

## Appendix 1 – Submission Points Table

Council Submission on PC14

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
2 - Definitions	N/A	Definition For Comprehensive Residential Development	The definition of "Comprehensive Residential Development" is proposed to be amended by deleting the reference to 'Residential New Neighbourhood Zone' to enable the application of the definition across other zones as required. To better align the definition with the Medium Density Standards permitting up to three residential units on a site, it is proposed to replace "three" residential units with "four".	Amend the definition of "Comprehensive Residential Development" as follows: "Comprehensive residential development <del>in relation to the Residential New Neighbourhood Zone</del> , means a development of <del>three</del> <b>four</b> or more residential units which have been, or will be, designed, consented and constructed in an integrated manner (staged development is not precluded). It may include a concurrent or subsequent subdivision component."	None.
2 - Definitions	N/A	Definitions list	The proposed policies for the Coastal Hazard Management Areas and Tsunami Management Area qualifying matters refer to 'intensification' however the meaning of what constitutes intensification can be made clearer through a definition. The proposed amendment provides a definition specifically in relation to these two policies.	Add the following definition to the District Plan- <b><u>Intensification means, in relation to Policies 5.2.2.5.1 and 5.2.2.5.2, development that results in a net increase in the number of residential units and/or potential for increased occupancy within a site.</u></b>	None.

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2 - Abbreviations and Definitions	N/A	Chapter 2	The following definitions are no longer required with the Meadowland Exemplar Overlay not being carried over from the Operative District Plan - context and sight analysis (meadowlands), future development allotment (meadowlands), neighbourhood plan (meadowland) all need to be removed	Remove Meadowlands Exemplar overlay.	None.
2 - Definitions & 15 - Commercial	N/A	Rules 15.12.2.10 and 15.12.2.11; Rules 15.11.2.14-16; Rules 15.13.2.10-11 Definition of Building Base and Building Tower	It was intended that the building base would be the part of the building below the base height (either 17m or 28m) and that the tower would be the part above it. At present, the tower is defined as the part of the building above the permitted height (32m or 90m).	Amend Building Base as follows: 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 <b><u>for the building base</u></b> for that type of building in the zone.  Amend Building Tower: In respect to the City Centre and Central City Mixed Use Zones, means the part of any building that is above the maximum permitted height <b><u>for the building base</u></b> for that type of building in the zone...	None.
5 - Natural Hazards	N/A	5.4A.5 NC3 and Policy 5.2.2.5.1	The proposed Tsunami Management Area qualifying matter will extend over properties zoned Residential Hills, however the rule package does not include reference to this zone.	Add the text with double underline to the following Rule - <b><u>5.4A5 NC3 - a. Development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami</u></b>	None.

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				<b><u>Management Area except that permitted or controlled in Rule 14.4.1 and Rule 14.7.1</u></b>	
5 - Natural Hazards	N/A	Policy 5.2.2.5.1	With respect to the Coastal Hazard Management Areas and Tsunami Management Area qualifying matters, there is a policy heading missing introducing the policy package.	Add the following policy heading - <b><u>5.2.2.5 Policies for managing risk within Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area</u></b>	None.
5 - Natural Hazards	N/A	5.4A.5 NC3	The proposed Tsunami Management Area qualifying matter for completeness extends over properties zoned commercial, industrial, rural etc. (i.e. those that are not a relevant residential zone), however the rule package is not clear that the rules do not apply to these zones. In the absence of the rule amendment, the effect of this rule would be that any residential development would be a non-complying activity within zones that are outside the scope of the IPI.	Add the text with double underline to the following Rule - 5.4A5 NC3 - a. <b><u>'Where located within the Residential Suburban, Residential Suburban Density Transition, or Residential Hills zones,</u></b> 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 Rule 14.4.1 and Rule 14.7.1'	None.

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5 - Natural Hazards	N/A	Policy 5.2.2.5.2	This proposed Policy as it currently reads would apply to properties outside 'relevant residential zones' (such as industrial and rural zones). It needs to be amended to clarify that this policy only relates to residential zones.	Add to Policy 5.2.2.5.2 the following text in double underline - a. Within the Tsunami Management Area Qualifying Matter <u>in residential zones</u> , avoid development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable.	None.
5 - Natural Hazards	N/A	Policy 5.2.2.5.2	This proposed Policy allows for intensification within the Tsunami Management Area where the risk to life and property is acceptable. However, the policy does not include criteria for what is acceptable and this would require further evidence. It is proposed to remove this part of the policy given it is not clear what would be considered acceptable.	Remove from Policy 5.2.2.5.2 the following text shown with strikethrough - a. Within the Tsunami Management Area Qualifying Matter, avoid development, subdivision and land use that would provide for intensification of any site, <del>unless the risk to life and property is acceptable.</del>	None.

