust						
Otautahi Community Housing Trust	877.3	Planning Maps > QM – Low PT	Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions, and rezone all areas subject to this qualifying matter to Medium Density Residential Zone.	Support	The RVA support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act or the NPS-UD.	Allow submission point.
	877.16	General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Delete Section 6.10A and all associated provisions.	Support	The RVA support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act or the NPS-UD.	Allow submission point.
	877.17 – 877.19	Residential > Rules – Future Urban Zone, High Density Residential Zone & Medium Density Residential Zone > Built form standards > Landscaping and tree canopy cover	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.	Support	The RVA support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act or the NPS-UD.	Allow submission point.
Submitter 880 – Cathedral City Development Limited						
Cathedral City Development Limited	880.1 – 880.2	Planning Maps > QM - Low PT General Rules and Procedures > Noise > 6.1A – Qualifying Matters > 6.1A.1 Application of qualifying matters	Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.	Support	The RVA support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act or the NPS-UD.	Allow submission point.
Submitter 882 – Latimer Community Housing Trust						
Latimer Community Housing Trust	882.1	Planning Maps > Any other zones General Rules and Procedures > Works for the Purposes of Earthquake Recovery > 6.10A Tree Canopy Cover and Financial contributions	Request the introduction of an inclusionary Housing Plan which lists within the District Plan along the lines of the Queenstown Lakes Council, requiring developers of new residential housing in the area to make a financial contribution to a fund to be used to provide affordable housing. We support the submission of Te Whare Roimata Trust [#105] and its recommendations.	Oppose	The RVA oppose the relief sought in this submission point as it seeks to impose a financial/regulatory obstacle to new housing developments, which will inevitably result in fewer developments, and less housing being available. The relief sought is therefore inconsistent with the Enabling Housing Act and the NPS-UD. In addition, the relief sought would not constitute a 'qualifying matter' under the Enabling Housing Act and is therefore outside the scope of the plan change.	Disallow submission point.
Submitter 902 – Waipuna Halswell-Hornby-Riccarton Community Board						

Retirement Villages Association of New Zealand Incorporated – Christchurch City Council Plan Change 13 & 14 – Further Submissions

Waipuna Halswell-Hornby-Riccarton Community Board	902.2	Planning Maps > HRZ Zoning	That the High Density Residential Zone is not applied to any area currently zoned Residential Suburban, Residential Medium Density or Residential Suburban Density Transition.	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with the RVA's primary submission, the NPS-UD and the Enabling Housing Act / MDRS. In addition, the relief sought has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
	902.3 – 902.4	General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters Natural Hazards	[Suggested new Qualifying Matter]: That Council consider whether the effects of the major earthquake sequence suffered by Christchurch in 2010-11 should be regarded a qualifying matter for the whole city. In the event that earthquake susceptibility of the whole city is not accepted as a qualifying matter, the Board considers that at least the most susceptible TC3 land should be a qualifying matter.	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with the RVA's primary submission, the NPS-UD and the Enabling Housing Act / MDRS. In addition, the relief sought has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
	902.12	Natural and Cultural Heritage > Significant and Other Trees > Rules > Activity status tables	That new rules are added to require that a tree be replanted on the roadside where trees have been removed and that it be as mature as possible. Non-compliance with this requirement should be a "discretionary activity".	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with the Enabling Housing Act / MDRS, and it may not be possible for a private person to undertake roadside tree planting.	Disallow submission point.
	902.16 – 902.17	Commercial > Rules - Town Centre and Local Centre Zones > Built form standards – Town Centre and Local Centre Zones > Maximum building height	That the permitted building height is reduced to no more than 12 m.	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with the RVA's primary submission, the NPS-UD and the Enabling Housing Act / MDRS. In addition, the relief sought has the potential to slow down the provision of housing in response to demand and does not recognise the functional and operational needs of retirement villages.	Disallow submission point.
	902.18 – 902.19	Commercial > Rules – Mixed Use Zone > Built form standards – Mixed Use Zone > Maximum building height Residential > Rules - High Density Residential Zone > Built form standards > Building height	That the permitted building height is reduced to no more than 12 m (outside the city centre).	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with the RVA's primary submission, the NPS-UD and the Enabling Housing Act / MDRS. In addition, the relief sought has the potential to slow down the provision of housing in response to demand and does not recognise the functional and operational needs of retirement villages.	Disallow submission point.
	902.23	Residential > Rules - High Density Residential Zone > Activity status tables > Restricted discretionary activities	That six storey development is not enabled in Hornby.	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with the RVA's primary submission, the NPS-UD and the Enabling Housing Act / MDRS. In addition, the relief sought has the potential to slow down the provision of housing in response to demand and does not recognise the functional and operational needs of retirement villages.	Disallow submission point.
Submitter 908 – Christchurch Civic Trust						
Christchurch Civic Trust	908.3	All of Plan	That all development projects should involve energy and emissions audits that can be used to evaluate the merits of alternative courses of action.	Oppose	The RVA oppose the relief sought in this submission as it is not relevant to the purpose and intent of the Enabling Housing Act, the	Disallow submission point.

MDS and the NPS-UD (which is to enable intensification and remove overly restrictive planning provisions). In addition, it has the potential to slow down the provision of housing in response to demand.

Submitter 1090 - Helen Broughton on Behalf of Waipuna Halswell-Hornby-Riccarton Community Board

Waipuna Halswell-Hornby-Riccarton Community Board	1090.1	Planning Maps > QM - Any Heritage Layer	Supports the Residential Heritage Areas but seeks that additional areas of Hornby, South Hornby, Sockburn, Hei Hei, Islington, and Broomfield be considered.	Oppose	The RVA oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and NPS-UD, has the potential to slow down the provision of housing in response to demand, and does not recognise the functional and operational needs of retirement villages.	Disallow submission point.
	1090.2	Planning Maps > QM - Character Areas	Supports the Residential Character Areas but considers there are other examples of areas with similar character to the areas proposed that should be identified in the Plan including areas of Hornby, South Hornby, Sockburn, Hei Hei, Islington, and Broomfield.	Oppose	The RVA oppose the relief sought in this submission point as it is inconsistent with the Enabling Housing Act and NPS-UD, and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
	1090.3	Natural and Cultural Heritage > Historic heritage > Appendices > Appendix - Residential Heritage Areas – Interface Sites and Character Area Overlap Maps	Support the proposed buffer between Residential Heritage Areas, bordering high density areas, but seeks that a buffer is equally needed between the individual heritage buildings and items that are to be permitted in either high or medium density residential zones.	Oppose	The RVA oppose the consideration of qualifying matters being extended beyond the boundary of the site containing the qualifying matter.	Disallow submission point.

Details of submitter No: 2065 - Andrew Mactier

Submitter:	Andrew Mactier
Submitter Address:	
Organisation:	Davie Lovell-Smith Limited
Behalf of:	Hughes Developments Limited

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 19/07/2023

First name: Andrew

Last name: Mactier

Organisation: Davie Lovell-Smith Limited

Preferred method of contact

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or


Explain the grounds for saying you come within category (a) or (b) above:

We own land for development within Christchurch City, including with the proposed Inner City West HA6 residential heritage area.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

Name
Further Submissions PC13and PC14 - Hughes Developments Ltd 

Further Submission on Proposed Plan Change 14

To the Christchurch District Plan

I wish to make a further submission on:
Plan Change 14

Name and contact details of Further Submitter on Proposed Plan Change 14	
Hughes Developments Limited	
c/- Andrew Mactier, Davie Lovell-Smith Ltd	
P.O. Box 679 Christchurch	
Andrew.mactier@dls.co.nz	03 379 0793

Person of interest declaration
We have an interest in the proposal that is greater than the interest of the general public.
We own land for development withing Christchurch City, including with the proposed Inner City West HA6 residential heritage area.

I support the submissions of
The details are listed in the attached table
The particular parts of the submission that I support/oppose are
The details are listed in the attached table

The reasons from my support or opposition are
The details are listed in the attached table
I seek that the whole or part of the submission is allowed or disallowed
The details are listed in the attached table


I wish to be heard in support of my further submissions	
If other make a similar submission, I will consider presenting a joint case with them at the hearing	
	17 July 2023

TABLE OF FURTHER SUBMISSIONS OF HUGHES DEVELOPMENTS LIMITED					
Original Submitters Name and Address for Service	Submission No.	Decision no	Support of oppose	Reasons for support/opposition	Decision sought
Christchurch City Council Address for Service: ike.kleynbos@ccc.govt.nz	751	751.41	Support	31 Worcester Boulevard is a vacant site. The documentation within Plan Change 13 refers to this site having a building on it.	I seek that the whole submission is allowed
Carter Group Limited Address for Service: Jo.Appleyard@chapmantripp.com	814	814.96 814.97 814.98 814.99 814.102 814.103 814.107 814.108 814.109 814.110	Support	<p>We question the identified contribution of many sites within the "Inner City West HA6" residential heritage area, as the basis for justifying the identification of a residential heritage area. By way of example, the YMCA Christchurch site occupies a substantial area and is assessed as making a 'defining' contribution to the proposed "Inner City West HA6" residential heritage area, despite featuring modern and partially-constructed multi-level commercial buildings of no apparent heritage merit. Other sites within the heritage area are also of questionable merit in terms of their contribution.</p> <p>Furthermore, a number of the proposed heritage areas overlap with character areas already identified in the District Plan. It is not entirely clear why both of these overlays are required to protect historic heritage. The addition of a residential heritage area overlay will add unnecessary complexity and duplication in the interpretation of the District Plan.</p>	I seek that these submissions are allowed
Cameron Matthews Address for Service: cameron.l.matthews@gmail.com	1048	1048.36	Support	<p>We question the identified contribution of many sites within the "Inner City West HA6" residential heritage area, as the basis for justifying the identification of a residential heritage area. By way of example, the YMCA Christchurch site occupies a substantial area and is assessed as making a 'defining' contribution to the proposed "Inner City West HA6" residential heritage area, despite featuring modern and partially-constructed multi-level commercial buildings of no apparent heritage merit. Other sites within the heritage area are also of questionable merit in terms of their contribution.</p> <p>Furthermore, a number of the proposed heritage areas overlap with character areas already identified in the District Plan. It is not entirely clear why both of these overlays are required to protect historic heritage. The addition of a residential heritage area overlay will add</p>	I seek that the whole submission is allowed

				unnecessary complexity and duplication in the interpretation of the District Plan.	
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Details of submitter No: 2082 - Brendon Liggett

Submitter:	Brendon Liggett
Submitter Address:	
Organisation:	Kāinga Ora

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

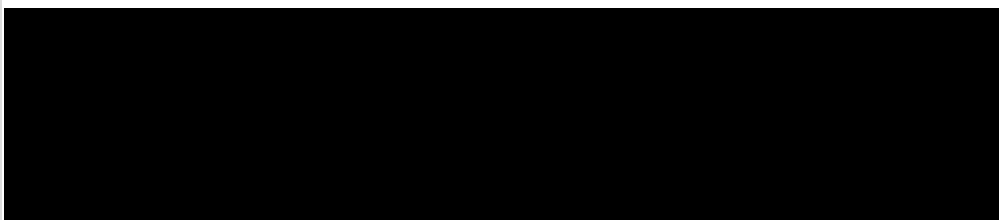
Submission Date: 18/07/2023

First name: Brendon

Last name: Liggett

Organisation: Kāinga Ora

Preferred method of contact Email



Daytime Phone:

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:


Person of interest declaration: I am *

Explain the grounds for saying you come within category (a) or (b) above:

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

Name
17072023 Kainga Ora Further Submission on ChCh PC13 and PC14 vSIGNED 



**Kāinga Ora – Homes and Communities Further Submission
on Plan Change 13 and 14 to
Christchurch City Council’s Operative District Plan**

Clause 8 of Schedule 1 to the Resource Management Act 1991

To: Christchurch City Council
PO Box 73016, Christchurch
Submitted via email to: engagement@ccc.govt.nz

Name of Further Submitter: Kāinga Ora – Homes and Communities


1. **Kāinga Ora – Homes and Communities (“Kāinga Ora”)** makes this further submission on Notified Plan Change 13 and 14 (**“PC13 and PC14”**) in support of/in opposition to original submissions on PC13 and PC14.
2. Kāinga Ora makes this further submission in respect of submissions by third parties to the PC13 and PC14.

Reasons for further submission

3. The submissions that Kāinga Ora supports or opposes are set out in the table attached as **Appendix A** to this further submission.
4. The reasons for this further submission are:
 - (a) The reasons set out in the Kāinga Ora primary submission on the PC13 and PC14.
 - (b) In the case of the Primary Submissions that are opposed:
 - (i) The Primary Submissions do not promote the sustainable management of natural and physical resources and are otherwise inconsistent with the purpose and principles of the Resource Management Act 1991 (**“RMA”**);

- (ii) The relief sought in the Primary Submissions is not the most appropriate in terms of section 32 of the RMA;
 - (iii) Rejecting the relief sought in the Primary Submissions opposed would more fully serve the statutory purpose than would implementing that relief; and
 - (iv) The Primary Submissions are inconsistent with the policy intent of the Kāinga Ora primary submission.
 - (c) In the case of Primary Submissions that are supported:
 - (i) The Primary Submissions promote the sustainable management of natural and physical resources and are consistent with the purpose and principles of the RMA and with section 32 of the RMA;
 - (ii) The reasons set out in the Primary Submissions; and
 - (iii) Allowing the relief sought in the Primary Submissions supported would more fully serve the statutory purpose than would disallowing that relief.
5. Without limiting the generality of the above, the specific relief in respect of each Primary Submission that is supported or opposed is set out in **Appendix A**.
6. Kāinga Ora wishes to be heard in support of its further submission.
7. If others make a similar submission, Kāinga Ora will consider presenting a joint case with them at a hearing.

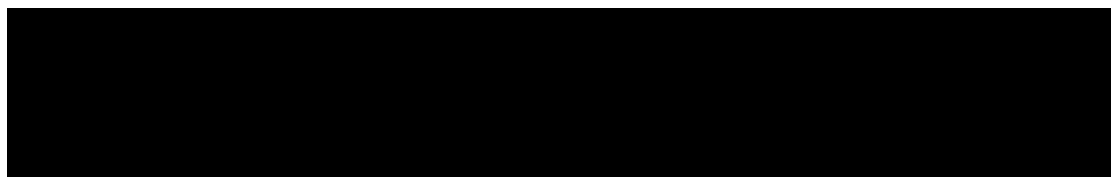
DATED 17 July 2023



Brendon Liggett

Manager – Development Planning

Kāinga Ora – Homes and Communities



Appendix A – Further Submission Table

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or disallow)
Residential MRZ and HRZ Chapters	Guy and Anna Parbury	12.1-12.4	Oppose	Seeks to remove Sunlight Access QM. Seeks to retain all provisions that enable housing intensification.	Support	Kāinga Ora supports removing Sunlight QM. Kāinga Ora supports intensification.	Allow
Residential, Commercial, and Specific Purpose Zones.	Rosemary Fraser	26.1-26.12	Amend	Opposes change in height limits including buildings that are 90m tall.	Oppose	Consistent with its primary submission, Kāinga Ora supports increased height limits, including in the Central City.	Disallow
Natural and Cultural Heritage Significant and Other Trees Rules Activity Status Tables Restricted Discretionary Activities	The Riccarton Bush Trust	44.4	Seek amendment	Amend 9.4.4.1.3 - Restricted discretionary activities to provide for notification of resource consents to The Riccarton Bush Trust Board.	Oppose	Kāinga Ora consider, subject to its primary submission, that the Matters of Discretion are appropriate to ensure effects are adequately managed.	Disallow
Natural and Cultural Heritage Significant and Other Trees Rules – Matters of Discretion	The Riccarton Bush Trust	44.6	Seek amendment	Amend 9.4.4.1.3 - Restricted discretionary activities to provide for notification of resource consents to the The Riccarton Bush Trust Board.	Oppose	Kāinga Ora consider, subject to its primary submission, that the Matters of Discretion are appropriate to ensure effects are adequately managed.	Disallow
Specific Purpose Zones Specific Purpose (Hospital) Zone Objectives and Policies Objective – Enabling Hospital Development Policy – Comprehensive development and redevelopment of sites for	Victoria Neighbourhood Association (VNA)	61.1	Seek amendment	Amend policy 15.3.2.1.3: 13.5.2.1.3 Policy – Comprehensive development and redevelopment of sites for residential purposes a. Encourage comprehensive residential development of hospital sites (except Christchurch Hospital and former Christchurch Women's Hospital) that are no longer required for hospital purposes.	Oppose	Given the location of the former Christchurch Women's Hospital site in proximity to amenities, and that it is currently vacant land, it would be inappropriate to restrict comprehensive residential development on this site if it became an option.	Disallow

residential purposes							
Specific Purpose Zones Specific Purpose (Hospital Zone) Appendices Appendix 13.5.6.1 – Alternative Zone Table	Victoria Neighbourhood Association (VNA)	61.2	Seek amendment	Amend Appendix 13.5.6.1 Alternative Zone Table by removing the row with the hospital name 'Former Christchurch Women's Hospital'.	Oppose	Kāinga Ora consider that the proposed underlying zoning noted in Appendix 13.5.6.1 Alternative Zone table is appropriate for the site.	Disallow
Residential Rules – High Density Residential Zone Activity Status Tables Restricted Discretionary Activities	Victoria Neighbourhood Association (VNA)	61.4	Seek amendment	Amend 14.6.1.3 RD7 by including “b. Impacts on neighbouring property – Rule 14.15.3.c.” in the Council's discretion column.	Oppose	Kāinga Ora consider, subject to its primary submission, that the proposed matters of discretion in 14.6.1.3 RD7 are appropriate.	Disallow
Residential Rules – High Density Residential Zone Built Form Standards Building coverage	Victoria Neighbourhood Association (VNA)	61.7	Seek amendment	Delete sub-clause (a) (ii) (A) from Rule 14.6.2.12.	Oppose	Consistent with its primary submission, Kāinga Ora supports intensification, as per the NPS-UD in the Central City.	Disallow
Commercial Rules – City Centre Zone Built form standards – City Centre Zone Building Height	Victoria Neighbourhood Association (VNA)	61.10	Seek amendment	Amend Rule 15.11.2.11 to reduce height limits in the Central City Zone from 90m to 45m.	Oppose	Consistent with its primary submission, Kāinga Ora supports increased height limits, including and particularly in the Central City.	Disallow
Strategic Directions Introduction	Victoria Neighbourhood Association (VNA)	61.11	Seek amendment	Maintain the existing bulk and location settings of the current Plan except where the MDRS requirements are mandated by legislation.	Oppose	Consistent with the Kāinga Ora primary submission, the NPS-UD requires the MDRS standards as a minimum. Bulk and location provisions that provide for a greater level of intensification promote intensification where appropriate to create a well-functioning urban environment.	Disallow

All of Plan	Victoria Neighbourhood Association (VNA)	61.12	Oppose	Evaluate whether the existing Plan can, without change, enable sufficient intensification for the needs of Christchurch without any change via PC14.	Oppose	Kāinga Ora consider that PC14 and the PC14 process currently being participated in by all parties is seeking to achieve the requirements of the NPS-UD.	Disallow
Residential Rules – High Density Residential Zone	Victoria Neighbourhood Association (VNA)	61.13	Seek amendment	Any new residential development within existing HRZ and HRZ Precincts be held at 14m height limit and with current recession plains (status quo); any further height enablement be considered but only with a notified resource consent and neighbourhood input. By doing this any new development is considered on the unique merits of the site and impact on the neighbouring property and neighbourhood, width of the street, width of section, consideration of urban design, infrastructure, and the impact on the existing community's social, economic and environmental and cultural wellbeing.	Oppose	Consistent with the Kāinga Ora primary submission, the NPS-UD requires the MDRS standards as a minimum. Height provisions that provide for a greater level of intensification promote intensification where appropriate to create a well-functioning urban environment. Furthermore, Kāinga Ora considers that (subject to its primary submission), permitted activities are appropriate to be carried out, without the need for consent. Where consent is required, there are appropriate mechanisms in place regarding neighbour(hood) effects and as such, a further requirement for neighbourhood input would be unnecessary and not achieve the outcomes sought by the NPS-UD.	Disallow
Strategic Directions Objectives	Victoria Neighbourhood Association (VNA)	61.14	Oppose	That a staged approach is taken to enable high quality urban design through planning.	Oppose	It is the view of Kāinga Ora, that the planning framework is a mechanism for enabling development where appropriate and effects are managed. Amended plan provisions will not result in an instant or overnight change to the urban environment, but provide a pathway for a well-functioning urban environment over the like of the plan.	Disallow
Subdivision, Development and Earthworks Activity Standards Minimum net site area and dimension	Victoria Neighbourhood Association (VNA)	61.15	Seek amendment	Amend 14.6.1 by requiring High Density Residential development to have a minimum of a 400sq m site to be able to subdivide as set out in the operative District Plan.	Oppose	Consistent with the Kāinga Ora primary submission, the NPS-UD requires the MDRS standards as a minimum.	Disallow
Residential Rules – High Density Residential Zone Activity Status Tables Permitted Activities	Victoria Neighbourhood Association (VNA)	61.25	Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1.	Oppose	Kāinga Ora opposes this submission point where it is inconsistent with the Kāinga Ora primary submission.	Disallow
Residential Rules – High Density Residential Zone Activity Status Tables	Victoria Neighbourhood Association (VNA)	61.26	Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1.	Oppose	Kāinga Ora opposes this submission point where it is inconsistent with the Kāinga Ora primary submission.	Disallow

Controlled Activities							
Residential Rules – High Density Residential Zone Discretionary Activities	Victoria Neighbourhood Association (VNA)	61.27	Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1.	Oppose	Kāinga Ora opposes this submission point where it is inconsistent with the Kāinga Ora primary submission.	Disallow
Residential Rules – High Density Residential Zone Activity Status Tables Non-Complying Activities	Victoria Neighbourhood Association (VNA)	61.28	Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1.	Oppose	Kāinga Ora opposes this submission point where it is inconsistent with the Kāinga Ora primary submission.	Disallow
Residential Rules – High Density Residential Zone Built Form Standards Landscaped Area and tree Canopy Cover	Victoria Neighbourhood Association (VNA)	61.38	Seek amendment	Amend 14.6.2.2 by including a reference to the proposed Diagram E in Appendix 14.15.2.	Oppose	Kāinga Ora opposes this submission point where it is inconsistent with the Kāinga Ora primary submission.	Disallow
Residential Rules – Matters of Control and Discretion Site Density and Site Coverage	Victoria Neighbourhood Association (VNA)	61.39	Seek amendment	Introduce Diagram E for High Residential Zones to Appendix 14.15.2 which matches the current recession planes being proposed in Appendix 14.16.2 Diagram C.	Oppose	Kāinga Ora opposes this submission point where it is inconsistent with the Kāinga Ora primary submission.	Disallow
Residential Rules – High Density Residential Zone Built Form Standards Height in relation to boundary	Victoria Neighbourhood Association (VNA)	61.40	Seek amendment	Delete all words from “unless” from 14.6.2.2.	Oppose	Kāinga Ora opposes this submission point where it is inconsistent with the Kāinga Ora primary submission.	Disallow

Residential Rules – High Density Residential Zone Built Form Standards Height in relation to boundary	Victoria Neighbourhood Association (VNA)	61.41	Seek amendment	Amend Section 14.6.2.2 (c), subclause iv by including the following sentences: the construction of three or more residential units of a maximum of 14 metres in height, to any part of a building; <u>A. On a northern site boundary as defined by Diagram D;</u> <u>B. On any other site boundary where the directly neighbouring building is already constructed to the full extent allowed by this section 14.6.2.2 (c).; and</u> <u>A.C. Along the first 20 metres of a side boundary measured from the road boundary; or</u> <u>B.D. Within 60% of the site depth, measured from the road boundary, whichever is the lesser. For corner sites, depth is measured from the internal boundaries that are perpendicular to the road boundary. See Figure 1, below.”</u>	Oppose	Kāinga Ora opposes this submission point where it is inconsistent with the Kāinga Ora primary submission.	Disallow
Commercial Rules – City Centre Zone Activity Status Tables – City Centre Zone Restricted Discretionary Activities	Victoria Neighbourhood Association (VNA)	61.44	Seek amendment	That each new build needs to be assessed in relation to design and impact on neighbours	Oppose	Consistent with the Kāinga Ora primary submission, the NPS-UD requires the MDRS standards as a minimum. Provisions that provide for a greater level of intensification promote intensification where appropriate to create a well-functioning urban environment. Furthermore, Kāinga Ora considers that (subject to its primary submission), permitted activities are appropriate to be carried out, without the need for consent. Where consent is required, there are appropriate mechanisms in place regarding neighbour(hood) effects.	Disallow
Commercial Rules – City Centre Zone Activity Status Tables – City Centre Zone Permitted Activities	Victoria Neighbourhood Association (VNA)	61.45	Seek amendment	Retain current District Plan Rules as permitted within Victoria Neighbourhood area.	Oppose	Consistent with the Kāinga Ora primary submission, the NPS-UD requires the MDRS standards as a minimum. Retaining the current district plan provisions within the four avenues will be inconsistent with the NPS-UD.	Disallow
All of Plan	Victoria Neighbourhood Association (VNA)	61.46	Seek amendment	Seek opportunities to enable more sunlight access where beneficial, and housing demand is still met.	Oppose	Provisions that provide for a greater level of intensification where appropriate will result in a well-functioning urban environment. Furthermore, Kāinga Ora considers that (subject to its primary submission), permitted activities are appropriate to be carried out, without the need for consent. Where consent is required, there are appropriate mechanisms in place regarding neighbour(hood) effects.	Disallow
Residential Rules - High Density Residential Zone	Victoria Neighbourhood Association (VNA)	61.47	Seek amendment	Amend 14.6.2 by requiring that size of section, aspect, street width, recession plains need to be considered in HRZ.	Oppose	The NPS-UD requires the MDRS standards as a minimum. Kāinga Ora considers that (subject to its primary submission), there are appropriate mechanisms in place regarding neighbour(hood) effects and these provisions will achieve a well-functioning urban environment.	Disallow

Built form standards							
Planning Maps	Victoria Neighbourhood Association (VNA)	61.2	Oppose	Opposes Low PT Accessibility QM.	Support	Consistent with its primary submission, Kāinga Ora seeks to remove the Low PT Accessibility QM.	Allow
Planning Maps	John Campbell	69	Amend	Replace Riccarton Bush (south of Rata Street to Kauri Street) from Residential Suburban to MRZ. Seeks to remove Riccarton Bush Interface Area.	Support	Consistent with its primary submission, Kāinga Ora seeks the Riccarton Bush Interface Qualifying matter and the Residential Heritage Area Interface be deleted.	Allow
All of Plan, Residential HRZ and Planning Maps	Linda Blake	78	Amend	Seeks to remove minimum requirement of 2 stories in HRZ.	Oppose	Consistent with its primary submission, Kāinga Ora supports higher density housing where appropriate. The removal of the 2-storey minimum will not result in the desired urban form, anticipated by the NPS-UD. Kāinga Ora also seeks to remove Sunlight Access QM and supports reducing recession planes.	Disallow
Residential MRZ and HRZ Chapters	Vivien Binney	81	Amend	Seeks to amend provisions for areas set for intensification outside the inner cities four avenues by limiting them to three units per site in the HRZ.	Oppose	Consistent with its primary submission, Kāinga Ora supports higher density housing where appropriate. The limiting of the number of units per site as proposed by the submitter will not result in the desired urban form within the HRZ, anticipated by the NPS-UD.	Disallow
Residential MRZ	Andrew Evans	89.2	Amend	Seek to remove service, storage and waste management standards from HRZ and MRZ. Seeks an amendment of windows to street standards in HRZ to be 15%.	Support	Kāinga Ora considers that, for some zones, amendments to standards could be appropriate subject to its primary submission.	Allow
Planning Maps and General Rules and Procedures	Te Whare Roimata	105.2	Amend	Seeks that new development requires a % being for low income households and the development of an Inclusionary Housing Plan.	Oppose	While Kāinga Ora is supportive of a variety of housing types to cater for a diverse community, the method proposed by the submitter would not be appropriate for the plan. Kāinga Ora considers that, subject to amendments sought in its primary submission, the plan will enable a variety of housing options, including the enablement of more affordable housing.	Disallow
Commercial and Planning Maps	Cameron Matthews	121.1 – 121.47	Amend	Seeks to remove the qualifying matters of Sunlight Access, Residential Character Area, Airport Noise Contour, Riccarton Bush Interface and Low Public Transport Accessibility Area. Rezone adjacent areas of Local centres of Addington, Lyttelton, Sumner, Sydenham South and Wigram to MRZ or HRZ. Note: specific sites are mentioned as well as the broader area. Remove Cashmere Character Areas. Amend Airport Noise qualifying matter to RD or rezone areas to MRZ or HRZ.	Support in Part	Where consistent with the Kāinga Ora submission, support removing Sunlight Access, Character Area and Low Public Transport Accessibility qualifying matters. Kāinga Ora supports higher density living, especially near to main bus routes and near to commercial areas.	Allow in Part

				<p>Replace Residential Mixed Density Precinct with MRZ at Redmund Spur and Residential Hills</p> <p>Seeks to increase the number of permitted units in HRZ to 6.</p> <p>Rezone areas within walkable catchments from core bus routes or major cycle routes to at least 4 stories.</p>			
Residential Rules – Matters of Control and Discretion	Te Man Ora/ Community and Public Health	145.10	Seek amendment	Te Mana Ora recommends that Christchurch City Council considers incorporating the Healthy Streets Approach into matters of control and discretion to create places that are vibrant and inclusive, where people feel safe and relaxed and there are things to do and see.	Support in Part	Kāinga Ora, consistent with its primary submission, considers that good design outcomes are already adequately considered through the permitted built form standards and matters of discretion. Kāinga Ora supports the outcome and intent of the relief sought by the submitter, but opposes the regulatory methods proposed to achieve the outcome.	Disallow in Part
Residential Objectives and Policies Objective – MDRS Objective 2 Policy MDRS Policy 2	Te Man Ora/ Community and Public Health	145.19	Seek amendment	Te Mana Ora encourages Christchurch City Council to consider how to ensure MDRS Policy 1 (14.2.3.2) will be achieved and how increased density and subdivision will provide diversity of housing stock that caters to range of population groups with different needs. Providing a diversity of housing stock and a mix of residential densities can give everyone more choice about where to live.	Support in Part	Subject to its primary submission, Kāinga Ora considers that PC14 will be consistent with the direction set out in the NPS-UD and MDRS.	Allow in part
Residential Objectives and Policies Objective – High Quality Residential Environments Policy – Quality Large Scale Development	Te Man Ora/ Community and Public Health	145.22 145.24	Seek amendment	Te Mana Ora recommends that accessibility plans be required to support quality large scale developments (Policy 14.2.5.3) and other high-density developments or neighbourhoods so that local accessibility needs are understood and provided for.	Oppose	Kāinga Ora considers that, subject to its primary submission, the built form standards and matters of discretion provide sufficient scope for accessibility to be a consideration for new developments. Kāinga Ora also notes that the Building Act addresses the concerns raised by the submitter.	Disallow
Planning Maps, Commercial and Natural and Cultural Heritage	Ceres New Zealand, LLC	150.1 150.2 150.3 150.4 150.5 150.6 150.11 150.12 150.13 150.14 150.15	Oppose	<p>Seeks to delete a number of built form standards in the Central City Zone.</p> <p>Seeks to delete Rules 15.11.1.1c and 15.11.1.1 (P17) which permits residential, visitor accommodation, and certain activities at the teachers college at 25 Peterborough St.</p> <p>Seeks to remove building height provisions for 25 Peterborough St.</p> <p>Seeks amendments to repair, restoration, reconstruction, or alterations provisions of a heritage item.</p>	Oppose	Kāinga Ora opposes this submission where it is inconsistent with its primary submission.	Disallow
Natural Hazards and General Rules and Procedures	Opawaho Heathcote River Network	154.1 154.2 154.3 154.5	Amend	<p>Seeks new Qualifying matters.</p> <p>Seeks to maximize tree canopy coverage and the retention of mature trees (with penalties for removal).</p>	Oppose	Consistent with its primary submission, Kāinga Ora considers, that MDRS permitted activity requirements, or consenting pathways are appropriate to consider	Disallow

		154.6		Seeks to include rules that require community-level planning in areas of high intensification.		neighbour(hood) effects. While Kāinga Ora recognises the value of mature vegetation, flexibility needs to be provided in the plan. This can be achieved through appropriate consenting or approval pathways and there is no need to prohibit the removal of vegetation unless a very high bar of significance is met.	
Residential Objectives and Policies Objective – Housing Supply Policy – Housing Distribution and Density	University of Canterbury	184.1	Seek amendment	Amend 14.2.1.1: 14.2.1.1 Policy – Housing distribution and density a. ... i. ... ii. high density residential development <u>is established</u> in the central city and <u>High Density Residential Zone</u> ;; iii. Medium and high density residential development <u>is established</u> in and near identified commercial centres <u>is established and/ or within</u> in existing urban areas where there is ready access to a wide range of facilities, services, public transport, parks and open spaces; iv. residential density development in greenfield neighborhoods, that achieves a net density (averaged over the outline development plan) of at least 15 households per hectare; (amend to reflect FUZ)	Support	Kāinga Ora supports the amendments where they are consistent with the direction set out in Kāinga Ora primary submission.	Allow
Specific Purpose Zones Specific Purpose (Tertiary Education) Zone Appendices Appendix 13.7.6.1	The University of Canterbury	184.4	Seek amendment	Retain alternative zoning (MDRZ) of the University Campus within the Specific Purpose (Tertiary Education) Zone.	Support	Kāinga Ora supports the amendments where they are consistent with the direction set out in Kāinga Ora primary submission.	Allow
Residential, General Rules and Procedures, Planning Maps	Tom Logan	187.1 – 187.3 187.8 187.8	Amend, Support, and Oppose	Supports MRZ and HRZ. Seeks to remove Sunlight Access, Low Public Transport Accessibility Areas and Riccarton Bush Interface qualifying matters.	Support	Consistent with its primary submission, Kāinga Ora seeks to remove these qualifying matters also.	Allow
Commercial, Planning Maps, Residential, General Rules and Procedures, Commercial	Riccarton Bush – Kilmarnock Residents Association	188.2 188.3 188.4 188.5 188.6 188.7 188.10 188.11 188.13 188.19 188.20 188.21 188.22 188.23	Amend	Replace Large Town Centre to Town Centre for Riccarton. Seeks to extend the Riccarton Bush Interface QM to include the area north of Riccarton House and Bush. Replace MRZ with Residential Suburban for Riccarton Bush Interface Area and the Kauri cluster. Seeks to restrict height in the commercial area north of Riccarton Rd.	Oppose	Consistent with its primary submission Kāinga Ora supports higher and medium density living and especially near to main bus routes and near to commercial areas as this will result in a well-functioning urban environment, as required by the NPS-UD. Kāinga Ora also oppose the new qualifying matters proposed by the submitter. Kāinga Ora seeks the Riccarton Bush Interface Qualifying matter, and Sunlight access qualifying matter be deleted.	Disallow

		188.24		<p>Seeks to include 34-48 Kahu Rd in the Airport Noise Influence Overlay.</p> <p>Replace HRZ to Residential Suburban Density Transition at Jane Deans Close and should have intensification restricted through QM.</p> <p>Restrict intensification at Matai St West to Straven Rd East by adding a QM.</p> <p>Replace HRZ with Residential Suburban at Matai St West.</p> <p>Seeks greater protection for trees.</p> <p>Include frequent surface flooding QM.</p> <p>Reduce commercial zone in Riccarton.</p>			
<p>Natural and Cultural Heritage</p> <p>Historic Heritage</p> <p>Rules – Historic Heritage</p> <p>Activity Status Tables</p> <p>Restricted Discretionary Activities</p>	<p>Heritage New Zealand Pouhere Taonga (HNZPT)</p>	193.13	Seek amendment	<p>Include a new restricted discretionary activity to 9.3.4.1.3:</p> <p><u>RD9 Activity</u></p> <p><u>a. Alteration, relocation or demolition of a building, structure or feature in a heritage setting, where the building, structure or feature is not individually scheduled as a heritage item.</u></p> <p><u>b. This rule does not apply to works subject to rules 9.3.4.1.3 RD1 and RD2.</u></p> <p><u>The Council's discretion shall be limited to the following matters:</u></p> <p><u>a. 9.3.6.1 Heritage items and heritage settings.</u></p>	Oppose	<p>Consistent with the Kāinga Ora submission, non-scheduled items and features should not have the same level of protection as schedule items or features. Items and features should only be protected where they meet the thresholds of a scheduled item and a specific assessment has been carried out.</p>	Disallow
<p>All of Plan</p> <p>Specific Purpose Zones (Hospital)</p> <p>Residential Rules and Appendices</p> <p>General Rule and Procedures</p> <p>Commercial Rules and Procedures</p>	Robert Manthei	<p>200.1</p> <p>200.2</p> <p>200.3</p> <p>200.5</p> <p>200.6</p> <p>200.7</p> <p>200.8</p> <p>200.11</p> <p>200.12</p>	Amend	<p>Reduce height limits for SP Hospital Zone (former Christchurch Women's Hospital) by 50%; reduce recession planes, reduce setbacks;</p> <p>In the HRZ seeks to increase tree canopy cover to 25% and reduce height limit to 14m.</p> <p>Seeks to reduce heights in the City Centre commercial zone</p>	Oppose	<p>This is a large vacant site located within the Four Avenues and as such is well-placed for accommodating future development where the potential should be enabled.</p> <p>HRZ housing should be enabled given proximity to commercial services and employment. The City Centre is the most appropriate location for tall buildings and should be enabled.</p>	Disallow
<p>Residential</p> <p>Rules – Medium Density Residential Zone</p>	Trevor Wilson	202.2	Amend	<p>Seeks expansion of the MRZ to incorporate Hollis Ave/ Bowenvale area.</p>	Support	<p>Kāinga Ora supports the amendments where they are consistent with the direction set out in Kāinga Ora primary submission.</p>	Allow
All of Plan	Halswell Resident's Association	204.2	Amend	<p>Seeks rainwater harvesting to be mandatory.</p>	Oppose	<p>While Kāinga Ora is supportive of environmentally sensitive design being incorporated into developments, the extra costs and layout implications of this being</p>	Disallow

						mandatory may be prohibitive of development. It is the view of Kāinga Ora, that the Residential design principles (noting the Kāinga Ora primary submission on these provisions), are sufficient to ensure that there is adequate provision for environmentally sensitive design to be incorporated into developments.	
All of Plan	Addington Neighbourhood Association	205.1 – 205.39	Seek amendment	Intensification should be restricted until required infrastructure is in place. Sunlight access and qualifying matters General Procedures Residential Zone Rules and Standards Transport rules and standards Commercial rules and standards	Oppose	Kāinga Ora opposes the submission points where they are inconsistent with the intent or relief sought in the Kāinga Ora primary submission.	Disallow
Residential Objectives and Policies Rules Matters of Control and Discretion	Fuel Companies (BP, Mobil, Z Energy)	212.9 212.12 212.13 212.14 212.15	Amend	Seeks amendments to policy framework to provide greater protection/ reverse sensitivity matters for existing lawfully established non-residential activities i.e petrol stations	Oppose	Consistent with its primary submission, Kāinga Ora considers that zone rules will appropriately manage adverse effects. It is also the view of Kāinga Ora that the producer of any adverse effects should be required to manage the effect to an acceptable level.	Disallow
Residential Rules Commercial Rules Industrial Rules	Atlas Quarter Residents Group	224.1 – 224.22	Amend	Retain operative plan height limits	Oppose	The NPS-UD requires high density development to be enabled in this location.	Disallow
All of Plan Specific Purpose Zones (Hospital)	Marjorie Manthei	200.1 200.2 200.3 200.5 200.6 200.7 200.8 200.11 200.12	Amend	Reduce height limits for SP Hospital Zone (former Christchurch Women's Hospital) by 50%; reduce recession planes, reduce setbacks; In the HRZ seeks to increase tree canopy cover to 25% and reduce height limit to 14m. Seeks to reduce heights in the City Centre commercial zone	Oppose	This is a large vacant site located within the Four Avenues and as such is well-placed for accommodating future development where the potential should be enabled. HRZ housing should be enabled given proximity to commercial services and employment. The City Centre is the most appropriate location for tall buildings and should be enabled.	Disallow
Qualifying Matters	Property Council New Zealand	242.15 – 242.17	Seek amendment	Property Council strongly supports density near key transport nodes, especially those that connect larger commercial centres. However, we are concerned that Christchurch City Council is establishing public transport as a qualifying matter in order to reject future MDRS or proposed high-density areas. It is important that there be a coordinated approach between the delivery of future transport and housing projects.	Support	Kāinga Ora agree with the concerns raised by the submitter	Allow