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6.1A - Qualifying Matters	N/A	All qualifying matter provisions that restrict development more than the operative District Plan.	<p>Subsequent to the public notification of Plan Change 14, the Environment Court issued a decision, <i>Waikanae Land Company Limited v Heritage New Zealand Pouhere Taonga</i> [2023] NZEnvC 056, which comments on the extent to which qualifying matter provisions introduced in an Intensification Planning Instrument can restrict development more than the operative Plan. This decision has been appealed to the High Court.</p> <p>There is potential for the Environment Court decision, if not overturned on appeal, to impact on the scope for qualifying matter provisions proposed in an Intensification Planning Instrument (Plan Change 14) to amend the district plan.</p> <p>This submission point is being made to ensure potential further submitters are aware of the above case and that the Independent Hearings Panel has regard to relevant case law as might be applicable at the time of consideration.</p>	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.	None.

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6.10A - Tree canopy cover and Financial Contributions	N/A	6.10A.4.2.1, Table 1	<p>Table 1 in Rule 6.10A.4.2.1, provides the requirements for minimum land/soil area and volume for each tree size class. However, to provide trees with adequate room to grow and allow access to sufficient water and nutrients, while avoiding damage to any infrastructure, the loose soil area provided for tree roots needs to have sufficient width that suits the tree size. The right tree for the right place, and conversely, the right place for the right tree will ensure the trees planted can reach their full potential and maximise the benefits they provide for the site and the community. It is, therefore, proposed to add the minimum dimension requirement to the land/soil area.</p>	<p>Amend Rule 6.10A.4.2.1, Table 1 by adding a column with minimum soil area widths for various tree size classes as shown in red below:</p> <p><b>Table 1 - Tree size classes with their corresponding height and projected canopy size:</b></p> <table border="1" data-bbox="1294 523 1836 767"> <thead> <tr> <th>Tree size classes</th> <th>Tree height (m)</th> <th>Projected tree canopy cover at maturity (m<sup>2</sup>)</th> <th>Land area (m<sup>2</sup>) and soil volume (m<sup>3</sup>) required*</th> <th>Minimum dimension of planting area/ berm</th> </tr> </thead> <tbody> <tr> <td>Small</td> <td>0-5</td> <td>10</td> <td>3.8 *</td> <td>1.5m</td> </tr> <tr> <td>Medium</td> <td>6-12</td> <td>67</td> <td>25.5 *</td> <td>2m</td> </tr> <tr> <td>Large</td> <td>13-20</td> <td>186</td> <td>70.8 *</td> <td>2.5m</td> </tr> <tr> <td>Very Large</td> <td>20+</td> <td>250</td> <td>95.4 *</td> <td>3m</td> </tr> <tr> <td>Average tree size</td> <td>-</td> <td>130</td> <td>50.0 *</td> <td>n/a</td> </tr> </tbody> </table> <p><small>* Soil volume required for a tree/tree roots (m<sup>3</sup>) equals the land area (m<sup>2</sup>) x 1m depth.</small></p>	Tree size classes	Tree height (m)	Projected tree canopy cover at maturity (m <sup>2</sup> )	Land area (m <sup>2</sup> ) and soil volume (m <sup>3</sup> ) required*	Minimum dimension of planting area/ berm	Small	0-5	10	3.8 *	1.5m	Medium	6-12	67	25.5 *	2m	Large	13-20	186	70.8 *	2.5m	Very Large	20+	250	95.4 *	3m	Average tree size	-	130	50.0 *	n/a	None.
Tree size classes	Tree height (m)	Projected tree canopy cover at maturity (m <sup>2</sup> )	Land area (m <sup>2</sup> ) and soil volume (m <sup>3</sup> ) required*	Minimum dimension of planting area/ berm																															
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6.12 - Radiocommunication Pathways	N/A	6.12 - Radiocommunication Pathways	<p>Provisions under 6.12.1 (Introduction), 6.12.2 (Objectives and Policies), 6.12.4.1.1 (Permitted Activities), 6.12.4.1.5 (Non-complying Activities), and 6.12.4.2 (Radiocommunication pathway protection corridors) all make reference to diagrams in Appendices 6.12.17.1 to 6.12.17.3, however these diagrams have been omitted from the plan change material. This is an error that results in rules being inoperable.</p> <p>It is proposed that the reference to the appendices is replaced with reference to the planning maps. Upon the online interactive Planning Maps being updated to reflect decisions, users will have the ability to zoom in and see how the pathway affects their property.</p>	Replace references to Appendices 6.12.17.1 to 6.12.17.3 with reference to Planning maps for Radiocommunication pathways.	None.

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6.6 - General (Waterbody setbacks) & Planning Maps	ALL	N/A	<p>The waterbody setback qualifying matter reflects the historic location of waterbody locations and provides a general indication of the applicable setback for each waterbody type. As subdivisions and other scale land developments have progressed, a number of waterbodies have been altered to an extent whereby qualifying mapping therefore does not best represent their present location. In addition, the generic spatial buffer approach to waterbody setbacks qualifying matter can lead to a false interpretation that a setback applies within the location specifically shown on Planning Maps.</p> <p>The result of the above is that there is a potential miss-match between Planning Maps and the rule framework for Waterbody setbacks, where some Plan users may either believe consent is required or not, and could be incorrect in either case as rule 6.6.4 relates to the bank of waterbodies.</p>	Remove the "Waterbody Setback - existing" spatial layer from Series D planning maps.	None.



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6.8 - Signage	N/A	6.8.4.1.4 D1	This notified provision is inconsistent with the operative provision. The extra wording (shown in double underline in next column), including the proposed changes, should be removed.	Remove the text with double underline:  "The following signs in all zones, <u>excluding all Industrial, Specific Purpose Airport, and Commercial zones</u> <u>Commercial zones (except Commercial Banks Peninsula), and</u> other than signs provided for in Rule 6.8.4.1.1 P11 or P15, Rule 6.8.4.1.3 RD2, RD3 or RD5, or Rule 6.8.4.1.5 NC1: ..."	None.
7 - Transport	N/A	7.2.1.6.a.iv	The defined term "District Centres" is proposed to be deleted and replaced by "Town Centres" but the word "District" was inadvertently deleted instead of strikethrough.	"requiring new <u>District-Town Centres</u> to provide ..."	None.
7 - Transport	N/A	7.4.2.1.P18	The RNN zoning that has been proposed to be removed as part of the plan change has been struck out, however the proposed replacement "Greenfield Precinct" is not part of the proposal. The underlying zoning in the area referenced in FUZ, with the rule standard linking to the Outline Development Plan relevant to this area.	Disregard the proposed "Greenfield Precinct" text and instead replace the reference to RNN to FUZ.	None.

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7 - Transport	N/A	7.5.7.h	<p>The section 32 report for transport notes some of the issues raised by FENZ and others in relation to fire-related access, specifically access width and the application of the hose length requirements. In consultation with FENZ, a new diagram has been drafted to address this issue, including the application of multiunit or infill development, and a new access width has been proposed.</p>	<p>Amend 7.5.7.h as follows:  For the purposes of access for firefighting, where a building is <b>either</b>:</p> <ul style="list-style-type: none"> <li>i. located in an area where no fully reticulated water supply system is available; or</li> <li>ii located further than 75 metres from the nearest road that has a fully reticulated water supply system including hydrants <del>(as required by NZS 4509:2008)</del>. <b><u>The 75 metres must be measured from the road boundary via an existing or proposed property access, to the main entry furthest from the road (Figure 7A); or</u></b></li> <li>iii. <b><u>located in the Residential Hills Precinct and is a residential unit on a rear site,</u></b></li> </ul> <p><b><u>vehicle access width must be a minimum of 4 metres, with shall have</u></b> a minimum formed width of 3.5 metres <b><u>for its entire length</u></b>, and a height clearance of 4 metres,. Such vehicle access shall be designed <b><u>and maintained</u></b> to be free of obstacles that could hinder access for emergency service vehicles.</p> <p>Insert new appendix diagram, as appended.</p>	<b>ATTACHMENT 45</b>