6.10A Tree Canopy Cover and Financial contributions	Property Council New Zealand	242.18	Support	Support the proposal for financial contributions for tree canopy which would see anyone wanting to develop land that does not retain 20 per cent tree canopy cover on a site charged a financial contribution. The fee will be used to plant trees on Council-owned land.	Oppose	Kāinga Ora opposes these provisions as outlined in its primary submission.	Disallow
Residential Rules - High Density Residential Zone Built form standards Building height	Property Council New Zealand	242.22	Seek amendment	[Ensure] Christchurch has sufficient development capacity. This can be achieved through enabling and encouraging greater height and density within high density zone precincts, town centres and metropolitan centres.	Support in Part	Kāinga Ora supports this submission point where it is consistent with the relief or outcomes sought in the Kāinga Ora primary submission.	Allow in Part
Planning Maps Residential	Ravensdown Ltd	243.1 243.2243.3 243.5 243.6	Amend	Seeks the MRZ industrial interface buffer be the lesser of 7m/ two storeys with an acoustic insulation requirement. Seeks a 240m buffer area QM where Heavy Industrial zoning directly adjoins residential zones.	Oppose	Kāinga Ora opposes a new QM based on the proximity the Heavy Industrial Area. There is a statutory test that must be met for the creation of a QM and it is the view of Kāinga Ora that there is not sufficient justification for a new QM. Furthermore, Kāinga Ora, in its primary submission has sought for zoning changes over this area.	Disallow
Planning Maps General Rules Residential Natural Hazards	Robert Black	246.1 246.2 246.3 246.4 246.5 246.6	Amend	Seeks Flood Management Areas and TC3 land in Merivale both be QMs to exclude MRZ.	Oppose	Consistent with the Kāinga Ora primary submission, restrictions on density should only occur where there is a valid QM. With regards to the Flood Management Areas (subject to the Kāinga Ora Submission), and TC3 land, the proposed provisions are adequate to manage effects. Both localised flooding and ground conditions are matters that can be resolved through standard subdivision/ building consent processes and as such are not appropriate to be used as QM.	Disallow
Residential	William Bennett	255.5 255.6	Amend	Seeks that TC3 land be a QM.	Oppose	Kāinga Ora opposes the use of TC3 land as a QM. There is a statutory test that must be met for the creation of a QM and it is the view of Kāinga Ora that the standard subdivision/ building consent process would be appropriate to manage development on TC3 land.	Disallow
Planning Maps	Stephen Bryant	258.1	Amend	Seeks an 'additional traffic impact' QM for small streets in Merivale.	Oppose	Kāinga Ora opposes the use of traffic impacts as a QM. There is a statutory test that must be met for the creation of a QM and it is the view of Kāinga Ora that requiring a QM over narrow streets would not be appropriate.	Disallow
Abbreviations and Definitions Definitions List R	Ara Poutama Aotearoa	259.3	Seek amendment	Amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community are provided for.	Support in Part	While Kāinga Ora recognises that residential activity should provide for diverse housing needs, there is some concern about how the relief that is being sought by the submitter may be implemented in practice. Kāinga Ora wishes to participate further in any discussions around the definition of 'residential activity'. Kāinga Ora would need to see any propose wording for the definition.	Disallow in Part

"Residential Activity"							
Abbreviations and Definitions Definitions List S "Sheltered Housing"	Ara Poutama Aotearoa	259.4	Seek amendment	Amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community are provided for.	Support in Part	While Kāinga Ora recognises that residential activity should provide for diverse housing needs, there is some concern that about how the relief that is being sought by the submitter may implemented in practice. Kāinga Ora wishes to participate further in any discussions around the definition of 'residential activity'. Kāinga Ora would need to see any propose wording for the definition.	Disallow in Part
Abbreviations and Definitions Definitions List E "Emergency and Refuge Accommodation"	Ara Poutama Aotearoa	259.5	Seek amendment	Amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community are provided for.	Support in Part	While Kāinga Ora recognises that residential activity should provide for diverse housing needs, there is some concern that about how the relief that is being sought by the submitter may implemented in practice. Kāinga Ora wishes to participate further in any discussions around the definition of 'residential activity'. Kāinga Ora would need to see any propose wording for the definition.	Disallow in Part
Residential Rules Rules: Medium Density Zone High Density Residential Zone Residential Banks Peninsula Zone Residential Large Lot Zone Activity Status Tables Permitted Activities	Ara Poutama Aotearoa	259.10 259.12 259.14 259.15	Seek amendment	Provide for Emergency and refuge accommodation as a permitted activity.	Oppose	Emergency and refuge accommodation is listed as a 'residential activity' – meaning that it is permitted in the residential zones.	Disallow
General Rules and Procedures Commercial	Scentre (NZ) Ltd	260	Amend	Seeks that Riccarton be a Metropolitan Centre. Seeks 50m height limit in the Commercial Zone. Seeks no limit on office GFA. Opposes tree FC in the commercial zone and seeks a FC credit for sites with more than 10% canopy cover.	Support	Consistent with its primary submission, Kāinga Ora support Riccarton being recognised as a Metropolitan Centre and is likewise supportive of increased height enablement in the main commercial centres.	Allow
Planning Maps	Eriki Tamihana	277.3 277.4	Amend	Remove PT QM and rezone areas within the QM to MRZ.	Support	Consistent with its primary submission, Kāinga Ora opposes the use of PT accessibility as a QM.	Allow

General Rules and Procedures							
Planning Maps Residential	Damon Ross	283.1 183.2	Retain	Supports HRZ in Papanui.	Support	Consistent with its primary submission, HRZ housing should be enabled given proximity to commercial services and employment.	Allow
Residential Rules – High Density Residential Zone	Waipapa Papanui-Innes-Central Community Board	288.3	Seek amendment	The Board recognises that onsite parking is not a provision for residential development, however the Board wants to have compulsory provision introduced for loading bays and accessible parking.	Oppose	The relief sought is inconsistent with the NPS-UD.	Disallow
Transport Rules – Transport Standards – Transport (all zones outside the Specific Purpose (Lyttelton Port) Zone) Minimum number of loading spaces required	Waipapa Papanui-Innes-Central Community Board	288.4	Seek amendment	The Board recognises that onsite parking is not a provision for residential development, however the Board wants to have compulsory provision introduced for loading bays and accessible parking. The Board believes there is a need to review options whereby residents could request resident-only parking through a permit system	Oppose	The relief sought is inconsistent with the NPS-UD. With regards to a resident only parking system, this is not a matter that should be managed through the district plan. The Council has a policy in place for parking management plans.	Disallow
Transport – Objectives and Policies Objective – Integrated Transport System for Christchurch District	Waipapa Papanui-Innes-Central Community Board	288.5	Seek amendment	The Board recommends a residents parking permit system for high density residential development areas.	Oppose	The relief sought is inconsistent with the NPS-UD. A resident only parking system is not a matter that should be managed through the district plan. The Council has a policy in place for parking management plans.	Disallow
General Rules and Procedures	Alex Hallatt	290.2	Amend	Require all new buildings to provide on-site stormwater collection systems.	Oppose	It is the view of Kāinga Ora that there is already sufficient mechanisms in the plan (and via bylaws) to manage stormwater where necessary.	Disallow
Planning Maps	Sam Holdaway	300.1 – 300.3	Amend	Include Kenwyn Ave in MRZ (remove LPTAA qualifying matter).	Support	Consistent with its primary submission, Kāinga Ora supports the removal of the LPTAA qualifying matter.	Allow
Transport	Bron Durdin	303.1 303.5	Amend	Require all driveways and parking to be permeable. Reduce height limit to 2 stories in MRZ in the outer suburbs.	Oppose	While Kāinga Ora is supportive of environmentally sensitive design being incorporated into developments, the extra costs and layout implications of this being mandatory may be prohibitive of development. It is the view of Kāinga Ora, that the residential design principles (noting the Kāinga Ora primary submission on these provisions), are sufficient to ensure that there is adequate provision for environmentally sensitive design to be incorporated into developments. The relief sought is inconsistent with the NPS-UD.	Disallow

General Rules and Procedures	Julia Mallett	304.1 304.2 304.3 304.1	Amend	New QM to reduce MRZ near schools. Increase planting requirements by reducing density/ height limits in MRZ.	Oppose	Kāinga Ora opposes a new QM based on the proximity to schools. In line with the NPS-UD, residential intensification should be occurring where amenities and facilities (such as schools) are accessible. There is also a statutory test that must be met for the creation of a QM and it is the view of Kāinga Ora that there is not sufficient justification for a new QM to be created near schools. The relief sought is inconsistent with the NPS-UD.	Disallow
Residential Rules							
All of Plan	Robert Fletcher	307.3 307.4 307.5	Amend	Opposes use of PT accessibility and airport noise as QM.	Support	Consistent with its primary submission, Kāinga Ora opposes the use of PT access and Airport noise as QMs.	Allow
Residential	Tony Pennell	308.1 – 308.14	Amend	Require new buildings to have provision for future solar panel installation.	Oppose	While Kāinga Ora is supportive of environmentally sensitive design being incorporated into developments, the extra costs and layout implications of this being mandatory may be prohibitive of development. It is the view of Kāinga Ora, that the residential design principles (noting the Kāinga Ora primary submission on these provisions), are sufficient to ensure that there is adequate provision for environmentally sensitive design to be incorporated into developments.	Disallow
Commercial							
Industrial							
General Rules and Procedures	Barry Newcombe	311.1	Amend	Seeks new Opawaho Heathcote river corridor QM.	Oppose	Kāinga Ora opposes the use of proximity to a river corridor as a QM (beyond areas identified to have high ecological or cultural values, or hazard risks).	Disallow
Transport	Joyce Fraser	312.1 312.2 312.3	Amend	Require on-site parking. Require EV charging stations.	Oppose	The relief sought is inconsistent with the NPS-UD. While Kāinga Ora is supportive of reducing greenhouse gas emissions, mandatory EV charging stations would be inappropriate as a plan requirement and is cost prohibitive. Kāinga Ora also note that the use of electric vehicles in themselves does not reduce traffic congestion.	Disallow
Residential	Graham Townsend	314.4 – 314.11	Amend	Require low roof reflectivity and rainwater storage.	Oppose	The provision of roof colours is overly restrictive for the district plan. It is the view of Kāinga Ora that there is already sufficient mechanisms in the plan (and via bylaws) to manage stormwater where necessary.	Disallow
Planning Maps	Michael Campbell	322.1 322.2	Amend	Raises concerns with how the PT accessibility QM is determined and how it can be amended as service provision changes.	Support	Consistent with its primary submission, Kāinga Ora opposes the use of PT accessibility as a QM and shares concerns around how it has been determined and the inflexibility of being able to update the District Plan as services change.	Allow
Transport	Michael Galambos	325.1 – 325.5	Amend	Require parking/ garaging with EV charging points for HRZ and MRZ	Oppose	While Kāinga Ora is supportive of reducing greenhouse gas emissions, mandatory EV charging stations would be inappropriate as a plan requirement and is cost prohibitive. Additionally, minimum parking requirements were removed from district plans as required by the NPS-UD.	Disallow
Residential	John Stackhouse	330.3	Amend	Require a 10m native planting buffer between HRZ and MRZ.	Oppose	Kāinga Ora opposes the need for a 10m planting buffer at the zone interface.	Disallow

General Rules and Procedures	David Mallett	343.1	Amend	Proximity to schools as a QM	Oppose	Kāinga Ora opposes proximity to schools as QMs. Housing enablement near schools improves accessibility for school children.	Disallow
General Rules and Procedures Planning Maps Residential	Jono de Wit	351.1 – 351.9	Amend	Seeks removal or significant reduction of the Riccarton Bush QM; Seeks reduction of the air noise QM; Opposes the sunlight QM, Opposes the Piko/ Shand heritage area; Seeks the area north of Riccarton Rd and west of Straven be HRZ	Support	Consistent with its primary submission, Kāinga Ora supports the enlargement of the HRZ zone around Riccarton given proximity to commercial services and employment. Kāinga Ora also opposes the Piko Heritage Area, the Riccarton Bush QM, and the Airnoise QM.	Allow
Strategic Directions	Waimāero Fendalton-Waimairi-Harewood Community Board	354.3	Seek amendment	Seeks Council to consider the capacity of existing infrastructure to support development.	Oppose	Kāinga Ora considers that while infrastructure capacity is a matter that may impact development feasibility, there are sufficient provisions in place within the plan (and via bylaws) to ensure that infrastructure capacity is managed in a coordinated manner, complementary to development.	
Natural Hazards Objectives and Policies Natural Hazards Policies General Natural Hazards Policies Policy – Avoid new development where there is unacceptable risk	Toka Tū Ake EQC	377.2	Seek amendment	Retain the policy, but formulate and add a definition of acceptable level of risk in regard to natural hazards.	Oppose	The Canterbury Regional Policy Statement outlines what is considered to be an acceptable level of risk in relation to natural hazards within the region.	Disallow
Planning Maps MRZ Zoning	Toka Tū Ake EQC	377.8	Seek amendment	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay.	Oppose	Consistent with the Kāinga Ora primary submission, restrictions on density should only occur where there is a valid QM. With regards to the Flood Management Overlays (subject to the Kāinga Ora Submission), the proposed provisions are adequate to manage any natural hazard effects.	Disallow
Planning Maps HRZ Zoning	Toka Tū Ake EQC	377.9	Seek amendment	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay.	Oppose	Consistent with the Kāinga Ora primary submission, restrictions on density should only occur where there is a valid QM. With regards to the Flood Management Overlays (subject to the Kāinga Ora Submission), the proposed provisions are adequate to manage any natural hazard effects.	Disallow
Natural Hazards Objectives and Policies Natural Hazards Policies Policy for managing risk from	Toka Tū Ake EQC	377.10	Seek amendment	Amend policy 5.2.2.1: <i>5.2.2.2.1 Policy – Flooding</i> <i>a. ...</i> <i>b. in the High Flood Hazard Management Area:</i> <i>i. provide for development of a residential unit on residentially zoned land where the flooding risk is predominantly influenced by sea-level risk and where appropriate mitigation can be provided that protects people's safety, well-</i>	Oppose	Consistent with the Kāinga Ora primary submission. Development should be provided for where natural hazard effects can be appropriately managed or mitigated.	Disallow

Flooding				<i>being and property from unacceptable risk; and</i>			
Policy Flooding							
Natural Hazards Rules – Flood Hazard	Toka Tū Ake EQC	377.12	Seek amendment	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay.	Oppose	Consistent with the Kāinga Ora primary submission, restrictions on density should only occur where there is a valid QM. With regards to the Flood Management Overlays (subject to the Kāinga Ora Submission), the proposed provisions are adequate to manage any natural hazard effects.	Disallow
Natural Hazards Rules – Flood Hazard	Toka Tū Ake EQC	377.13	Seek amendment	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay.	Oppose	Consistent with the Kāinga Ora primary submission, restrictions on density should only occur where there is a valid QM. With regards to the Flood Management Overlays (subject to the Kāinga Ora Submission), the proposed provisions are adequate to manage any natural hazard effects.	Disallow
Residential MRZ HRZ, and Future Urban Zone Planning Maps	James Gardner	361.3 - 361.8	Support and Oppose	Seeks to remove Sunlight access QM. Seeks to retain HRZ Zoning.	Support	Consistent with its primary submission, Kāinga Ora seeks to remove Sunlight Access QM. Kāinga Ora support higher density.	Allow
Chapter 14 Residential	Zoe McLaren	418.1 – 418.4	Supports	Supports increasing height limits and supports the changes to medium/ high zones.	Support	Consistent with its primary submission, Kāinga Ora supports increasing height limits and allowing for medium and high density residential living in existing residential areas	Allow
Chapter 14 Residential	James Thomas	419.1 – 419.3	Amend	Allow further intensification on the Port Hills.	Supports	Consistent with its primary submission, Kāinga Ora supports MDZ zoning in the Port Hills.	Allow
Chapter 14 Residential	Kane Lacey	421.1	Amend	Seeks removal of the public transport qualifying matter overlay.	Supports	Consistent with its primary submission, Kāinga Ora does not support the low public transport accessibility qualifying matter.	Allow
Chapter 14 Residential	Bob Hou	429.1	Amend	Increase maximum building height in the Central City.	Supports	Consistent with its primary submission, Kāinga Ora support high density residential development in the Central City.	Allow
Chapter 6 General Rules and Procedures.	Tracey Berry	430.1 – 430.4	Amend	Delete the Airport Noise Qualifying Matter and allow medium density residential.	Supports	Consistent with its primary submission, Kāinga Ora seeks that the Airport Noise Influence Area QM be deleted.	Allow
Chapter 14 Residential	Summerset Group Holdings Ltd	443.1 – 443.9	Amend	Exclude retirement villages from the tree canopy provisions. Number of specific amendments to retirement village sites.	Oppose	Consistent with its primary submission, Kāinga Ora considers that a variety of housing typologies should be provided for in the plan.	Disallow
Chapter 14 – Residential	Sydney John Kennedy	497.2 497.3	Amend	Buildings that exceed 4 stories in Papanui to be at least 10m from schools, hospitals or rest home buildings.	Oppose	Consistent with its primary submission, Kāinga Ora supports increased height limits and considers there is no justification for an additional setback from schools, hospitals or rest homes.	Disallow
Chapter 14 - Residential	Philippa Wadsworth	526.2	Amend	Seeks removal of the low public transport accessibility qualifying matter.	Support	Consistent with its primary submission, Kāinga Ora seeks that the low public transport accessibility qualifying matters are removed.	Allow
Chapter 14 – Residential	Hannah Blair	536.2	Amend	Seeks removal of the low public transport accessibility qualifying matter.	Support	Consistent with its primary submission, Kāinga Ora seeks that the low public transport accessibility qualifying matter is	Allow

						removed.	
Chapter 14 - Residential	Winton Land Limited	556.1	Amend	Seeks that recession planes are measured from the required FFL in the FMA.	Support	Consistent with its primary submission, Kāinga Ora seeks for the applicable daylight recession planes in all residential zones to be determined as if the ground level at the relevant boundary was the minimum floor level set in the activity specific standards in Rule 5.4.1.1, or natural ground level, whichever is higher.	Allow
Chapter 14 - Residential	Winton Land Limited	556.2	Amend	Seeks amendments to objectives and policies to clearly enable building height in the HRZ zone. Allow a maximum building height of 23m as a permitted activity and 32m as a restricted discretionary activity in the HRZ zone.	Support	Consistent with its primary submission, Kāinga Ora supports increased height limits in the Central City.	Allow
Chapter 14 – Residential	Marcus Devine	569.2	Amend	Seeks that Council remove the low public transport accessibility qualifying matter.	Support	Consistent with its primary submission, Kāinga Ora seeks that the low public transport accessibility qualifying matters are removed.	Allow
Tree canopy, HRZ, TCZ	Central Riccarton Residents Association	638.1 – 628.12	Amend and oppose	Oppose Riccarton zoning as a Town Centre. Amend recession plane requirements to allow more sunlight. Restrict intensification to city centre (core and frame) and retain existing zoning in other locations. HRZ - remove exemptions for accessory building setbacks and street-facing glazing, remove allowance for 60% site coverage, remove minimum height requirement, increase minimum unit size, provide for more sunlight. Strengthen tree canopy requirements.	Oppose	Consistent with its primary submission, Kāinga Ora opposes reducing the proposed density standards and the area of MRZ/HRZ. Kāinga Ora seeks the deletion of the tree canopy financial contribution rules.	Disallow
Qualifying matters, recession planes, local centre	Anne Ott	673.1	Amend	New qualifying matter 'transport impact' to consider vehicles parking on roads.	Oppose	Kāinga Ora do not wish to introduce a new qualifying matter. Kāinga Ora do not consider that sufficient evidence has been put forward for the proposed QM to meet the statutory text under s77L.	Disallow
Qualifying matters, MRZ	Andrew McCarthy	681.6	Amend	Put restrictions on minimum lot sizes and require consent notices to restrict development if lot sizes are 60% of the minimum required by the plan.	Oppose	Consistent with its primary submission, Kāinga Ora does not support restrictions on minimum lot sizes.	Disallow
Qualifying matters, MRZ	Spreydon Residents Association	682.2	Amend	Propose new qualifying matter in flood prone streets such as Leitch Street.	Oppose	Kāinga Ora do not wish to introduce a new qualifying matter. Kāinga Ora do not consider that sufficient evidence has been put forward for the proposed QM to meet the statutory test under s77L.	Disallow
Built form standards	Wayne Bond	684.4 684.5	Oppose in part/ amend	Amend width of eaves, retain existing vehicle access/ private ways in the operative plan, and amend fencing and visibility splay.	Oppose	Kāinga Ora does not support altering these built form rules except that Kāinga Ora support additional exemptions for eaves and guttering, although it is sought that this be extended to 600mm.	Disallow
Built form standards	Canterbury / Westland Branch of Architectural Designers NZ	80	Amend	80 points related to changing the built form standards e.g. more restrictive recession planes, different maximum heights. And new qualifying matters for Te Papa Otakaro corridor.	Oppose	Consistent with its primary submission, Kāinga Ora does not support the submission points raised by the submitter. Kāinga Ora do not wish to introduce a new qualifying matter. Kāinga Ora do not consider that sufficient evidence has been put forward for the proposed QM to meet the statutory text under s77L.	Disallow