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7.5 - Cycle Parking	N/A	7.5.2	<p>The introduction of the MDRS combined with the effects of the removal of the minimum requirement for car parking by the NPS UD will facilitate more medium and high-density residential development with pedestrian only access and facilities. This trend is already evident in parts of Christchurch.</p> <p>Cycling as a primary or secondary transport mode in Christchurch is growing significantly. The size and variety of different cycles is also changing with electric bikes and different styles of cargo bikes now readily available and growing in popularity.</p> <p>Where residents are less likely to have cars, it is important for alternative transport modes like cycling to be practical and convenient. However, a range of issues is emerging with the cycle parking being provided under the current District Plan provisions. These include: inadequate security and weather proofing; hanging bike racks which cannot be used by e-bikes or cargo bikes; and cycle</p>	<p>Appendix 7.5.2 – Cycle parking facilities</p> <p>Clause b: remove reference to “residents” cycle parking/parks throughout.</p> <p>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.</p> <p>Introduce a new “Figure 4 – Minimum cycle parking dimensions for resident cycle parks”.</p> <p>Table 7.5.2.1 – Minimum numbers of cycle parks required</p> <p>Amend line x. “Social housing complex” by: deleting “ For developments involving 3 or more residential units”; and adding “private” before the word “garage” in the two following provisions.</p> <p>Amend line aa. by adding “private” before the word “garage” in both provisions.</p> <p>Add an advice note at the end of the Table clarifying the meaning of “private garage”.</p>	<b>ATTACHMENT 47</b>

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			<p>parking provided in a location which requires the cyclist to carry their bike.</p> <p>This submission seeks to increase the standard of cycle parks provided where residents do not have a private garage for cycle storage. The new standards will ensure cycle parking is weatherproof and secure, is in an easily accessible location, and that the stands provided enable cycle owners to use a secure lock.</p> <p>The submission also seeks to remove a change made in PC14 to the number of cycle parks required for social housing complexes. PC14 introduced a 3-unit threshold before cycle parking is required for social housing residential units. This is inconsistent with the requirements for other residential units, and the Council seeks to remove this threshold.</p>		
8 - Subdivision, 6.1A QMs	N/A	6.1A references, 8.6.1A, 8.6.2, plus Ch6 Activity Tables	References still made to 'Low Density Residential Airport Influence Zone and the Low Density Residential Airport Influence Zone'	Remove reference and ensure correct reference to RS, RSDT, and the Airport Noise Influence Area is made.	None.

<b>Chapter</b>	<b>Map</b>	<b>Provision # / Address</b>	<b>Submission</b>	<b>Decision Requested</b>	<b>Attachment(s)</b>
8 - Subdivision, Development and Earthworks	N/A	8.6.1 c.	Error in last sentence referring to an area as "Medium Density Residential (Residential Hills Precinct) Zone".	Amend to "Within the Residential Hills Precinct in the Medium Density Residential Zone the allotment shall ..."	None.
8 - Subdivision, Development and Earthworks	N/A	Appendix 8.10.4	Note still make reference to Plan change 10 and Meadowlands, despite the plan change being made operative and Meadowlands reference no longer relevant.	Remove note to plan change 10 and Meadowlands.	None.
8 - Subdivision, Development and Earthworks	N/A	8.5.1.3 RD2 (column 4)	There is a drafting error in this section. It should say "where the site is in the" not "where the site is the".	Should say "where the site is in the" not "where the site is the".	None.
8 - Subdivision, Development and Earthworks	N/A	8.5.1.3 RD2	The reference to 8.7.15 is incorrect.	Amend rule 8.7.15 to 8.7.13.	None.

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8.5 & 8.8 Subdivision	N/A	8.5.1.3 RD2 and 8.8.12b	Subdivision rule RD2a.a.i does not include a reference to Residential Heritage Areas Matters of Discretion to enable assessment of standards breached for Residential Heritage Areas. Natural and cultural heritage Matters of Discretion for subdivision in 8.8.12b do not specify that this also covers Residential Heritage Areas.	<p>1) Subdivision 8.6 and 8.8</p> <p>a) Add to Rule 8.5.1.3 Restricted discretionary activities – “RD2a.a.i. – for breach of Rule 8.6.1 –minimum net site area and dimension: Rule 8.8.11”; add <b><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></b>.</p> <p>b) Rule 8.8.12b – add Heritage area in four places as underlined: Where the subdivision is of land which includes a heritage item <del>or</del> heritage setting <u>or heritage area</u> listed in Appendix 9.3.7.2 <u>or Appendix 9.3.7.3</u>:</p> <p>i. The extent to which the subdivision has regard to, or is likely to detract from, the heritage values of the heritage item, <del>or</del> 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, <del>or</del> heritage settings <u>or heritage areas</u> are to be integrated into the future development of the land being subdivided;</p> <p>iii. <del>Any measures relevant to the subdivision included in a conservation plan</del> <b><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</u></b></p>	None.