						Kāinga Ora opposes all submission points.	
Objectives, policies, qualifying matters	Environment Canterbury	689.75 – 689.81	Support, amend	Request to retain 72 proposed objectives, policies, and definitions. Supports 17 qualifying matters, including sunlight access and tsunamis. Seek new qualifying matter for slope instability. Change the low public transport qualifying matter to better reflect where public transport is already available or planned, and rename to low connectivity areas qualifying matter.	Oppose	Kāinga Ora opposes submission points which it considers inconsistent with its original submission, including where the submitter has sought to retain as notified provisions (or qualifying matters) which Kāinga Ora has sought to change or delete. Kāinga Ora opposes the introduction of new qualifying matters.	Disallow
Qualifying matter, MRZ, transport	David Murison	692.1 – 692.10	Seek amendment	Ensure all developments include carparks. Create qualifying matter over Strowan, particularly close to St Andrews College.	Oppose	Kāinga Ora do not support mandating carparks as this requirement was removed under the NPS-UD. Kāinga Ora do not wish to introduce a new qualifying matter. Kāinga Ora do not consider that sufficient evidence has been put forward for the proposed QM to meet the statutory test under s77L.	Disallow
Qualifying matter, MRZ, transport	Henri Murison	693.1 – 693.10	Seek amendment	Ensure all developments include carparks. Create qualifying matter over Strowan, particularly close to St Andrews College.	Oppose	Kāinga Ora do not support mandating carparks as this requirement was removed under the NPS-UD. Kāinga Ora do not wish to introduce a new qualifying matter. Kāinga Ora do not consider that sufficient evidence has been put forward for the proposed QM to meet the statutory test under s77L.	Disallow
Abbreviations and Definitions Subdivision, Development and Earthworks Natural and Cultural Heritage Residential	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	695.1 – 695.29	Seek amendment	Amendments to the provisions to enable Rāpaki Rūnanga to develop ancestral land within its takiwā to give effect to section 6 (e) of the RMA; and to enable provision for papakāinga housing in accordance with s.80E (1) (b) (ii) of the RMA. Amendments to Heritage Overlays Amendments to Residential rules and built form standards	Support	Kāinga Ora supports the direction and intent of the submission, where it is seeking to enable Rāpaki Rūnanga to develop ancestral land within its takiwā to give effect to section 6 (e) of the RMA; and to enable provision for papakāinga housing in accordance with s.80E (1) (b) (ii) of the RMA.	Allow
MRZ, HRZ, qualifying matters	Brookfield Limited	723.1 – 723.6	Amend	Amend MRZ throughout the whole city and support HRZ in line with the NPS-UD. Reject the low public transport qualifying matter. Retain rule that enables residential with 6-10 storeys near commercial centres.	Support	Consistent with its primary submission, Kāinga Ora supports higher density, and alignment with the NPS-UD.	Allow
Coastal	North Beach Residents Association	739.1 – 739.3	Amend	Clarify interaction of PC14 with PC12. Seek that qualifying matters do not unduly restrict development in Coastal areas.	Support	Consistent with its primary submission, Kāinga Ora supports removing undue restriction on density.	Allow
Tree canopy, MRZ, HRZ, Commercial	Woolworths NZ	740.1 – 740.7 740.9	Amend	Remove tree canopy/ contributions. Amend North Halswell ODP to align with TCZ and HRZ. Retain amended MRZ and HRZ areas. Elevate St Albans centre to LCZ.	Support	Consistent with its primary submission, Kāinga Ora supports the removal of the tree canopy qualifying matter and supports retaining the proposed zoning.	Allow
Heritage, trees	Lower Cashmere Residents Association	741.1 – 741.5	Amend	Do not allow removal of mature trees, and provide for the Opawaho Heathcote River corridor to be designated of special significance.	Oppose	While Kāinga Ora recognises the value of mature vegetation, flexibility needs to be provided in the plan. This can be achieved through appropriate consenting or approval pathways and there is no need to prohibit the removal of vegetation unless a very high bar of significance is met. With regards to the Opawaho Heathcote River corridor to be designated a site of special significance – a significance criteria would need to be applied	Disallow

						and the proposed site assessed.	
HRZ	Ryman Healthcare	749.1 749.2 749.5 749.6	Amend	Propose HRZ zoning on their Northwood Site. Provide for higher buildings on their Park Terrace site.	Oppose	Kāinga Ora oppose the submission where it is inconsistent with the outcomes sought in the Kāinga Ora primary submission relating to the centres hierarchy.	Oppose
Chapter 2 - Definitions	CCC	751.1	Amend	Definition of Comprehensive Residential Development is proposed to be amended. Proposed to allow for 4 residential units instead of 3.	Support	Consistent with its primary submission, Kāinga Ora opposes supports development of comprehensive residential developments	Allow
Chapter 5 Natural Hazards - 5.4A.5 NC3 and Policy 5.2.2.5.1	CCC	751.5	Amend	Add reference to rule 14.7.1 for NC3 - so that Residential Hills is covered by the Tsunami Management Area qualifying matter.	Oppose	Consistent with its primary submission, Kāinga Ora seeks reduction in size of the Tsunami Management Area qualifying matter.	Disallow
Chapter 6.10A - Tree canopy cover and Financial Contributions	CCC	751.10	Amend	Add a minimum dimension requirement for tree planting areas	Support	Consistent with its primary submission, Kāinga Ora seek to retain the Significant and Other Tree Qualifying Matter but are seeking the deletion of the tree canopy financial contribution rules.	Allow
Chapter 6.6 - General (waterbody setbacks) & Planning Maps	CCC	751.12	Amend	A number of waterbodies have been altered - the qualifying mapping does not best represent their location. In addition, the generic spatial buffer approach to waterbody setbacks can lead to a false interpretation that a setback applies within the location specifically shown on Planning Maps. 'Waterbody Setback - existing' - layer is to be removed.	Support	Consistent with its primary submission, Kāinga Ora supports the amendment of the water body qualifying matter.	Allow
Chapter 7 - Transport - Cycle parking	CCC	751.17	Amend	A range of issues are emerging with the current cycle parking provisions. The Council seeks to increase the standard of cycle parks provided, to ensure cycle parking is weatherproof and secure, in an easily accessible location and that the stands provided enable cycle owners to use a secure lock. With regard to social housing complexes - cycle parking shall be provided for all units, not just for developments involving 3 or more residential units.	Oppose	Consistent with its primary submission, Kāinga Ora supports the provision of secure cycle parking for residential but seeks flexibility regarding how these are provided.	Disallow

Chapter 14 - Residential	CCC	751.48	Amend	14.4.1.1 P10 -12 - refers to an outdated tsunami map - now replaced with the Tsunami Management Area qualifying matter	Oppose	Consistent with its primary submission, Kāinga Ora supports some of the natural hazard provisions but not the QM Tsunami hazard.	Disallow
Chapter 14.4 - Medium Density Residential zone. 8.6 - Subdivision standards. 13.6 - Specific Purpose (schools)	CCC	751.49	Amend	Add an Area-Specific sub-section to the sub-changer (14.5.3), incorporating all Riccarton Bush Interface Area Controls. Results in amendments to 8.6.1, 14.5.2.3.v, 14.5.3, 8.6.1, 13.6.4.1 and Appendix 13.6.6.2.	Oppose	Consistent with its primary submission, Kāinga Ora is not supportive of the Riccarton Bush Interface Area.	Disallow
Chapter 15.2 - Commercial Objectives and policies	CCC	751.63	Amend	Due to PC5B being resolved, the wording 'above ground level' is to be removed from policy 15.2.2.1. Policy 15.2.2.7 enables residential activity at ground floor in certain circumstances (PC5B decision).	Support	Kāinga Ora supports the increased opportunities to provide residential accommodation.	Allow
Planning Maps	CCC	751.70	Amend	Change to Low Public Transport Accessibility Area (LPTPA) qualifying matter. Affects 2,012 residential parcels which will be changed to a Medium Residential Density zone. LPTPA removed from sites within 800m from Orbiter bus stops, including where the route is planned to be changed.	Support	Consistent with its primary submission, Kāinga Ora seeks the removal of the LPTPA.	Allow
Planning Maps	CCC	751.74	Amend	Proposed to remove the Heaton Character Area where it is on top of the SP Hospital zone (St Georges Hospital) and remove St Georges-Heaton Overlay entirely.	Support	Consistent with its primary submission, Kāinga Ora opposes new character areas.	Allow
Planning Maps	CCC	751.79	Amend	Significant number of properties zoned incorrectly in the proposed Tsunami Management Area on the planning maps. Sites notified as RMD, in the Tsunami Management Area, to be changed to Residential Suburban Density Transition zone. High Density Residential zone, within the Tsunami Management Area, to be changed to RSDT zone. Similarly, some properties zoned RS and RSDT Zone have been incorrectly changed to MRZ. Nayland St RMD zoning is shown and is to be changed to RSDT. Approach in the Tsunami	Oppose	Consistent with its primary submission, Kāinga Ora supports some of the natural hazard provisions but not the QM Tsunami hazard. Kāinga Ora supports high density residential development.	Disallow

				Management Area is to enable the current operative level of development associated with permitted and controlled activities for the RS and RSDT zones.			
Planning Maps	CCC	751.80	Amend	Remove HRZ zone over 114 Mackworth St as it is within the Tsunami Management Area. Remove TCIP from any residential site not zoned HRZ.	Oppose	Consistent with its primary submission, Kāinga Ora supports some of the natural hazard provisions but not the QM Tsunami hazard. Kāinga Ora supports high density residential development.	Disallow
Planning Maps	CCC	751.83	Amend	Remove Future Urban Zone from Highsted Road, change identified residential parcels to MRZ.	Support	Consistent with its primary submission, Kāinga Ora supports MRZ across all relevant residential zones (Unless otherwise requested to be zoned High Density where appropriate).	Allow
Planning Maps	CCC	751.84	Amend	Remove Future Urban Zone from Bill Harvey Drive, change residential parcels to MRZ.	Support	Consistent with its primary submission, Kāinga Ora supports MRZ across all relevant residential zones. (Unless otherwise requested to be zoned High Density where appropriate).	Allow
Planning Maps	CCC	751.85	Amend	Remove Future Urban Zone from Quafies / Sabys Road, change residential parcels to MRZ.	Support	Consistent with its primary submission, Kāinga Ora supports MRZ across all relevant residential zones. (Unless otherwise requested to be zoned High Density where appropriate).	Allow
Planning Maps	CCC	751.86	Amend	Remove Future Urban Zone from Glovers Road, change residential parcels to MRZ.	Support	Consistent with its primary submission, Kāinga Ora support's MRZ across all relevant residential zones. (Unless otherwise requested to be zoned High Density where appropriate).	Allow
Planning Maps	CCC	751.87	Amend	Remove Future Urban Zone from Leistrella Road, change residential parcels to MRZ.	Support	Consistent with its primary submission, Kāinga Ora supports MRZ across all relevant residential zones. (Unless otherwise requested to be zoned High Density where appropriate).	Allow
Planning Maps	CCC	751.88	Amend	Remove Future Urban Zone from Steve Askin Drive / Carex Rise, change to MRZ with Residential Hills Precinct.	Support	Consistent with its primary submission, Kāinga Ora support's MRZ across all relevant residential zones. (Unless otherwise requested to be zoned High Density where	Allow

						appropriate).	
Planning Maps	CCC	751.89	Amend	Remove Future Urban Zone from Round Hill Rise change to MRZ with Residential Hills Precinct.	Support	Consistent with its primary submission, Kāinga Ora support's MRZ across all relevant residential zones. (Unless otherwise requested to be zoned High Density where appropriate).	Allow
Planning Maps	CCC	751.92	Amend	Change undeveloped land in Cashmere Rd / Kanika Lane to Future Urban zone. Change areas within the Low Public Transport Accessibility Area to Residential Suburban	Oppose	Consistent with its primary submission, Kāinga Ora seeks deletion the Low Public Transport Accessibility Area and that these areas are zoned for medium density residential development.	Disallow
Planning Maps	CCC	751.94	Amend	Mt Pleasant Rd / 2 Crest Lane - Monks Spur - remove the Residential Hills Precinct, change the underlying zone to Residential Hills and apply the Low Public Transport Accessibility Area qualifying matter.	Oppose	Consistent with its primary submission, Kāinga Ora seeks deletion the Low Public Transport Accessibility Area and that these areas are zoned for medium density residential development.	Disallow
Planning Maps	CCC	751.96	Amend	Mathers / Hoon May Road - change RS zoning to MRZ	Support	Consistent with its primary submission, Kāinga Ora supports medium density housing. (Unless otherwise requested to be zoned High Density where appropriate).	Allow
Planning Maps	CCC	751.97	Amend	apply LPTAA to entire of 55 Kennedy's Bush Road	Oppose	Consistent with its primary submission, Kāinga Ora seeks deletion the Low Public Transport Accessibility Area QM.	Disallow
Planning Maps	CCC	751.98	Amend	Change RS zoning to MRZ at Harrowdale Drive / Nortons Rd	Support	Consistent with its primary submission, Kāinga Ora supports medium density housing. (Unless otherwise requested to be zoned High Density where appropriate).	Allow
Planning Maps	CCC	751.99	Amend	Change RS zoning to MRZ at Queenswood Gardens	Support	Consistent with its primary submission, Kāinga Ora supports medium density housing. (Unless otherwise requested to be zoned High Density where appropriate).	Allow
Planning Maps	CCC	751.100	Amend	Apply LPTAA over 25 Belfield St site.	Oppose	Consistent with its primary submission, Kāinga Ora seeks deletion the Low Public Transport Accessibility Area QM.	Disallow

Commercial Objectives and Policies Objective – Office parks and mixed use areas outside the central city	ChristchurchNZ	760.1	Seek amendment	Amend 15.2.3: 15.2.3 – Objective – Office Parks and Mixed use areas outside the central city ... b. mixed use zones located close to the City Centre Zone transition into high density <u>walkable</u> residential neighbourhoods that contribute to an improved diversity of housing type, tenure and affordability and support a reduction in greenhouse gas emissions.	Support in Part	Kāinga Ora supports this submission point where it aligned with the intent of the Kāinga Ora primary submission.	Allow in Part
Commercial Objectives and Policies Objective - Office parks and mixed use areas outside the central city Policy - Mixed use areas outside the central city	ChristchurchNZ	760.2	Seek amendment	Amend 15.2.3.2: 15.2.3.2 Policy – Mixed use areas outside the central city ... b. Support mixed use zones located within a 15 minute walking distance of the City Centre Zone to transition into high quality <u>walkable</u> residential neighbourhoods by: iv. encourage... v. <u>limiting new high trip generating activities</u> ; and vi. <u>promoting a network of safe, convenient and attractive pedestrian and cycle connections within the zone and to adjoining neighbourhoods.</u>	Support in Part	Kāinga Ora supports this submission point where it aligned with the intent of the Kāinga Ora primary submission.	Allow in Part
Commercial Rules - Mixed Use Zone Activity status tables – Mixed Use Zone Permitted activities	ChristchurchNZ	760.14	Seek amendment	Amend P4, P5, P6, and P7 to insert a new activity-specific standard: <u>(a) Car parking shall be limited to 1space per150sqm.</u>	Oppose	Kāinga Ora considers that parking is sufficiently directed by the NPS-UD.	Disallow
Commercial Rules - Mixed Use Zone Activity status tables – Mixed Use Zone Permitted activities	ChristchurchNZ	760.15	Seek amendment	Amend P8 to insert a new activity specific standard: <u>a. Any service Station in the Sydenham and Waltham Mixed Use Zones shall be located on a minor or major arterial road.</u>	Oppose	Kāinga Ora consider that this submission point is overly restrictive.	Disallow
Commercial Rules - Mixed Use Zone Activity status tables – Mixed Use Zone Restricted Discretionary	ChristchurchNZ	760.17 – 760.19 760.22 – 760.23	Seek amendment	Amend 15.10.1.3 RD3: The Council's discretion shall be limited to the following matters: a. Residential design principles – 15.14.1b. Comprehensive residential activity in the Mixed Use Zone – 15.14.3.40 (a) (iv) (ii) and (v) (iii)	Oppose in Part	Kāinga Ora oppose this submission point where it is inconsistent with the relief or outcomes sought in the Kāinga Ora Primary submission.	Disallow in Part

Activities							
Minimum Standards for comprehensive developments							
Abbreviations and Definitions	ChristchurchNZ	760.27	Seek amendment	Add a new definition for 'greenway' as follows: <u>For the purposes of the Mixed Use Zone (Sydenham and Waltham), means: a high amenity corridor for the use of pedestrians, people on bikes and other active transport modes, in addition to the provision of landscaping, trees stormwater management and informal recreation space. Greenways are not open to general traffic, except authorised maintenance vehicles.</u>	Support in Part	Whilst Kāinga Ora agrees that a definition should be provided for 'greenways', it is considered that this proposed definition is overly restrictive and requires refinement.	Allow in Part
Definitions List							
G							
(New) "Greenway"							
Abbreviations and Definitions	ChristchurchNZ	760.28	Seek amendment	Add a new definition for 'Shared pedestrian/cycleway' as follows: <u>For the purposes of the Mixed Use Zone(Sydenham and Waltham), means: a publicly accessible corridor for the use of pedestrians, people on bikes and other active transport modes that is not open to general traffic, except authorised maintenance vehicles.</u>	Support in Part	Whilst Kāinga Ora agrees that a definition should be provided for 'Shared pedestrian/cycleway', it is considered that this proposed definition is overly restrictive and requires refinement.	Allow in Part
Definitions List							
S							
(New) "Shared pedestrian/cycleway"							
Abbreviations and Definitions	ChristchurchNZ	760.29	Seek amendment	Add a new definition for 'Accessible residential units' as follows: <u>For the purposes of the Mixed Use Zone(Sydenham and Waltham), means: A residential unit that is located, constructed, and configured to allow for people of all ages and abilities to move freely and independently, and meet their functional requirements, to and within the unit</u>	Oppose	Kāinga Ora consider that accessible units should be provided through the wider Christchurch area.	Disallow
Definitions List							
A							
(New) "Accessible Unit"							
Abbreviations and Definitions	ChristchurchNZ	760.30	Seek amendment	Add a new definition for 'Apartment building' as follows: <u>For the purposes of the Mixed Use Zone (Sydenham and Waltham), means: A residential building that contains two or more residential units where those units are aligned vertically one on top of the other.</u>	Oppose	Kāinga Ora does not consider that this definition is necessary as apartment buildings are an accepted form of residential building.	Disallow
Definitions List							
A							
(New) "Apartment Building"							
Abbreviations and Definitions	ChristchurchNZ	760.31	Seek amendment	Amend definition of 'Perimeter block development' to read: Perimeter block development means an urban form that concentrates building development along the public edges of a city block, with a public face to the street, and private or communal open space to the rear in the interior of the block or individual site. Buildings on individual sites are characteristically joined <u>with those on adjacent sites</u> , or are in close proximity to each other, to create a continuous street wall.	Support in Part	Kāinga Ora supports this submission point where it aligned with the outcome and intent of the Kāinga Ora primary submission.	Allow in Part
Definitions List							
P							
"Perimeter Block Development"							

Abbreviations and Definitions Definitions List C “Comprehensive Residential Development”	ChristchurchNZ	760.32	Seek amendment	Amend definition of 'Comprehensive residential development' to read: Comprehensive residential development in relation to the Residential New Neighbourhood Zone Future Urban Zone, means a Development of three or more residential units which have been, or will be, designed, consented and constructed in an integrated manner (staged development <u>may</u> is not be precluded). It may include a concurrent or subsequent subdivision component.	Support in Part	Kāinga Ora supports this submission point where it aligned with the outcome and intent of the Kāinga Ora primary submission.	Allow in Part
Abbreviations and Definitions Definitions List P “Pedestrian Access”	ChristchurchNZ	760.33	Seek amendment	Amend definition of 'Pedestrian access' to read: A dedicated pathway that provides access for pedestrians from the street to a residential unit and to any parking area for that residential unit. A pathway dedicated to the provision of access for pedestrians.	Support in Part	Kāinga Ora does not necessarily see significant benefit from the proposed amendment, but is interested in any changes to the definition.	Allow in Part
Commercial Rules - Mixed Use Zone Activity status tables – Mixed Use Zone Permitted activities	ChristchurchNZ	760.34	Seek amendment	Amend P27 g. to read: The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit, <u>on the same floor.</u>	Oppose	Kāinga Ora considers this proposed provision overly restrictive within the Mixed Use Zone.	Disallow
Commercial Rules - Mixed Use Zone Activity status tables – Mixed Use Zone Permitted activities	ChristchurchNZ	760.35	Seek amendment	Amend P27 i. to read: Any outdoor living space or outdoor service space shall not be used for car parking, <u>cycleparking</u> or access”.	Oppose	Kāinga Ora consider it would be unreasonable to restrict outdoor living space from cycle parking or access as often outdoor patios provide alternative dwelling access.	Disallow
Tree canopy, qualifying matters, built form standards	New Zealand Institute of Architects Canterbury Branch	762.1 – 762.47	Support and amend	Supports tree canopy/contributions and suggests further incentives, supports density around centres, supports sunlight access qualifying matter. Support updated noise requirements, suggest increase heights of community facilities to match MRZ, increase minimum driveway widths and maximum earthworks provisions. Windows - include thermal heating/cooling provision, increase glazing from 30 to 40% to street. Enable new development to be in fitting with neighbours. Clarify minimum garage size. Include additional height limits around te Papa Otakaro in CBD. Minimum site size for comprehensive development reduced to 1500m². Add minimum height restriction in CBD. Extend height overlay to between	Oppose	Kāinga Ora oppose the submission points which are inconsistent with the outcomes or relief sought in the Kāinga Ora primary submission.	Disallow

				Kilmore St and Chester St West. Provide for adequate cycle storage.			
MRZ, HRZ, qualifying matters	Wolfbrook	798.1 – 798.20	Seek amendment	Support provisions that implement or go above the MDRS. Do not support the sunlight access and public transport qualifying matter. Request residential development to be either permitted or restricted discretionary, not discretionary. Delete tree canopy/contributions provisions. Request washing line space not be dedicated if fold-down line. Clarify storage area requirement. Amend to control garaging facing the boundary only as the primary view. Allow more flexibility for waste/ bin areas. Seek the MDRS has immediate legal effect.	Support	Consistent with its primary submission, Kāinga Ora supports the removal of the sunlight access and public transport qualifying matters, and the legal effect of the MDRS. Kāinga Ora supports the removal of the tree canopy/contributions rule. Kāinga Ora generally supports increased density.	Allow
MRZ, HRZ, MUZ, character areas	Benjamin Love	799.1 – 799.12	Amend	Request character areas as qualifying matters are deleted. Seek provisions enabling intensification are supported and provided in more of the wider city. Support mixed use areas, and seek more are provided. Request the development of more areas coherently rather than small lot development. Request transit oriented development across the transit corridor, and that rail is implemented in this corridor.	Support	Consistent with its primary submission, Kāinga Ora supports the deletion of the character area qualifying matter. Kāinga Ora generally supports increasing density, including along transport routes.	Allow
Residential Objectives and Policies Objective - High Density Residential Zone Policy – High density location	Waka Kotahi – NZ Transport Agency	Submission 805.37	Seek amendment	Increase the walkable catchment to 1500m.	Support	Kāinga Ora supports the submitters position that the walkable catchment should be increased to greater than what was notified.	Allow
Planning Maps HRZ Zoning	Waka Kotahi – NZ Transport Agency	805.38	Seek amendment	Increase the walkable catchment to 1500m.	Support	Kāinga Ora supports the submitters position that the walkable catchment should be increased to greater than what was notified.	Allow
Strategic Directions Objectives Objective – Well-functioning urban environment	Te Tāhuhu o te Mātaranga (Ministry of Education)	806.2	Seek amendment	Regarding objective 3.3.7 Add new clause (a)(v): <u>Provides for educational opportunities throughout the districts to support communities and development.</u>	Support	Kāinga Ora supports well-functioning urban environments that include educational facilities.	Allow
Strategic Directions Objectives Objective – Urban growth, form and design	Te Tāhuhu o te Mātaranga (Ministry of Education)	806.3	Seek amendment	Regarding objective 3.3.78 Add new clause (a)(xi): <u>Provides for educational opportunities throughout the districts to support communities and development.</u>	Support	Kāinga Ora supports well-functioning urban environments that include educational facilities.	Allow
Residential Objectives and Policies	Te Tāhuhu o te Mātaranga (Ministry of Education)	806.15	Seek Amendment	Regarding objective 14.2.6 Amend Medium density residential areas of predominantly MDRS-scale development of three- or four-storey buildings, including semi-detached and terraced housing and	Oppose	Kāinga Ora is concerned that the amendment proposed by the submitter makes accessibility to education facilities a pre-cursor to any residential development.	Disallow

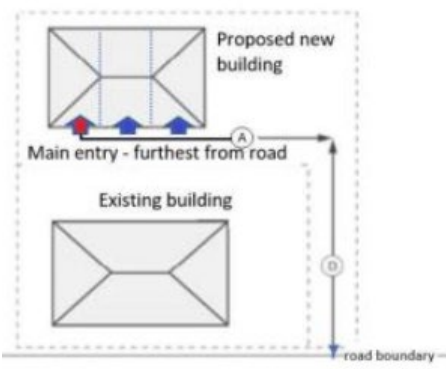
Objective – Medium Density Residential Zone	Education)			low-rise apartments, with innovative approaches to comprehensively designed residential developments, whilst providing for other compatible activities <u>and development is supported by educational facilities.</u>			
General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	Regulus Property Investments Limited	810.3	Seek amendment	Reject the Qualifying Matters that do not align with that directed by the Central Government including deleting the sunlight access QM.	Support	Consistent with its primary submission, Kāinga Ora does not support the Sunlight Access QM, seeking that it be deleted.	Allow
General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	James Barbour	812	Seek amendment	Seeks the Council decline the QM that do not align with that directed by the Central Government including deleting the sunlight access QM. Seeks retention of provisions that support intensification of urban form, particularly near the City and commercial centres.	Support	Consistent with its primary submission, Kāinga Ora are in support of intensification and of removal of the sunlight access QM.	Allow
All of plan	Carter Group Limited	814.1 – 814.246	Seek amendment	Seeks amendments to a number of definitions.	Support in Part	Kāinga Ora supports those submission points which are consistent with the specific relief or outcomes sought in the Kāinga Ora primary submission.	Allow in Part
Planning Maps > Any other QMs	The Board of Trustees of the Te Ara Koropiko West Spreydon School	815.1	Seek amendment	Request that proximity to a primary school is introduced as a Qualifying Matter.	Oppose	Kāinga Ora opposes a new QM based on the proximity to schools. In line with the NPS-UD, residential intensification should be occurring where amenities and facilities (such as schools) are accessible. There is also a statutory test that must be met for the creation of a QM and it is the view of Kāinga Ora that there is not sufficient justification for a new QM to be created near schools.	Disallow
All of Plan	Elizabeth Harris	817.3	Support	Supports the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres.	Support	Consistent with its primary submission, Kāinga Ora supports provisions for urban intensification.	Allow
All of plan	Athena Enterprises	821.5	Support	Supports the intensification of urban form, particularly near the city and commercial centres.	Support	Consistent with its primary submission, Kāinga Ora supports provisions which seek to enable urban intensification.	Allow
6.1A - Qualifying Matters	Naxos Enterprises Limited and Trustees MW Limited	822.3	Oppose	Decline the Qualifying Matters that do not align with that directed by the Central Government.	Support	Consistent with its primary submission, Kāinga Ora seeks to delete a number of the proposed qualifying matters.	Allow
Commercial Transport Residential General Rules and Procedures Commercial	The Catholic Diocese of Christchurch	823.1 – 823.34 823.37 – 823.39 823.55 – 823.68 823.74 – 823.86 823.117 823.118 823.121 – 823.129 823.136 – 823.147 823.150 –	Seek amendment	Suggests amendments to a range of definitions. Considers the proposed changes to commercial zones fails to enable intensification in the manner envisaged by the NPS-UD. Greater use should be made of permitted or controlled activity status. The tree canopy cover and financial contributions provisions are unworkable and unreasonable. Seeks changes to transport provisions.	Oppose in Part	Kāinga Ora opposes those submission points which are inconsistent with relief or outcomes sought in the Kāinga Ora primary submission. Kāinga Ora supports reduced development controls.	Disallow in Part

		823.161 823.164 – 823.168 823.171 – 823.217 823.227		Seeks changes to Commercial provisions.			
QM Tsunami Management Area and 6.10A Tree Canopy Cover	LMM Investments 2012 Limited	826.2	Amend	Seeks that the Tsunami Management Area, and related provisions, be deleted in their entirety. Or alternatively a more focused site-by-site assessment.	Support	Consistent with its primary submission, Kāinga Ora seeks that the Tsunami Management Area is reduced to a 1:100 year hazard.	Allow
General Rules and Procedures Noise Rules – Activities near Infrastructure Activity Standards	KiwiRail	829.1	Seek Amendment	Amend Rule 6.1.7.2 to include the following vibration standard: <u>NOISE-RX-Permitted Activity</u> <u>Indoor railway vibration</u> 1. <u>Any new buildings or alternations to existing buildings containing a noise sensitive activity, within 60m of the boundary of any railway network, must be protected from vibration arising from the nearby rail corridor.</u> 2. <u>Compliance with standard 1 above shall be achieved by a report submitted to the council demonstrating compliance with the following matters:</u> a. <u>The new buildings or alternation or an existing building is designed, constructed and maintained to achieve rail vibration levels not exceeding 0.3mm/s vw, 95 or</u> b. <u>The new building or alternation to an existing building is a single-storey framed residential building with:</u> i. <u>A constant level floor slab on a full surface vibration isolation bearing with natural frequency not exceeding 10 Hz, installed in accordance with the supplier's instructions and recommendations; and</u> ii. <u>Vibration isolation separating the sides of the floor slab from the ground; and</u> iii. <u>No rigid connections between the building and the ground.</u> <u>Matters of Discretion</u> a. <u>Location of the building;</u> b. <u>The effects of any non-compliance with the activity specific standards</u> c. <u>Special topographical, building features or ground conditions which will mitigate vibration impacts;</u> d. <u>The outcome of any consultation with KiwiRail.</u>	Oppose	Consistent with the primary submission, Kāinga Ora opposes the proposed permitted activity rule as activities and their effects are adequately managed by existing provisions.	Disallow
Residential Rules – Medium Density	KiwiRail	829.9	Seek amendment	Amend rule 14.5.2.7: 14.5.2.7 Minimum building setbacks a.	Oppose	Kāinga Ora do not consider that the proposed change is necessary.	Disallow

Residential Zone Built Form Standards Minimum Building Setbacks				vi. v. Buildings, balconies and decks on sites adjacent to or abutting a designation rail corridor <u>4-5</u> metres from the rail corridor boundary.			
Residential Rules – Medium Density Residential Zone Activity Status Tables Restricted Discretionary Activities	KiwiRail	829.10	Seek amendment	Amend rule 14.5.1.3 RD12: Buildings that do not meet Rule 14.5.2.7(vi) relating to rail corridor boundary setbacks a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor <u>while providing for the safe and efficient operations of the rail network.</u>	Oppose	Consistent with the primary submission, Kāinga Ora opposes the proposed permitted activity rule as activities and their effects are adequately managed by existing provisions.	Disallow
Residential Rules – High Density Residential Zone Built Form Standards Setbacks	KiwiRail	829.11	Seek amendment	Amend rule 14.6.2.3: 14.6 Rules – High Density Residential Zone 14.6.2.3 Setbacks <u>a...</u> <u>iv. Rail corridor boundary: 5 metres</u>	Oppose	Consistent with the primary submission, Kāinga Ora opposes the proposed permitted activity rule as activities and their effects are adequately managed by existing provisions.	Disallow
Residential Rules – High Density Residential Zone Activity Status Tables Restricted Discretionary Activities	KiwiRail	829.12	Seek amendment	Amend 14.6.1.3 RD10: 14.6.1.3 Restricted Discretionary Activities RD10 a. ... <u>d. Any application arising from (iv) shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).</u> The Council's discretion shall be limited to the following matters: a. ... <u>b. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor while providing for the safe and efficient operation of the rail network.</u>	Oppose	Consistent with the primary submission, Kāinga Ora opposes the proposed permitted activity rule as activities and their effects are adequately managed by existing provisions.	Disallow
Commercial Rules – Neighbourhood Centre Zone Built Form Standards – Neighbourhood Centre Zone Minimum building setback from	KiwiRail	829.13	Seek amendment	Amend rule 15.6.2.8: ... a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be <u>4-5</u> metres.	Oppose	Consistent with the primary submission, Kāinga Ora opposes the proposed permitted activity rule as activities and their effects are adequately managed by existing provisions.	Disallow

railway corridor outside the Central City							
Commercial Rules – Town Centre Zone Built Form Standards – Town Centre Zone Minimum building setback from railway corridor	KiwiRail	829.15	Seek amendment	Amend rule 15.4.2.9: ... a. For sites adjacent to or abutting the railway line, the minimum building setback from buildings, balconies and decks from the rail corridor boundary shall be 4– <u>5</u> metres.	Oppose	Consistent with the primary submission, Kāinga Ora opposes the proposed permitted activity rule as activities and their effects are adequately managed by existing provisions.	Disallow
Commercial Rules – Local Centre Zone Built Form Standards – Local Centre Zone Minimum building setback from railway corridor	KiwiRail	829.16	Seek amendment	Amend rule 15.5.2.9: ... a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4– <u>5</u> metres.	Oppose	Consistent with the primary submission, Kāinga Ora opposes the proposed permitted activity rule as activities and their effects are adequately managed by existing provisions.	Disallow
Commercial Rules – Commercial Banks Peninsula Zone Built Form Standards – Commercial Banks Peninsula Zone Minimum building setback from railway corridor	KiwiRail	829.17	Seek amendment	<i>Amend 15.7.2:</i> ... <i>a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4–<u>5</u> metres.</i>	Oppose	Consistent with the primary submission, Kāinga Ora opposes the proposed permitted activity rule as activities and their effects are adequately managed by existing provisions.	Disallow
Commercial Rules – Large Format Retail Zone Built Form Standards – Large Format Retail Zone Minimum building setback from railway corridor	KiwiRail	829.18	Seek amendment	<i>Amend rule 15.8.2.8:</i> ... <i>a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4–<u>5</u> metres.</i>	Oppose	Consistent with the primary submission, Kāinga Ora opposes the proposed permitted activity rule as activities and their effects are adequately managed by existing provisions.	Disallow

Commercial Rules – Commercial Office Zone Built Form Standards – Commercial Office Zone Minimum building setback from railway corridor	KiwiRail	829.19	Seek amendment	Amend rule 15.9.2.9: ... a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4–5 metres.	Oppose	Consistent with the primary submission, Kāinga Ora opposes the proposed permitted activity rule as activities and their effects are adequately managed by existing provisions.	Disallow
Commercial Rules – Mixed Use Zone Built Form Standards – Mixed Use Zone Minimum building setback from railway corridor	KiwiRail	829.20	Seek amendment	Amend rule 15.10.2.8: ... a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4–5 metres.	Oppose	Consistent with the primary submission, Kāinga Ora opposes the proposed permitted activity rule as activities and their effects are adequately managed by existing provisions.	Disallow
Commercial Rules – Matters of Control and Discretion Matters of Discretion for Built Form Standards Minimum building setback from the railway corridor	KiwiRail	829.21	Seek amendment	Amend 15.14.3.10: ... a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor, <u>while providing for the safe and efficient operation of the rail network</u> .	Oppose	Consistent with the primary submission, Kāinga Ora opposes the proposed permitted activity rule as activities and their effects are adequately managed by existing provisions.	Disallow
Qualifying matters	Andrew Kyle	833.1	Oppose	That the 50dBA air noise contour be excluded from becoming a Qualifying Matter	Support	Consistent with its primary submission, Kāinga Ora supports the deletion of provisions for QM – Airport Noise.	Allow
All of Plan	Historic Places Canterbury	835	Support	Create a Qualifying Matter, to provide a buffer area for the heritage areas of Hagley Park, Cranmer Square and Latimer Square.	Oppose	Kāinga Ora does not support the inclusion of additional qualifying matters. Kāinga Ora opposes a new QM to provide for a buffer area for the heritage areas of Hagley Park, Cranmer Square and Latimer Square. In line with the NPS-UD, Kāinga Ora does not consider that there is sufficient justification for this proposed QM.	Disallow
Transport Appendices Appendix 7.5.7 – Access	Fire and Emergency New Zealand	842.16	Seek amendment	Insert Figure 7A: <u>A+B Less than or equal to 75m</u>	Oppose	Kāinga Ora considers that the relief sought by the submitter is overly restrictive.	Disallow

Design and Gradient				<div></div> <p>Advice note: For any buildings that are greater than 75m from the road, Appendix 7.5.7 Access, gradient and design clause h is applicable.</p>									
Transport Appendices Appendix 7.5.7 – Access Design and Gradient	Fire and Emergency New Zealand	842.17	Seek amendment	Amend Table 7.5.7.1: Table 7.5.7.1 – Minimum requirement for private ways and vehicle access: <table><tr><td>Activity</td><td>Minimum formed width (metres)</td><td>Central City Height clearance (metres)</td></tr><tr><td>a. ...</td><td>3.0</td><td>3.5 4.0</td></tr></table>	Activity	Minimum formed width (metres)	Central City Height clearance (metres)	a. ...	3.0	3.5 4.0	Oppose	Kāinga Ora considers that the relief sought by the submitter is overly restrictive.	Disallow
Activity	Minimum formed width (metres)	Central City Height clearance (metres)											
a. ...	3.0	3.5 4.0											
Residential Objectives and Policies Objective – Medium Density Residential Zone	Fire and Emergency New Zealand	842.24	Seek amendment	Add new policy: <u>14.2.6.3 Policy – Reverse Sensitivity</u> <u>a. Within Medium Density Residential areas:</u> <u>i. enable the ongoing operation, use and redevelopment of existing emergency service facilities.</u>	Support	Kāinga Ora recognises the importance of these facilities and them being accessible and in close proximity to residential Areas.	Allow						
Residential Objectives and Policies Objective – High Density Residential Zone	Fire and Emergency New Zealand	842.27	Seek amendment	Add new policy: <u>14.2.7.7 Policy – Reverse Sensitivity</u> <u>a. within High Density Residential areas</u> <u>i. enable the ongoing operation, use and redevelopment of existing emergency service facilities.</u>	Support	Kāinga Ora recognises the importance of these facilities and them being accessible and in close proximity to residential areas.	Allow						
Residential Objectives and Policies Objective – Future Urban Zone	Fire and Emergency New Zealand	842.28	Seek amendment	Add new policy: <u>14.2.8.8 Policy – Reverse Sensitivity</u> <u>a. within Future Urban areas</u> <u>i. enable the ongoing operation, use and redevelopment of existing emergency service facilities.</u>	Oppose	Consistent with its primary submission, Kāinga Ora seek that the FUZ is deleted.	Disallow						
Residential Rules – Matters of Control and Discretion	Fire and Emergency New Zealand	842.45	Seek amendment	Amend 14.15.1: 14.15.1 – Residential Design Principles ... g. Access, parking and servicing i. ... iii. Whether the development provides for appropriate emergency access on/ to the	Oppose	Kāinga Ora considers that the relief sought by the submitter is overly restrictive. Furthermore, the effects seeking to be managed under the submission point are already adequately covered by the relevant standard and building code.	Disallow						

Residential Design Principles				<p>site:</p> <p>A. <u>The extent to which access to the on-site alternative firefighting water supply complies with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice</u></p> <p>B. <u>The extent to which developments provides for emergency service access including pedestrian access ways that a clear, unobstructed and well lit.</u></p> <p>C. <u>The extent to which wayfinding for different properties on a development are clear in day and night is provided.</u></p>			
<p>Residential</p> <p>Rules – Matters of Control and Discretion</p> <p>Impacts on Neighbouring Property</p>	Fire and Emergency New Zealand	842.46	Seek amendment	<p>Amend 14.15.3:</p> <p>14.15.3 – Impacts on neighbouring property as follows:</p> <p>...</p> <p>viii. <u>Fire risk mitigation incorporated to avoid horizontal spread of fire across boundaries; and</u></p> <p>ix. <u>Provision of suitable firefighting supply and pressure.</u></p>	Oppose	Kāinga Ora considers that the relief sought by the submitter is overly restrictive. Furthermore, the effects the seeking to be managed under the submission point are already adequately covered by the relevant standard and building code.	Disallow
<p>Commercial</p> <p>Rules – Mixed Use Zone</p> <p>Built Form Standards – Mixed Use Zone</p> <p>Minimum Standards for Comprehensive Residential Development</p>	Fire and Emergency New Zealand	842.65	Support	<p>Amend 15.10.2.9:</p> <p>15.10.2.9 – Minimum Standards for Comprehensive Residential Development</p> <p>a. All shared pedestrian access ways within and through a site shall:</p> <p>i. have a minimum of</p> <p>A. <u>3 metres on a straight accessway including excluding planting.</u></p> <p>B. <u>6.2 metres on a curved or cornered access way.</u></p> <p>C. <u>4.5m space to position the ladder and perform operational tasks.</u></p> <p>ii. <u>the width for pedestrian accesses shall be clear of any fencing, storage or servicing, except security gates, where necessary.</u></p> <p>iii. <u>provide wayfinding for different properties on a development are clear in day and night.</u></p>	Oppose	Kāinga Ora considers that the relief sought by the submitter is overly restrictive. Furthermore, the effects the seeking to be managed under the submission point are already adequately covered by the relevant standard and building code.	
<p>Planning Maps</p> <p>QM – Airport Noise</p>	Christchurch International Airport Limited (CIAL)	852.1	Seek amendment	Amend the spatial extent of the QM on the planning maps to show the outer extent of the updated remodelled 50dBA Ldn Air Noise Annual Average and Outer Envelope contours dated May 2023, and the operative contour, as illustrated on the Plan attached as Appendix A(i).	Oppose	Consistent with the Kāinga Ora primary submission, Kāinga Ora opposes the 50dBA Ldn Air Noise contour as a qualifying matter. For clarity, this includes any remodelled contours.	Disallow
<p>Strategic Directions Objectives</p> <p>Objective - Well-functioning urban environment</p>	Christchurch International Airport Limited (CIAL)	852.4	Seek amendment	<p>Amend new objective 3.3.7 - Well-functioning urban environment as follows:</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;...</p> <p>v. <u>reduced density of development for sensitive activities where a Qualifying Matter applies.</u></p>	Oppose	Consistent with the Kāinga Ora primary submission, Kāinga Ora opposes additional reference to qualifying matters in this strategic objective.	Disallow