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				<u>heritage item, and heritage setting or heritage area.</u>	
8 - Subdivisions	N/A	Proposed new 8.8.12 and 8.8.13	Proposed new 8.8.12 and 8.8.13 are additional matters of discretion in the notified version following 8.8.15.11. The proposed new additional matters of discretion should be numbered as 8.8.16 and 8.8.17, respectively.	8.8. <del>12</del> <b>16</b> Additional matters – Subdivision around residential units within the Medium and High Density Residential Zones  8.8. <del>13</del> <b>17</b> Additional matters – Subdivision in the Medium and High Density Residential Zones at North Halswell	None.
8 - Subdivision, Development and Earthworks	N/A	8.8.12 and 8.8.13	The numbering of 8.8.12 and 8.8.13 is incorrect.	Should be changed from 8.8.12 to 8.8.16, and 8.8.13 to 8.8.17.	None.
8 - Subdivision, Development and Earthworks	N/A	8.8.15	There is an 's' at the end of Plan(s).	This should be changed from "Plans" to "Plan."	None.

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8.9 - Subdivision	N/A	8.9.2.1 P1.i, 8.9.3.a.iv and 8.9.3.a. xii	The notified amendment to the activity standard for earthworks within 5 metres of a heritage item and cross-references in the exemptions for earthworks in building footprints and public parks and reserves are not worded consistently. The cross-reference to the activity standard in the public parks and reserves exemption inadvertently removes the exemption from other earthworks rules. The wording amendments consistently apply the proposed activity standard for temporary protection measures to all earthworks within 5 metres of a heritage item, including earthworks within building footprints and in public parks and reserves, which have similar potential effects on heritage values which need to be managed. The public parks and reserves exemption from other earthworks rules will continue to apply.	<p>a) Change 8.9.2.1.P1 i as notified to read: <b><u>Where Earthworks shall not occur within 5 metres of a heritage item, or within the footprint of a heritage item which is otherwise subject to exemption 8.9.3.a.iv., or above the volumes contained in Table 9 within a heritage setting listed in Appendix 9.3.7.2, details of temporary protection measures to be put in place to mitigate potential physical effects on the heritage item must be provided to Council’s Heritage team for comment at least 5 working days prior to the works commencing.</u></b></p> <p>b) Change 8.9.3.a iv as notified to: <b><u>Where the building is a heritage item, or earthworks occur within 5 metres of a heritage item, the activity standard in 8.9.2.1 P1 i. applies.</u></b></p> <p>c) Change 8.9.3.a.xii as notified to: <b><u>This exemption does not apply to Where earthworks in public spaces occur within 5 metres of a heritage item or above the volumes contained in Table 9 in a heritage setting which are subject to the activity standard in 8.9.2.1 P1 i. applies.</u></b></p>	None.



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9.3 - Historic Heritage	PM 45C & D; new Heritage Aerial Map showing item and setting	9.3.7.2 Schedule	Add new item to schedule as it was agreed with owner too late to be included in notified plan changes - Spreydon Lodge, 2 Monsaraz Boulevard. Add HAM #862 showing item and setting to schedule as link. Amend setting shape on PM45C to that now proposed. Ensure this is shown on PM45D.	Add new item, Spreydon Lodge to App 9.3.7.2 Schedule of Significant Historic Heritage. Heritage significance in the Schedule will be 'Significant' and Scheduled Interior in the Schedule will be 'Yes – limited to interior staircase and ground floor marble fire surround'. Add new Statement of significance. Add new HAM #862 as link to schedule. Change Setting shape and size to that shown on the map attached.	<b>ATTACHMENT 6</b>
9.3 Historic Heritage	Revised HAMS	9.3.7.2 Schedule	The settings of items on five Heritage Aerial Maps need to be revised because of changed circumstances. Four need to be revised because of subdivision or boundary adjustment, as heritage settings generally align with property titles. A fifth setting needs to be revised to match a recent Heritage NZ listing. The statements of significance for these items need minor amendments to reflect these changes; and two minor amendments are needed to the schedule for address, and name of the item for the item listed by Heritage NZ (former Sanitorium Open Air Shelter).	Revise settings of: 1. 364 Riccarton Road, item # 464, map 23 – now 350 Riccarton Road – subdivided 2020 – revise setting as per attached map and address update on schedule. 2. 20 Mona Vale Avenue, item # 384, map 66 - sub-divided and house moved forward on section – revised item and setting as per attached map. 3. 2 items – 106 Papanui Road, item # 422, map 113 and 110 Papanui Road, item # 423, map 112 – property boundaries redrawn - alter settings to reflect new property boundary - revise as per attached map. 4. 29 Major Aitken Drive, item # 1456 - map 858 - revised setting as per attached map and revised name of item in schedule to align with	<b>ATTACHMENTS 7, 8, 9, 10, 11, 12, 13, 15, 16</b>