General Rules and Procedures Noise 6.1A - Qualifying Matters 6.1A.1 Application of qualifying matters	Christchurch International Airport Limited (CIAL)	852.5	Seek amendment	Amend Table 1 – Qualifying Matter to delete reference to the ‘Low density residential airport influence zone’ and ‘airport influence density precinct’ and replace with ‘Airport noise influence area’.	Oppose	Consistent with the Kāinga Ora primary submission, Kāinga Ora opposes Airport noise contours, or any other airport noise layers being qualifying matters. Kāinga Ora opposes the introduction of the ‘Airport noise influence area’ and any associated provisions proposed by the submitter.	Disallow
Subdivision, Development and Earthworks Activity standards Minimum net site area and dimension	Christchurch International Airport Limited (CIAL)	852.5	Seek amendment	Amend Rule 8.6.1.a. as follows: Minimum net site area and dimension Allotments in the Residential Suburban, Residential Hills, Residential Large Lot Residential, Open Space Metropolitan Facilities (golf courses, Riccarton Racecourse and Wilding, Western, Kearneys and Christchurch Parks) and the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area Low Density Residential Airport Influence Zones shall have a minimum dimension of 16m x 18m. Amend Table 1 Minimum net site area - residential zones by deleting clause d and e that refer to the "Low Density Residential Airport Influence Zone" and the "Low Density Residential Airport Influence Zone - Airport Influence Density Precinct". Amend Table 6 "Allotments with existing or proposed buildings" clauses a and b by removal of the references to the "Low Density Residential Airport Influence Zone" and the "Low Density Residential Airport Influence Zone-Airport Influence Density Precinct".	Oppose	Consistent with the Kāinga Ora primary submission, Kāinga Ora opposes Airport noise contours, or any other airport noise layers restricting intensification.	Disallow
Residential Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone Activity status tables Restricted discretionary activities	Christchurch International Airport Limited (CIAL)	852.12	Seek amendment	Amend rule 14.4.1.3 RD34 as follows: a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour and/or the Qualifying Matter Airport Noise Influence Area as shown on the Planning Maps: i. Residential activities which are not provided for as a permitted or controlled activity in <u>this Chapter and which do not comply with:</u> • 14.4.2.1 Site density; or • 14.4.2.3 Building height; or • 14.4.2.4 Site coverage; or • 14.4.2.5 Outdoor living space; ii. Education activities (Rule 14.4.1.1 P16); iii. Preschools (Rule 14.4.1.1 P17); or iv. Health care facilities (Rule 14.4.1.1 P18) v. Visitor accommodation in a heritage item Rule 14.4.1.1 P30).(Plan Change 4 Council Decision subject to appeal) b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited (absent its written approval).	Oppose	Consistent with the Kāinga Ora primary submission, Kāinga Ora opposes Airport noise contours, or any other airport noise layers restricting intensification.	Disallow
Residential	Christchurch International Airport	852.14 – 852.15	Seek amendment	Amend rule 14.12.1.3 RD16 Amend rule 14.12.1.3 RD26	Oppose	Consistent with the Kāinga Ora primary submission, Kāinga Ora opposes Airport noise contours, or any other airport noise	Disallow

Rules – Future Urban Zone	Limited (CIAL)					layers restricting intensification. Kāinga Ora also seeks the deletion of the FUZ.	
Activity status table							
Restricted discretionary activities							
Commercial Rules	Christchurch International Airport Limited (CIAL)	852.17 – 852.23	Seek amendment	Amend: 15.4.1.1 P21 15.5.1.1 P21 15.4.1.5 NC2 15.5.1.5 NC2 15.5.1.1 P10 15.10.1.1 P27 15.10.1.5 NC1 To include reference to the Airport Noise Influence Area	Oppose	Consistent with the Kāinga Ora primary submission, Kāinga Ora opposes Airport noise contours, or any other airport noise layers restricting intensification.	Disallow
Town Centre Zone							
Local Centre Zone							
Commercial Office Zone							
Mixed Use Zone							
Residential	Lyttelton Port Company Limited	853.2	Amend	Extend Industrial Interface qualifying matter.	Oppose	Consistent with its primary submission, Kāinga Ora seeks the deletion of the Industrial Interface qualifying matter.	Disallow
Residential	Lyttelton Port Company Limited	853.3	Amend	Include a new qualifying matter regarding CityDepot - “Inland Port Influences Overlay”, to address reverse sensitivity issues.	Oppose	Kāinga Ora does not support the inclusion of additional qualifying matters. Kāinga Ora opposes the proposed QM. The effects that the submitter is seeking to address through the proposed QM could be adequately managed through rules and built form standards.	Disallow
Residential	Orion New Zealand Limited (Orion)	854.1	Amend	Seeks a new rule requiring land area of at least 5.5m ² at the road boundary for electricity infrastructure.	Oppose	Kāinga Ora considers that the relief sought by the submitter is overly restrictive.	Disallow
Residential	Orion New Zealand Limited (Orion)	854.3	Amend	Seeks an additional non-complying activity, if activities are within 3m of the outside overhead conductor of an electricity distribution line	Oppose	Kāinga Ora considers that the relief sought by the submitter is overly restrictive.	Disallow
Commercial	Lendlease Limited	855.1 855.4 855.6 – 855.8 855.11 - 855.15	Amend	Hornby Town Centre be rezoned as a Metropolitan Centre zone and allow building heights of at least 6 storeys in that area.	Support in Part	Consistent with its primary submission, Kāinga Ora supports increased density and increased height limits. Kāinga Ora supports the submission where it aligns with the relief our outcomes sought in the Kāinga Ora Primary submission.	Allow in Part
Planning Maps	Ministry of Housing and Urban Development	859.11	Seek amendment	Increase the walkable catchments and spatial extent of the following types of commercial centres by at least 200 metres a. Medium local centres b. Large local centres c. Town centres d. Large town centres	Support	Kāinga Ora supports the submitters position that the walkable catchment should be increased to greater than what was notified.	Allow
Commercial Zoning							
Planning Maps	Ministry of Housing and Urban Development	859.12	Seek amendment	Increase the walkable catchments and spatial extent of the following types of commercial centres by at least 200 metres a. Medium local centres b. Large local centres c. Town centres	Support	Kāinga Ora supports the submitters position that the walkable catchment should be increased to greater than what was notified.	Allow

				d. Large town centres			
General Rules and Procedures – Tree Canopy Cover	Daresbury Ltd	874.2	Amend	Seeks to delete all of the financial contributions provisions.	Support	Consistent with its primary submission, Kāinga Ora seeks the deletion of the tree canopy financial contribution rules.	Allow
General Rules and Procedures	Philippa Rutledge	875	Amend	Seeks an additional qualifying matter regarding stormwater	Oppose	It is the view of Kāinga Ora that there is already sufficient mechanisms in the plan (and via bylaws) to manage stormwater where necessary. Kāinga Ora does not consider that there is sufficient justification for the proposed QM.	Disallow
All of plan	Otautahi Community Housing Trust	877.1 – 877.35	Amend		Support in Part	Consistent with the extent of changes sought in the Kāinga Ora primary submission.	Allow in Part
Strategic Directions Objectives Objectives – Well-functioning urban environment	Transpower	878.1	Seek amendment	<i>Amend objective 3.3.7: 3.3.7 Objective – Well-functioning Urban Environment a. iv. ... v. <u>The specific characteristics of qualifying matters.</u></i>	Oppose	Consistent with the extent of changes sought in the primary submission, Kāinga Ora opposes the relief sought. The proposed addition is considered inappropriate for the intent of the objective.	Disallow
Natural Hazards Objectives and Policies Natural Hazards Policies Policy – Managing Development in Qualifying Matter Coastal Hazard Management Areas	Transpower	878.3	Seek amendment	<i>Amend policy 5.2.2.5.1: 5.2.2.5.1 Policy – Managing <u>residential</u> development in Qualifying Coastal Hazard Management Areas a. Within the following Qualifying Matters, development, subdivision and land use that would provide for <u>residential intensification</u> of any site shall be avoided, unless the risks is from coastal inundation and a site specific assessment demonstrates the risk is low of very low based on thresholds defines in Table 5.2.2.5.1a below: ...</i>	Oppose	Consistent with the extent of changes sought in the primary submission, Kāinga Ora opposes the relief sought.	Disallow
Natural Hazards Objectives and Policies Natural Hazards Policies Policy – Managing Development in Qualifying Matter Tsunami Management Area	Transpower	878.4	Seek amendment	<i>Amend policy 5.2.2.5.2: 5.2.2.5.2 Policy – Managing <u>residential</u> development within Qualifying Matter Tsunami Management Area a. Within the Tsunami Management Area Qualifying Matter, avoid <u>residential</u> development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable.</i>	Oppose	Consistent with the extent of changes sought in the primary submission, Kāinga Ora opposes the relief sought.	Disallow
Residential Introduction	Transpower	878.11	Seek amendment	<i>Amend 14.1 Introduction: ... In this chapter the reduction in intensification, including the avoidance of intensification in some cases, due to qualifying matters has been implemented in</i>	Oppose	Consistent with the extent of changes sought in the primary submission, Kāinga Ora opposes the relief sought.	Disallow

				<i>two ways: by having the Medium Density Residential or High Density Residential zones, but enabling lesser, or no further, intensification than the Medium Density Residential Standards require in the areas or sites in those zones where a qualifying matter applies; ...</i>			
Residential Objectives and Policies Objective – MDRS Objective 2 Policy – MDRS Policy 1	Transpower	878.13	Seek amendment	<i>Amend 14.2.3.1: 14.2.3.1 Policy MDRS Policy 1 a. enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments, while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as directed by the relevant qualifying matter provisions.</i>	Oppose	Consistent with the extent of changes sought in the primary submission, Kāinga Ora opposes the relief sought.	Disallow
Residential Objectives and Policies Objective – Medium Density Residential Zone Policy – MDRS Policy 1	Transpower	878.16	Seek amendment	<i>Amend 14.2.6.1: 14.2.6.1 Policy MDRS Policy 1 a. enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments, while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as directed by the relevant qualifying matter provisions.</i>	Oppose	Consistent with the extent of changes sought in the primary submission, Kāinga Ora opposes the relief sought.	Disallow
Residential Objectives and Policies Objective – High Density Residential Zone Policy – Provide for a High Density Urban Form	Transpower	878.17	Seek amendment	<i>Amend 14.2.7.1: 14.2.7.1 Policy – Provide for a high density urban form a. except where limited by a qualifying matter enable the development of high density urban areas with a density that is responsive to current and planned: i. degree of accessibility to services and facilities, public open space, and multimodal and active transport corridors; and ii. housing demand</i>	Oppose	Consistent with the extent of changes sought in the primary submission, Kāinga Ora opposes the relief sought.	Disallow
Commercial How to interpret and apply the rules	Transpower	878.19	Seek amendment	Amend 15.3 to include the same or similar direction as given in 14.3.	Oppose	Consistent with the extent of changes sought in the primary submission, Kāinga Ora opposes the relief sought.	Disallow
Planning Maps	Transpower	878.20	Seek amendment	Should the extent of the zones be amended in the vicinity of the National Grid, Transpower seeks that the provisions that manage effects on the National Grid that are proposed as a qualifying matter (and as amended by this submission) are similarly extended to any new areas.	Oppose	Consistent with the extent of changes sought in the primary submission, Kāinga Ora opposes the relief sought.	Disallow
Planning Maps	Transpower	878.21	Seek amendment	Amend the Planning Maps to show the National Grid Subdivision Corridor (or the area subject to Rule 8.5.1.3 RD5) in a similar manner to the National Grid Yard (as amended by this submission).	Oppose	Consistent with the extent of changes sought in the primary submission, Kāinga Ora opposes the relief sought.	Disallow

Planning Maps	Transpower	878.26	Seek amendment	Should the extent of the zones be amended in the vicinity of the National Grid, Transpower seeks that the provisions that manage effects on the National Grid that are proposed as a qualifying matter (and as amended by this submission) are similarly extended to any new areas.	Oppose	Consistent with the extent of changes sought in the primary submission, Kāinga Ora opposes the relief sought.	Disallow
All of Plan	Rutherford Family Trust	879.1	Amend	Remove the Moncks Spur/Mt Pleasant Overlay.	Support	Consistent with its primary submission, Kāinga Ora supports reduced overlays.	Allow
All of Plan	Red Spur Ltd	881.2	Amend	Seeks a reduction of minimum lot size to 400m ² for 15% of vacant lots in Redmund Spur.	Oppose in part	Kāinga Ora supports higher density housing, however, consistent with its primary submission, minimum lot sizes are opposed.	Disallow
6.10A Tree Canopy Cover and Financial contributions	Latimer Community Housing Trust	882.1 882.2	Amend	Request the introduction of inclusionary Housing Plan, which requires developers of new residential housing to make a financial contribution to a fund to be used to provide affordable housing. They support the submission of Te Whare Roimata Trust [#105] and its recommendation.	Oppose	While Kāinga Ora is supportive of a variety of housing types to cater for a diverse community, the method proposed by the submitter would not be appropriate for the district plan. Kāinga Ora considers that, subject to amendments sought in its primary submission, the plan will enable a variety of housing options, including the enablement of more affordable housing.	Disallow
Qualifying matters	Miles Premises Ltd	883.1 883.3	Oppose	Oppose the application of the QM airport noise contour and the Low public transport QM.	Support	Consistent with its primary submission, Kāinga Ora does not support the Airport Noise QM or the Low Public Transport qualifying matter.	Allow
6.1A.1 Application of qualifying matters	Helen Broughton	886.1 – 886.6	Amend	Supports the Riccarton Bush Interface Area as a qualifying matter but considers a greater area should be included. Opposes HRZ in parts of Riccarton. Amend the Airport noise contour QM to include the north and south sides of Rata Street, Riccarton. Seeks an increased setback. Opposes increase in height limit for commercial buildings adjoining a residential zone.	Oppose	Consistent with its primary submission Kāinga Ora is not supportive of provisions relating to the Riccarton Bush Interface Area and seeks for these provisions to be deleted. Kāinga Ora is supportive of higher density and increased height limits. Kāinga Ora does not support QM – Airport Noise and seeks for the QM to be deleted. Kāinga Ora is not seeking an increased setback from any boundaries.	Disallow
Qualifying Matters	Summit Road Society	900.2	Support	Supports the qualifying matters regarding sites of cultural, heritage and ecological importance, areas of high-risk natural hazards and significant trees.	Oppose	Consistent with its primary submission, Kāinga Ora supports matters of national importance such as heritage and is supportive of protecting significant trees but is not supportive of the heritage areas QM, the tree canopy financial contribution QM, or the extent of the Tsunami QM.	Disallow
Residential and Commercial	Waipuna Halswell-Hornby-Riccarton Community Board	902.1 – 902.34	Amend	Seeks that HRZ is not applied to any area currently zoned RS, RMD or RSDT. Propose a new qualifying matter regarding TC3 zoned land, land stability and infrastructure. Seeks the removal of 'Larger Local Centre' definition. Extension of Riccarton Bush Interface	Oppose	Consistent with its primary submission- Kāinga Ora is supportive of increased housing density and the implementation of the NPS-UD. Kāinga Ora does not support additional qualifying matters. Kāinga Ora seeks the Riccarton Bush Interface Qualifying matter be deleted.	Disallow

High Density Residential Zone > Built form standards > Building height	Danne Mora Limited	903.2	Amend	Delete High Density Zone Built form standard 14.6.2.1.b requiring residential units to be not less than 7m above ground level.	Oppose	Consistent with its primary submission, Kāinga Ora supports increased building heights in the high density zone, including minimum building heights.	Disallow
All of Plan	Christchurch Civic Trust	908.1 – 908.8	Amend	Seeks a water sensitive design for catchment -wide flood risk. Seeks development projects involve energy and emissions audits. Seeks Hagley Park be included as a qualifying matter.	Oppose	Subject to its primary submission, Kāinga Ora considers that there is adequate provision for environmentally sensitive design. Kāinga Ora is concerned that what the submitter is seeking would add significant costs to development without clear justification of the benefits of the proposed changes. Kāinga Ora does not support an additional qualifying matter relating to Hagley Park. Kāinga Ora do not consider that sufficient evidence has been put forward for the proposed QM to meet the statutory test under s77L.	Disallow
Planning Maps > Any other QMs	Davie Lovell Smith	914.1	Amend	Include the Coastal Confined Aquifer as a new Qualifying Matter. Include infrastructure capacity constraints as a new qualifying matter.	Oppose	Kāinga Ora does not support an additional qualifying matter. Kāinga Ora do not consider that sufficient evidence has been put forward for the proposed QM to meet the statutory test under s77L.	Disallow
Chapter 14 – Residential	Jeanne Cooper	1031.1 1031.2	Amend	Provide a buffer between character areas and medium and high density.	Oppose	Consistent with its primary submission, Kāinga Ora does not support this submission as it would add additional constraints to development.	Disallow
Chapter 14 – Residential	Emily Arthur	1036.3	Amend	Remove the setback requirements (1m & 3m) if replacing an existing building which already breached the setback requirements.	Oppose	Whilst Kāinga Ora supports reduced setbacks in some instances, this matter is provided for under s10 of the RMA.	Disallow

Details of submitter No: 2084 - Christian Jordan

Submitter:	Christian Jordan
Submitter Address:	

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 19/07/2023

First name: Christian

Last name: Jordan

Preferred method of contact

Postal address:



Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am


*

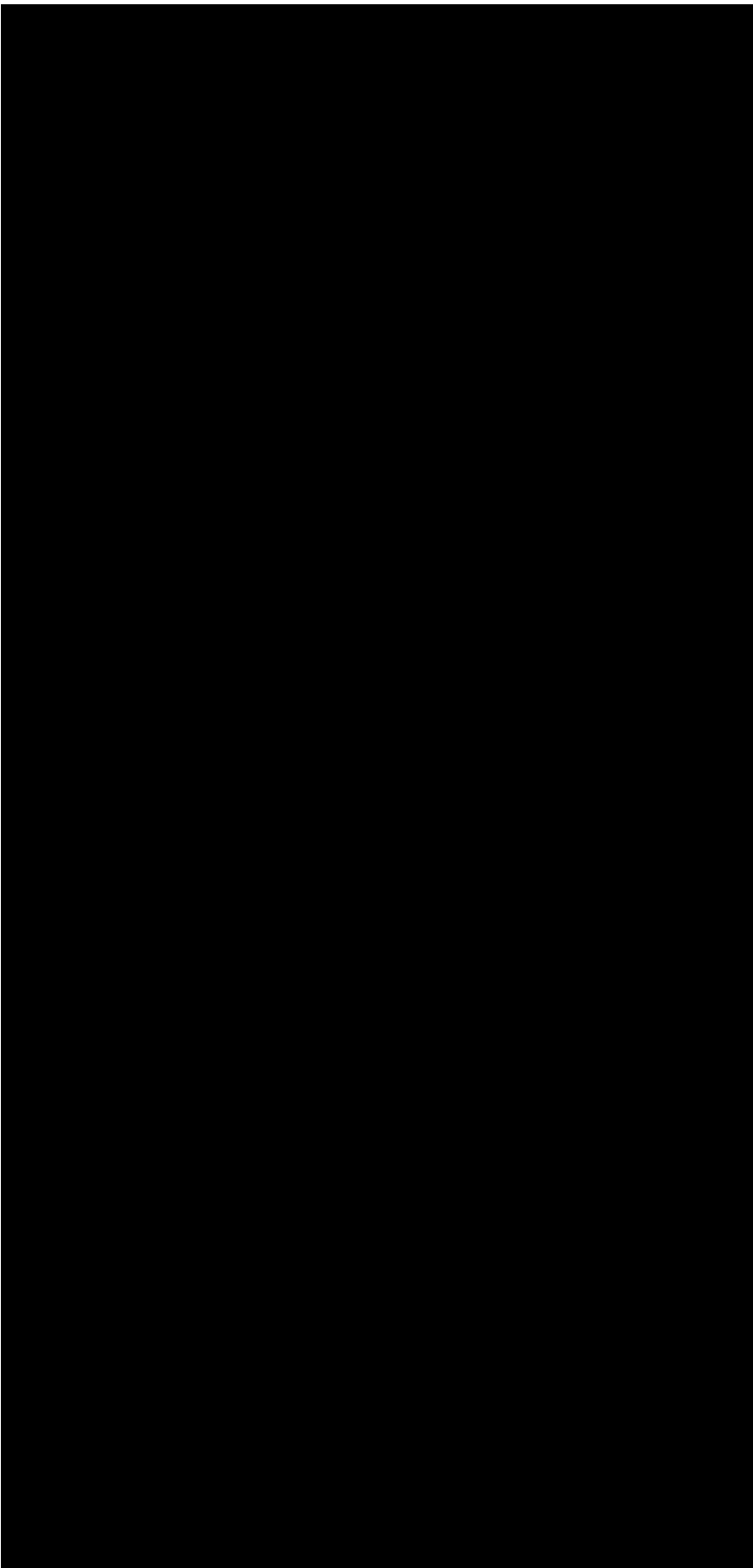
Explain the grounds for saying you come within category (a) or (b) above:


Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

Name
FW Further Submission 




Sent: Tuesday, July 18, 2023 12:00 AM
To: Engagement <engagement@ccc.govt.nz>
Subject: Further Submission

Below is my submission. Your website is not accepting my submission.

Submitter 842 - Fire and Emergency NZ

842.28, 842.73, 842.81.

Oppose FENZ proposed changes. I am owner of a heritage listed Chester St East property opposite and support retaining as plan notified.

91 Chester should remain in Chester St East heritage area and all other heritage provisions and design restrictions should remain. The FENZ site is a significant part of the most historically significant section of Chester St East, even though it contains no significant buildings at present any development on the site should have to comply with strict consideration of the heritage values of the area.

Submitter 1052.5 Baptist Church

Support requiring strict restrictions on new buildings on 94-96 Chester St East. This site was part of the row of 4 semi-detached homes and as 2 of the original pairs and 1 new contemporary pair have been rebuilt this remaining site needs to be developed in careful consideration of the existing heritage setting.

Submitter 874 Daresbury Limited

Oppose all submissions to alter or reduce heritage provisions and also strongly oppose 874.14 to remove heritage status of Daresbury House.

This is a significant heritage building and is one of the few remaining heritage buildings of its type in Christchurch. With the loss of so many historic homes in the earthquakes, this building needs to be preserved.

The current owner purchased knowing it was a Category 1 Historic Building, significantly damaged and needing substantial repair and the price paid was adjusted for that. The current owner should not have purchased had they not either intended to restore the house or facilitate another party to restore the house for them.

Using this plan review to attempt to demolish this building is not appropriate and the owners should have attempted to find a solution to repair and restore building.

Submitter 402 Justin Avi

Oppose all submissions to remove heritage status and up zone Antonio Hall (265 Riccarton Rd).

Despite the damage the site retains Heritage significance. As the property was neglected for many years, removing the designation via this process sets an unacceptable precedent - that heritage building neglect is rewarded with favourable planning changes.

Removing the designation through this process is not appropriate and any redevelopment or repair to the existing heritage building should be negotiated through a resource consent process with the remaining heritage aspects of the site (including the setting and trees) dealt with expert heritage planners on a site specific basis.

Submitter 1092, 137 Cambridge Ltd

Oppose all submissions to remove heritage status and up zone 137 Cambridge (Harley Chambers)

As the property has been neglected for many years, removing the designation via this process sets an unacceptable precedent - that heritage building neglect is rewarded with favourable planning changes.

I made a substantial submission opposing the demolition when a consent was proposed a few years ago. The reasons to retain including the fact that it is the only intersection in the CBD where all 4 corners remain the same as 2010 is a significant reason.

Submitter 699 Christ's College

Oppose all submissions to remove heritage status of all properties listed in 699.1 and 699.7. Oppose any removal of heritage zone or any change in zone.

This part of the Inner West is one of the few remaining pockets of larger inner city early Christchurch housing from the late 19th and early 20th centuries. They are of significant cultural and heritage value. Few such properties now remain and the buildings form an important and complementary part of the Arts Centre, Museum and Christ's College precinct.

Submitter 729 Independent Producers Ltd

Oppose submission rezoning Styx Mill Rd. With other parts of the northern green belt falling with the noise contour, it is not appropriate to rezone this particular pocket. For the time being this area should remain within the rural urban fringe zone.

Submitter 849 Entropy MMX Ltd

Oppose submission to rezone residential or commercial. This pocket is on a key entry point to the city with difficult access and surrounded by low lying land. It is not appropriate to rezone at present.

Submitter 848 Peebles Group Ltd

Oppose rezone 468-470 Cranford St. The land is low lying and there is significant other rural zoned land in the immediate block which would not be rezoned but could potentially disadvantaged by this rezoning. Rezoning these individual sites at present is not appropriate.

Details of submitter No: 2092 - Simon Watts

Submitter:	Simon Watts
Submitter Address:	
Organisation:	Brighton Observatory of Environment and Economics

Our proposed Housing and Business Choice Plan Change (14)

[Submitter Details](#)**Submission Date:** 02/08/2023**First name:** Simon**Last name:** Watts**Organisation:**

Brighton Observatory of Environment and Economics

Preferred method of contact Email**Postal address:****Email:****Daytime Phone:****Would you like to present your submission in person at a hearing?**

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.


Person of interest declaration: I am

*

Explain the grounds for saying you come within category (a) or (b) above:**Note to person making further submission:**

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- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

Name
FS Watts Simon Our Housing and Business Choice Plan PC14 

23 July 2023

CCC Plan Change #14: Housing and Business Choice.

Further to our response to the above (submitter #53), thank you for the opportunity to respond to other responses to your initial process.

We have not reiterated our initial submission, but simply commented on other submissions as you have requested. Our comments are in the form of codes [a,b,c...] from the list below. These comments are consistent with our original submission in that for Christchurch to successfully and promptly adapt to climate change, going forward there must be significant changes away from BAU, including:

- a. The City must stop sprawling, (*i.e.* developing greenfield rather than brownfield sites);
- b. There must be intensification this includes increasing building heights with an emphasis on the central city and local suburb centres
- c. QMs which delay the types of changes required, or are effectively 'Trojan Horses' to do the same, (*e.g.* Sunlight Access) have been opposed.
- d. Proposals that do not dilute the 'interestingness and variety of different parts of the city
- e. Proposals that increase affordable and mixed housing in (particularly) the Central City but also suburbs.
- f. Proposals that increase the sustainability of infrastructure and communities
- g. Proposals that increase trees and improve environmental quality of the city

Original Submission #	Subject Matter	Our Position	Decision Requested	Comment Code
34.3	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Support	Withdraw Provision	ab
37.5	- Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices >	Seek Amendment	Retain the proposed [Residential Heritage Areas] except Heaton St.	abdf

The Brighton Observatory of Environment and Economics Trust
is a Charity registered in New Zealand #CC58284. NZBN: 9429048761512.

	9.3.7.7 - Appendix - Residential Heritage Areas - Aerial Maps			
37.5	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.8 - Appendix - Residential Heritage Areas - Site Contributions Maps	Seek Amendment	Retain the proposed [Residential Heritage Areas] except Heaton St.	df
37.5	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.9 - Appendix - Residential Heritage Areas - Interface Sites and Character Area Overlap Maps	Seek Amendment	Retain the proposed [Residential Heritage Areas] except Heaton St.	df
67.24	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Prioritize or incentivise high density residential development starting from the city center then working outward, once land there has first been developed.	abf
69.6	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Amend existing Residential Suburban zoning [around Riccarton Bush to south of Rata Street and Kauri Street] to	dfg

			Medium Density Residential	
82.4	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Opposes the sunlight access qualifying matter.	c
121.5	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Opposes the sunlight access qualifying matter.	c
147.8	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	CBD is rezoned Mixed Use	ae
232.7	20 - All of Plan	Support	Opposes development on undeveloped land facilitating intensification of already developed areas.	abe
244.10	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Seeks that the Council review all existing vacant land closest to the CBD as to whether it is suitable for residential development.	abe
244.11	19 - Planning Maps > 19.2 - HRZ Zoning			abe
259.10	14 - Residential > 14.5 - Rules - Medium Density	Seek Amendment	Seeks to amend the residential definitions in the	ae

	Residential Zone > 14.5.1 - Activity status tables > 14.5.1.1 - Permitted activities		CDP to ensure housing which provides for diverse needs of the community is provided for.	
259.11	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity status tables > 14.4.1.1 - Permitted activities			
259.12	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.1 - Permitted activities			
288.8	19 - Planning Maps	Support	Supports the intensification of the City Centre within the four avenues.	abe
288.9	20 - All of Plan	Seek Amendment	Thoroughly consider the economic and environmental impacts and the social and well- being consequences of the proposed intensification on the community.	fg
288.10	20 - All of Plan		Ensure three waters infrastructure is able to appropriately	f

			manage and support intensification and development, with flood mitigation projects investigated and implemented where necessary.	
288.11	20 - All of Plan		To incorporate the goals of the Ōtautahi Christchurch Climate Resilience Strategy and the Ōtautahi Christchurch Urban Forest Plan in the Plan.	abdef
485.3	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Support	Support height in relation to boundary rules.	df
551.12	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	c
552.11	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	c

	relation to boundary			
628.7	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	c
717.10	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	c
768.9	15 - Commercial	Seek Amendment	That consideration be given to incorporating some of the matters of discretion from 14.15.3.a or 14.15.3.c into 15.14.2.6 to ensure consented high-rise buildings in the city centre are sensitive to urban design principles and building dominance effects. That the Council allows buildings up to 90 metres high as proposed (with lower limits in certain areas as proposed). That requirements for green space, tree canopy, lanes, and mid-block pedestrian	abfg

			connections be strengthened.	
811.8	3 - Strategic Directions > 3.3 - Objectives > 3.3.7 - Objective - Well-functioning urban environment	Support	Support current form of Objective 3.3.7	fg
811.48	19 - Planning Maps > 19.4 - QM - Low PT	Support	Low Public Transport Accessibility qualifying matter	fg
811.49	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Support	Low Public Transport Accessibility qualifying matter	fg
811.53	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	Retain Tree canopy requirements	fg
2076.4	5 - Natural Hazards	Seek Amendment	[Seeks] that the Christchurch City Council take this opportunity when the District Plan is being rewritten to require buildings to have their lifetime carbon footprint calculated and be required to not exceed a sinking lid maximum.	f
2079.3	6 - General Rules and Procedures >	Support	Qualifying matter for walking	f

	6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters		distances to public transport being the measures of as to whether the area is RS or MDRS	
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Best wishes.

Ngā mihi,

Simon Watts.

Details of submitter No: 2093 - Christian Jordan

Submitter:	Christian Jordan
Submitter Address:	

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 07/08/2023

First name: Christian

Last name: Jordan

Preferred method of contact Email

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

I have lodged original submissions relevant to the further submissions on PC13/14. Our family own several heritage listed buildings including category 1 and 2 Historic Places, hence a greater interest in the district plan than the general public. We also own multiple properties in central Christchurch.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Provision: Chapter 9 Natural and Cultural Heritage

Oppose

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Retain proposal as notified in regards protection of heritage buildings, qualifying matters and zoning.

My submission is that:

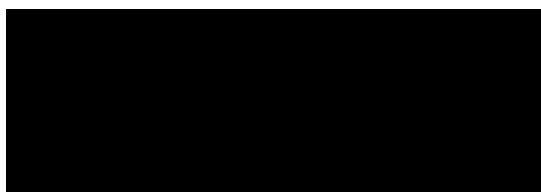
Oppose all submissions to remove heritage status or change zones of all properties listed in 699.1 to 699.10. Oppose any removal of heritage zone or any change in zone.

This part of the Inner West is one of the few remaining pockets of larger inner city early Christchurch housing from the late 19th and early 20th centuries. They are of significant cultural and heritage value. Few such properties now remain and the buildings form an important and complementary part of the Arts Centre, Museum and Christ's College precinct.

From: [REDACTED]
Sent: Monday, 7 August 2023 10:06 pm
To: Engagement; PlanChange
Subject: Further submission form not working.

Unfortunately, I am having problems lodging a further submission again! I managed to lodge on one submission point but it is not accepting any further submission points. There really needs to be a better website for lodging these forms as I have the latest software on my macbook and it is still not working properly!

Therefore please take my Further submission below:



Yes I want to be heard in support of my submission.

(b) greater interest than the general public.

I have lodged original submissions relevant to the further submissions on PC13/14. Our family own several heritage listed buildings including category 1 and 2 Historic Places, hence a greater interest in the district plan than the general public. We also own multiple properties in central Christchurch.

Original submitter:
 699.8-699.10 Christ's College

Oppose all submission points:

Oppose all submissions to remove heritage status of all properties listed in 699.1 to 699.10. Oppose any removal of heritage zone or any change in zone.

This part of the Inner West is one of the few remaining pockets of larger inner city early Christchurch housing from the late 19th and early 20th centuries. They are of significant cultural and heritage value. Few such properties now remain and the buildings form an important and complementary part of the Arts Centre, Museum and Christ's College precinct.

Even if the buildings are damaged or have consent to demolish, heritage protection and zone should remain to protect the integrity of the remaining heritage precinct.

Decision Sought:

Retain proposal as notified in regards protection of heritage buildings, qualifying matters and zoning.

Original submitter:
 150.27-150.29 Ceres

Oppose all submission points:

Full heritage protection of both Victoria Mansions and the former Peterborough Centre/teacher's college buildings must be retained. Any allowance for additional development should be undertaken as part of a resource consent process and contingent on the preservation of the existing buildings and not as a plan

change. Removing the heritage qualifying matter, precinct or increasing the zone height are not appropriate as this could lead to the compromising the protection of the heritage buildings.

Decision Sought:

Retain proposal as notified in regards protection of heritage buildings, qualifying matters and zoning and height limits.

Details of submitter No: 2095 - Alice Hall

Submitter:	Alice Hall
Submitter Address:	
Organisation:	Ryman Healthcare Limited
Behalf of:	Ryman Healthcare Limited

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 08/08/2023

First name: Alice

Last name: Hall

Organisation: Chapman Tripp

On behalf of: Ryman Healthcare Limited

Preferred method of contact

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Person of interest declaration: I am

*

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

Ryman represents a relevant aspect of the public interest and has an interest in both PC13 and PC14 greater than the general public for a number of reasons, including (without limitation): a. Ryman has a significant interest in how the District Plan, including the amendments proposed by PC13 and PC14, provides for retirement village and aged care provision in the Christchurch District Plan, given the existing and predicted demand for such accommodation in the region. b. Ryman wishes to ensure that the District Plan, and the amendments proposed by PC13 and PC14, appropriately provide for retirement villages and all related activities so that the Plan enables proportionate, flexible, efficient and effective consenting processes. c. Retirement villages make a substantial contribution to housing and healthcare for older people in the region, providing for the social and economic wellbeing of communities. Ryman's ability to provide villages that contribute to the social and economic wellbeing of the Christchurch District will depend on the reasonableness and appropriateness of the District Plan provisions, including amendments proposed by PC13 and PC14.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

Name
Ryman - PC13 and 14 - further submissions (addendum)

Further submission on a publicly notified plan change to the Christchurch District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

For office use only
F-Submission no:

Further submissions can be:

Posted to: City Planning Team
Christchurch City Council
PO Box 73012
Christchurch 8154

Delivered to: Ground floor reception
53 Hereford Street
Christchurch
Attn: City Planning Team

Emailed to: PlanChange@ccc.govt.nz

For Office Use Only
Received in Council Office

Date

Time

Person

* Denotes required information

I wish to make a further submission on:

Plan Change Number:* 13 and 14

Your name and contact details

Full name of person or organisation making submission:*

Ryman Healthcare Limited

--	--

Person of interest declaration* (select appropriate)

I am (state whether you are):

- ☐ a person representing a relevant aspect of the public interest, or
- ☒ a person who has an interest in the proposal that is greater than the interest the general public has, or
- ☐ the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

Ryman represents a relevant aspect of the public interest and has an interest in both PC13 and PC14 greater than the general public for a number of reasons, including (without limitation):

- a. Ryman has a significant interest in how the District Plan, including the amendments proposed by PC13 and PC14, provides for retirement village and aged care provision in the Christchurch District Plan, given the existing and predicted demand for such accommodation in the region.
- b. Ryman wishes to ensure that the District Plan, and the amendments proposed by PC13 and PC14, appropriately provide for retirement villages and all related activities so that the Plan enables proportionate, flexible, efficient and effective consenting processes.
- c. Retirement villages make a substantial contribution to housing and healthcare for older people in the region, providing for the social and economic wellbeing of communities. Ryman's ability to provide villages that contribute to the social and economic wellbeing of the Christchurch District will depend on the reasonableness and appropriateness of the District Plan provisions, including amendments proposed by PC13 and PC14.

Note to person making further submission

A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submissions.
A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council.

I support / oppose (choose one) the submission of:*

Please see attached submission.

The particular parts of the submission that I support / oppose (choose one) are:*

Please see attached submission.

The reasons for my support (or opposition) are:* (Please give precise details)

Please see attached submission.

I seek that the whole or part of the submission be allowed / disallowed:* (Please specify the relevant parts)

Please see attached submission.

Please indicate by ticking the relevant box whether you wish to be heard in support of your further submission*

☒ I wish to / ☐ I do not wish to speak at the hearing in support of my further submission.

Joint submissions (Please tick this box if you agree)

☒ If others make a similar submission, I will consider presenting a joint case with them at the hearing.

If you have used extra sheets for this further submission, please attach them to this form and indicate below*

☒ Yes, I have attached extra sheets.

☐ No, I have not attached extra sheets.

Signature of submitter (or person authorised to sign on behalf of submitter) A signature is not required if you make your submission by electronic means.

Signature:

Date:

07/08/2023

Submissions are public information

The information requested in this submission, including your contact details is required by the Resource Management Act 1991. A copy of your submission will be made available for inspection at all Council service centres and libraries in accordance with the requirements of the Act. A document summarising all submissions and including names and addresses of submitters will be posted on the Council's website.

If you consider there are compelling reasons why your contact details should be kept confidential, you should contact the Statutory Administration Advisor at 941 8999.

Submitter Name	Original Submission No.	Provision	Submission Summary	Support or oppose	Reason for Support or Opposition	Decision Sought
Submitter 288 - Waipapa Papanui-Innes-Central Community Board						
Waipapa Papanui-Innes-Central Community Board	288.11	20 – All of Plan	To incorporate the goals of the Ōtautahi Christchurch Climate Resilience Strategy and the Ōtautahi Christchurch Urban Forest Plan in the Plan.	Oppose in part	Ryman seeks that the unique functional and operational requirements of retirement villages are recognised and provided for, including the acknowledgement that active modes / public transport is a less relevant consideration for retirement villages (given their functional and operational needs, and due to the age and frequency of mobility constraints amongst retirement village residents). Ryman also opposes this submission to the extent it is inconsistent with its primary submission points on tree canopy cover financial contributions.	Disallow submission point to the extent it is inconsistent with Ryman and the RVA's primary submissions.
Submitter 592 – Northwood Residents' Association						
Northwood Residents' Association	592.4	19 - Planning Maps > 19.2 - HRZ Zoning	To not proceed with the rezoning of part of Northwood subdivision from Residential Suburban to Medium Density Residential.	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
Submitter 877 – Otautahi Community Housing Trust						
Otautahi Community Housing Trust	877.36	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.1 - Residential design principles	<p>For the 'non-notified' rules [requested as part of this submission], the matters for assessment should be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape.</p> <p>For the rules that potentially affect neighbouring sites set out above, additional matters relating to consideration of the amenity of neighbouring sites are appropriate. For height, additional matters relating to urban form and proximity to services and public and active transport modes are appropriate, along with consideration of wind effects for buildings over 22m in height.</p> <p>For the 4+ unit urban design rule, matters of discretion should be as follows:</p> <p><u>.... [not listed as extensive and not relevant]</u></p>	Support in part	<p>Ryman does not oppose the relief sought in this submission in principle, however, opposes the insertion of matters of discretion related to public and active transport modes for infringements to building height standards.</p> <p>This is based on the RVA's primary position that active modes / public transport are a less relevant consideration for retirement villages (given their functional and operational needs, and due to the age and frequency of mobility constraints amongst retirement village residents).</p>	Allow submission point subject to retirement villages being excluded from any matters of discretion related to public and active transport modes (for infringements to building height standards).

Submitter 1086 – Christian Jordan						
Christian Jordan	1086.4	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.4 - Rules - Historic heritage	Seeks a new qualifying matter requiring an assessment of the heritage value for any pre 1940 building intended for demolition.	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
	1086.7	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.9 - Appendix - Residential Heritage Areas - Interface Sites and Character Area Overlap Maps	Further heritage areas need to be assessed and created across the city to protect Christchurch's remaining built history.	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
Submitter 2076 – Ian Cumberpatch Architects Ltd						
Ian Cumberpatch Architects Ltd	2076.4	5- Natural Hazards	That the Christchurch City Council take this opportunity when the District Plan is being rewritten to require buildings to have their lifetime carbon footprint calculated and be required to not exceed a sinking lid maximum.	Oppose	Ryman oppose the relief sought in this submission point as it does not relate to changes required by the Enabling Housing Act and the NPS-UD.	Disallow submission point.
	2076.6	7 - Transport > 7.5 - Appendices > 7.5.7 - Appendix 7.5.7 Access design and gradient	Amend Table 7.5.7.1(a) from 4 m back to 3 m for minimum legal width, and from 3 m to 2.7 m for minimum formed width.	Support	Ryman support the relief sought in this submission point as the reduced minimum vehicle widths are more enabling of residential development and intensification in line with the Enabling Housing Act and the NPS-UD.	Allow submission point.
	2076.8 & 2076.31	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street 14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	Add a rule requiring that at least every 'X' m width of a street facing façade there is a minimum 400mm step in the building line	Oppose	Ryman oppose the relief sought in this submission point as it is overly prescriptive and is therefore inconsistent with the Enabling Housing Act and the NPS-UD.	Disallow submission point.
	2076.9 & 2076.32	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street 14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	Within each street facing frontage, a minimum area of the façade is to protrude or intrude by a at least 200mm for 'Y'% of the façade.	Oppose	Ryman oppose the relief sought in this submission point as it is overly prescriptive and is therefore inconsistent with the Enabling Housing Act and the NPS-UD.	Disallow submission point.
	2076.10 & 2076.33	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards	If a garage is provided, it should be of a size that allows for an 85th percentile car to be parked in it.	Oppose in part	Ryman seeks that retirement villages are excluded from any minimum garage size requirements. Retirement villages are different to typical residential developments and have unique functional and operational needs, and	Allow submission point subject to exclusion of retirement villages from the application of

				retirement village operators have a strong understanding of the needs of residents with respect to the internal design of retirement units.	any minimum size requirements for garages.
2076.11-12 & 2076.34	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities 14 - Residential > 14.6 - Rules – High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.	Oppose	Ryman oppose the relief sought in this submission as it is inconsistent with the RVA's primary submission, noting that design principles / guides do not recognise the functional and operational needs of retirement villages.	Disallow submission point.
2076.35	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Amend subclause (a) to, "Buildings must not exceed the height above ground level [as follows]: Bordering the City Centre - 22m; Bordering a Town Centre - 16m; Neighbouring a Town Centre at Riccarton, Hornby or Papanui - 18m; Bordering a local centre - 12m; Bordering a Neighbourhood Centre - 12m.	Support	Ryman support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act and the NPS-UD in that it seeks to enable greater residential intensification adjacent to the various commercial centre zones.	Allow submission point.
2076.36	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Amend subclause (b) to, "Residential units shall not be less than the maximum height permitted in the MRZ."	Oppose in part	Ryman oppose the relief sought in this submission point as it does not allow for flexibility in the design and layout of residential developments or recognise the functional and operational needs of retirement villages.	Disallow submission point.
2076.44	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.5 - Building separation	Amend the clause to read, "Residential units above 12 metres in height above ground level must be separated from any other residential units on the same site by at least 10 metres measured horizontally, except where a common wall is included."	Oppose	Ryman oppose the relief sought in this submission point as it does not allow for flexibility in the design and layout of residential developments or recognise the functional and operational needs of retirement villages. It is also inconsistent with the Enabling Housing Act and the NPS-UD.	Disallow submission point.

Details of submitter No: 2096 - Alice Hall

Submitter:	Alice Hall
Submitter Address:	
Organisation:	Retirement Village Association of New Zealand Incorporated
Behalf of:	Retirement Village Association of New Zealand Incorporated

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 08/08/2023

First name: Alice

Last name: Hall

Organisation: Chapman Tripp

On behalf of:

Retirement Village Association of New Zealand Incorporated

Preferred method of contact Email

Postal address:

Email:

Daytime Phone:

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

The RVA represents a relevant aspect of the public interest and has an interest in PC14 greater than the general public for a number of reasons, including (without limitation): a. The RVA represents the interests of the owners, developers and managers of retirement villages throughout the Christchurch District. The RVA, on behalf of its members, has a significant interest in how the District Plan, including amendments proposed by PC14, provides for retirement village and aged care provision in the Christchurch District, given the existing and predicted demand by our members for such accommodation. b. Retirement villages make a substantial contribution to housing and healthcare for older people in the region, providing for the social and economic wellbeing of communities. The ability of RVA members to provide villages that contribute to the social and economic wellbeing of Christchurch will depend on the reasonableness and appropriateness of the District Plan provisions, including amendments proposed by PC14. c. Given the RVA's broad membership, history and representation in the Christchurch District, the RVA has specialist experience and expertise relevant to determining the merits of the Christchurch District Plan provisions, including amendments proposed by PC14. d. The RVA made a submission on PC14.

Note to person making further submission:

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- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

Name



Further submission on a publicly notified plan change to the Christchurch District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

For office use only
F-Submission no:

Further submissions can be:

Posted to: City Planning Team
Christchurch City Council
PO Box 73012
Christchurch 8154

Delivered to: Ground floor reception
53 Hereford Street
Christchurch
Attn: City Planning Team

Emailed to: PlanChange@ccc.govt.nz

For Office Use Only
Received in Council Office

Date

Time

Person

* Denotes required information

I wish to make a further submission on:

Plan Change Number:* 13 and 14

Your name and contact details

Full name of person or organisation making submission:*

Retirement Villages Association of New Zealand Incorporated

Address for service:*

Person of interest declaration* (select appropriate)

I am (state whether you are):

- ☐ a person representing a relevant aspect of the public interest, or
- ☒ a person who has an interest in the proposal that is greater than the interest the general public has, or
- ☐ the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

The RVA represents a relevant aspect of the public interest and has an interest in PC14 greater than the general public for a number of reasons, including (without limitation):

- a. The RVA represents the interests of the owners, developers and managers of retirement villages throughout the Christchurch District. The RVA, on behalf of its members, has a significant interest in how the District Plan, including amendments proposed by PC14, provides for retirement village and aged care provision in the Christchurch District, given the existing and predicted demand by our members for such accommodation.
- b. Retirement villages make a substantial contribution to housing and healthcare for older people in the region, providing for the social and economic wellbeing of communities. The ability of RVA members to provide villages that contribute to the social and economic wellbeing of Christchurch will depend on the reasonableness and appropriateness of the District Plan provisions, including amendments proposed by PC14.
- c. Given the RVA's broad membership, history and representation in the Christchurch District, the RVA has specialist experience and expertise relevant to determining the merits of the Christchurch District Plan provisions, including amendments proposed by PC14.
- d. The RVA made a submission on PC14.

Note to person making further submission

A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submissions.

A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council.

I support / oppose (choose one) the submission of:*

Please see attached submission.

The particular parts of the submission that I support / oppose (choose one) are:*

Please see attached submission.

The reasons for my support (or opposition) are:*(Please give precise details)

Please see attached submission.

I seek that the whole or part of the submission be allowed / disallowed:*(Please specify the relevant parts)

Please see attached submission.

Please indicate by ticking the relevant box whether you wish to be heard in support of your further submission*

☒ I wish to / ☐ I do not wish to speak at the hearing in support of my further submission.

Joint submissions (Please tick this box if you agree)

☒ If others make a similar submission, I will consider presenting a joint case with them at the hearing.

If you have used extra sheets for this further submission, please attach them to this form and indicate below*

☒ Yes, I have attached extra sheets.

☐ No, I have not attached extra sheets.

Signature of submitter (or person authorised to sign on behalf of submitter) A signature is not required if you make your submission by electronic means.

Signature:

Date:

07/08/2023

Submissions are public information

The information requested in this submission, including your contact details is required by the Resource Management Act 1991. A copy of your submission will be made available for inspection at all Council service centres and libraries in accordance with the requirements of the Act. A document summarising all submissions and including names and addresses of submitters will be posted on the Council's website.

If you consider there are compelling reasons why your contact details should be kept confidential, you should contact the Statutory Administration Advisor at 941 8999.

Submitter Name	Original Submission No.	Provision	Submission Summary	Support or oppose	Reason for Support or Opposition	Decision Sought
Submitter 288 - Waipapa Papanui-Innes-Central Community Board						
Waipapa Papanui-Innes-Central Community Board	288.11	20 – All of Plan	To incorporate the goals of the Ōtautahi Christchurch Climate Resilience Strategy and the Ōtautahi Christchurch Urban Forest Plan in the Plan.	Oppose in part	The RVA seeks that the unique functional and operational requirements of retirement villages are recognised and provided for, including the acknowledgement that active modes / public transport is a less relevant consideration for retirement villages (given their functional and operational needs, and due to the age and frequency of mobility constraints amongst retirement village residents). The RVA also opposes this submission to the extent it is inconsistent with its primary submission points on tree canopy cover financial contributions.	Disallow submission point to the extent it is inconsistent with the RVA's primary submission.
Submitter 592 – Northwood Residents' Association						
Northwood Residents' Association	592.4	19 - Planning Maps > 19.2 - HRZ Zoning	To not proceed with the rezoning of part of Northwood subdivision from Residential Suburban to Medium Density Residential.	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
Submitter 877 – Otautahi Community Housing Trust						
Otautahi Community Housing Trust	877.36	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.1 - Residential design principles	<p>For the 'non-notified' rules [requested as part of this submission], the matters for assessment should be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape.</p> <p>For the rules that potentially affect neighbouring sites set out above, additional matters relating to consideration of the amenity of neighbouring sites are appropriate. For height, additional matters relating to urban form and proximity to services and public and active transport modes are appropriate, along with consideration of wind effects for buildings over 22m in height.</p> <p>For the 4+ unit urban design rule, matters of discretion should be as follows:</p> <p><u>.... [not listed as extensive and not relevant]</u></p>	Support in part	<p>The RVA does not oppose the relief sought in this submission in principle, however, opposes the insertion of matters of discretion related to public and active transport modes for infringements to building height standards.</p> <p>This is based on the RVA's primary position that active modes / public transport are a less relevant consideration for retirement villages (given their functional and operational needs, and due to the age and frequency of mobility constraints amongst retirement village residents).</p>	Allow submission point subject to retirement villages being excluded from any matters of discretion related to public and active transport modes (for infringements to building height standards).

Submitter 1086 – Christian Jordan						
Christian Jordan	1086.4	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.4 - Rules - Historic heritage	Seeks a new qualifying matter requiring an assessment of the heritage value for any pre 1940 building intended for demolition.	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
	1086.7	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.9 - Appendix - Residential Heritage Areas - Interface Sites and Character Area Overlap Maps	Further heritage areas need to be assessed and created across the city to protect Christchurch's remaining built history.	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with the Enabling Housing Act and the NPS-UD, and has the potential to slow down the provision of housing in response to demand.	Disallow submission point.
Submitter 2076 – Ian Cumberpatch Architects Ltd						
Ian Cumberpatch Architects Ltd	2076.4	5- Natural Hazards	That the Christchurch City Council take this opportunity when the District Plan is being rewritten to require buildings to have their lifetime carbon footprint calculated and be required to not exceed a sinking lid maximum.	Oppose	The RVA oppose the relief sought in this submission point as it does not relate to changes required by the Enabling Housing Act and the NPS-UD.	Disallow submission point.
	2076.6	7 - Transport > 7.5 - Appendices > 7.5.7 - Appendix 7.5.7 Access design and gradient	Amend Table 7.5.7.1(a) from 4 m back to 3 m for minimum legal width, and from 3 m to 2.7 m for minimum formed width.	Support	The RVA support the relief sought in this submission point as the reduced minimum vehicle widths are more enabling of residential development and intensification in line with the Enabling Housing Act and the NPS-UD.	Allow submission point.
	2076.8 & 2076.31	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street 14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	Add a rule requiring that at least every 'X' m width of a street facing façade there is a minimum 400mm step in the building line	Oppose	The RVA oppose the relief sought in this submission point as it is overly prescriptive and is therefore inconsistent with the Enabling Housing Act and the NPS-UD.	Disallow submission point.
	2076.9 & 2076.32	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street 14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	Within each street facing frontage, a minimum area of the façade is to protrude or intrude by a at least 200mm for 'Y'% of the façade.	Oppose	The RVA oppose the relief sought in this submission point as it is overly prescriptive and is therefore inconsistent with the Enabling Housing Act and the NPS-UD.	Disallow submission point.
	2076.10 & 2076.33	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards	If a garage is provided, it should be of a size that allows for an 85th percentile car to be parked in it.	Oppose in part	The RVA seeks that retirement villages are excluded from any minimum garage size requirements. Retirement villages are different to typical residential developments and have unique functional and operational needs, and	Allow submission point subject to exclusion of retirement villages from the application of

				retirement village operators have a strong understanding of the needs of residents with respect to the internal design of retirement units.	any minimum size requirements for garages.
2076.11-12 & 2076.34	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities 14 - Residential > 14.6 - Rules – High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.	Oppose	The RVA oppose the relief sought in this submission as it is inconsistent with the RVA's primary submission, noting that design principles / guides do not recognise the functional and operational needs of retirement villages.	Disallow submission point.
2076.35	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Amend subclause (a) to, "Buildings must not exceed the height above ground level [as follows]: Bordering the City Centre - 22m; Bordering a Town Centre - 16m; Neighbouring a Town Centre at Riccarton, Hornby or Papanui - 18m; Bordering a local centre - 12m; Bordering a Neighbourhood Centre - 12m.	Support	The RVA support the relief sought in this submission point as it aligns with the intent of the Enabling Housing Act and the NPS-UD in that it seeks to enable greater residential intensification adjacent to the various commercial centre zones.	Allow submission point.
2076.36	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Amend subclause (b) to, "Residential units shall not be less than the maximum height permitted in the MRZ."	Oppose in part	The RVA oppose the relief sought in this submission point as it does not allow for flexibility in the design and layout of residential developments or recognise the functional and operational needs of retirement villages.	Disallow submission point.
2076.44	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.5 - Building separation	Amend the clause to read, "Residential units above 12 metres in height above ground level must be separated from any other residential units on the same site by at least 10 metres measured horizontally, except where a common wall is included."	Oppose	The RVA oppose the relief sought in this submission point as it does not allow for flexibility in the design and layout of residential developments or recognise the functional and operational needs of retirement villages. It is also inconsistent with the Enabling Housing Act and the NPS-UD.	Disallow submission point.

Details of submitter No: 2099 - Brendon Liggett

Submitter:	Brendon Liggett
Submitter Address:	
Organisation:	Kainga Ora - Homes and Communities

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 08/08/2023

First name: Brendon

Last name: Liggett

Organisation:

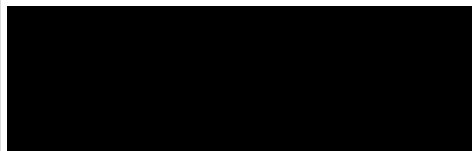
Kainga Ora - Homes and Communities

Preferred method of contact Email

Postal address:



Email:



Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or



Explain the grounds for saying you come within category (a) or (b) above:

Not advised

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Attached Documents

Name	
20230804 ChCh PC13 and PC14 - Kainga Ora Further Submissions - Addendum additional amended submissions SIGNED	 



**Kāinga Ora – Homes and Communities Further Submission
on Plan Change 13 and 14 to
Christchurch City Council’s Operative District Plan**

Clause 8 of Schedule 1 to the Resource Management Act 1991

To: Christchurch City Council
PO Box 73016, Christchurch
Submitted via email to: engagement@ccc.govt.nz

Name of Further Submitter: Kāinga Ora – Homes and Communities

1. **Kāinga Ora – Homes and Communities (“Kāinga Ora”)** makes this further submission on Notified Plan Change 13 and 14 (**“PC13 and PC14”**) in support of/in opposition to original submissions on PC13 and PC14 identified in the ‘addendum’ dated 24 July 2023.
2. Kāinga Ora makes this further submission in respect of submissions by third parties to the PC13 and PC14.
3. This further submission relates to the addendum only and does not alter the position on original submissions identified in the Kāinga Ora further submission dated 17 July 2023.
4. Kāinga Ora is a person who has an interest in the proposal that is greater than the interest that the general public has.

Reasons for further submission

5. The submissions that Kāinga Ora supports or opposes are set out in the table attached as **Appendix A** to this further submission.
6. The reasons for this further submission are:
 - (a) The reasons set out in the Kāinga Ora primary submission on the PC13 and PC14.
 - (b) In the case of the Primary Submissions that are opposed:

- (i) The Primary Submissions do not promote the sustainable management of natural and physical resources and are otherwise inconsistent with the purpose and principles of the Resource Management Act 1991 ("**RMA**");
 - (ii) The relief sought in the Primary Submissions is not the most appropriate in terms of section 32 of the RMA;
 - (iii) Rejecting the relief sought in the Primary Submissions opposed would more fully serve the statutory purpose than would implementing that relief; and
 - (iv) The Primary Submissions are inconsistent with the policy intent of the Kāinga Ora primary submission.
- (c) In the case of Primary Submissions that are supported:
- (i) The Primary Submissions promote the sustainable management of natural and physical resources and are consistent with the purpose and principles of the RMA and with section 32 of the RMA;
 - (ii) The reasons set out in the Primary Submissions; and
 - (iii) Allowing the relief sought in the Primary Submissions supported would more fully serve the statutory purpose than would disallowing that relief.
7. Without limiting the generality of the above, the specific relief in respect of each Primary (addendum) Submission that is supported or opposed is set out in **Appendix A**.
8. Kāinga Ora wishes to be heard in support of its further submission.
9. If others make a similar submission, Kāinga Ora will consider presenting a joint case with them at a hearing.

DATED 4 August 2023



Brendon Liggett
Manager – Development Planning
Kāinga Ora – Homes and Communities

ADDRESS FOR SERVICE:



Appendix A – Addendum Further Submission Table

Provision / Chapter Topic	Submitter Name	Submission Point Number	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or disallow)
Residential	Harvey Armstrong	244.10, 244.11	Amend	Seeks that the Council review all existing vacant land closest to the CBD as to whether it is suitable for residential development.	Support	Kāinga Ora supports development of vacant sites close to the CBD.	Allow
All of Plan	Waipapa Papanui- Innes – Central Community Board	288.5	Support	Supports the intensification of the City Centre	Support	Kāinga Ora supports higher density housing. HRZ should be enabled given proximity to commercial services and employment.	Allow
QM – Airport Noise	Environment Canterbury	689.79	Amend	Seeks that the Airport Noise Contours as included in the current CRPS	Oppose	Kāinga Ora does not consider that restricting density under	Disallow

				are used as a Qualifying Matter		the Airport Noise Influence Area is necessary to avoid reverse sensitivity effects.	
Heritage	Christian Jordon	1086.2 – 1086.7	Amend	<p>Seeks new qualifying matter requiring heritage value assessment for any pre 1940 building intended for demolition.</p> <p>Seeks additional heritage areas to be protected.</p>	Oppose	Kāinga Ora would not support this additional qualifying matter as it would add unnecessary costs and delays to development. Kāinga Ora opposes the use of Heritage areas as QMs unless the heritage values are clearly demonstrated.	Disallow
All of Plan	Ian Cumberpatch Architect Ltd	2076.5	Amend	Increase maximum heights (rule 6.5.4.2.1).	Support	Kāinga Ora supports higher height limits.	Allow

All of Plan	Ian Cumberpatch Architect Ltd	2076.1 – 2076.59	Amend	<p>Require multi-unit developments to be unit titled instead of fee simple.</p> <p>Limit building height along the Te Papa Otakaro corridor.</p> <p>Require outdoor living spaces visible from the street to be screened.</p> <p>Require residential units above 12m in height to have a 10m separation between other buildings (unless it has a common wall).</p> <p>Require more restrictive recession planes along</p>	Oppose	Kāinga Ora does not support additional rules as it would add unnecessary costs and delays to developments.	Disallow
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				<p>boundaries with RS and RSDT.</p> <p>Add requirement for steps in buildings along the street frontage.</p> <p>Residential Design principles should be considered when any resource consent is required.</p> <p>Reduce window size requirement facing the street.</p> <p>Amend the waste management rule.</p>			
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All of Plan	Christchurch Casinos Limited	2077.1 – 2077.3	Amend	Supports intensification of urban form.	Support	Kāinga Ora supports intensification of the urban area.	Allow
Residential	Daphne Robson	2078.1 – 2078.3	Amend	<p>Suggests additional rules for high density housing.</p> <p>Opposes three storey buildings.</p> <p>Seeks that high rise buildings are developed in contiguous sections.</p>	Oppose	<p>Kāinga Ora does not seek any additional rules as this could add unnecessary costs and delays to developments.</p> <p>Kāinga Ora supports increased building heights.</p>	Disallow