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				recent Heritage New Zealand Pouhere Taonga listing.	
9.3 Historic Heritage	RHA contributions map	App 9.3.7.8.5 Inner City West HA6;	The property at 31 Worcester St has been demolished so its contribution should change from contributory to intrusive. There is a mistake in the colour for the contribution of the property at 1 Armagh St.	Change colour of 31 Worcester St from green (contributory) to orange (intrusive), Change colour of 1 Armagh St from blue (defining) to green (contributory).	<b>ATTACHMENTS 17 &amp; 18</b>

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9.3 Historic Heritage	RHA interface maps	App 9.3.7.9 - All 11 maps; also 9.3 RD8 and MOD in 9.3.6.6	These two rules and the key to the RHA interface maps need to be amended to change the name of Residential Visitor Accommodation zone back to Residential Guest Accommodation, as this zone is still subject to an appeal on PC4.	Replace "adjoining" with " <b>sharing a boundary with</b> " for maps ; also replace "Residential Visitor Accommodation" with " <b>Residential Guest Accommodation</b> " zone for maps and in the two rules.	<b>ATTACHMENT 19</b>
9.3 Historic Heritage	RHA interface maps	App 9.3.7.9.1 Chester St East, App 9.3.7.9.3 Engelfield and App 9.3.7.9.8 Piko	Some inconsistency with regard to how HRZ sites which border only a corner of an RHA or are across a road are treated.	Delete 327 Barbadoes and 281 Armagh from Chester St East interface area. Delete 202 Fitzgerald and 32 Avonside from Engelfield interface area. Delete 109 Rattray and 2R Shand (small triangle), from Piko interface area.	<b>ATTACHMENTS 20, 21, 22</b>
9.3 - Historic Heritage	N/A	App 9.3.7.4 - heritage item exemptions from zone rules	Some zone names need updating as a result of PC14 changes	<ul style="list-style-type: none"> <li>a) Reinstate text/remove strikeouts: Residential Suburban zone and Residential Density Transition zone. (17 x)</li> <li>b) Strike out: Low Density Residential Airport Influence Zone and Airport Influence Density Precinct (13 X)</li> <li>c) Reinstate text/remove strikeouts: Residential Hills zone (x3) and reorder in table to DP order of subchapters</li> <li>d) Change Residential New Neighbourhood zone to Future Urban zone (x1, p125 of PC13 rules document)</li> </ul>	None.

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9.3 - Historic Heritage	N/A	9.3.4.1.3 RD1	There is an overlap between RD1 and RD6 because the definition of alteration will now include alterations to buildings in a heritage area. A clause similar to that in RD6 b. would assist.	Add to 9.3.4.1.3.RD1: b. <b><u>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></b>	None.
9.4 - Significant Trees (Riccarton Bush)	N/A	9.4.4.1.3.RD6	<p>The phrasing proposed for RD6 appears to have been an oversight, for the simple reason that there is no ability to measure tree trunk when the rule specifies that the trunk is the predator-proof fence. The original rule deliberately used the predator-proof fence as the base for measurement to make the measurement easier and uniform, and apply to mature trees as well as saplings that, without disturbance or damage will eventually grow. Another reason for using the predator-proof fence as a “base of a tree” within the old City Plan rules was that Riccarton Bush is treated as one entity, rather than a collection of individual trees within, and is shown as such on the maps.</p> <p>In this respect, a more appropriate control may simply be retaining the</p>	Decline the change to insert the 'tree protection zone radius' and maintain the 10m setback control.	None.

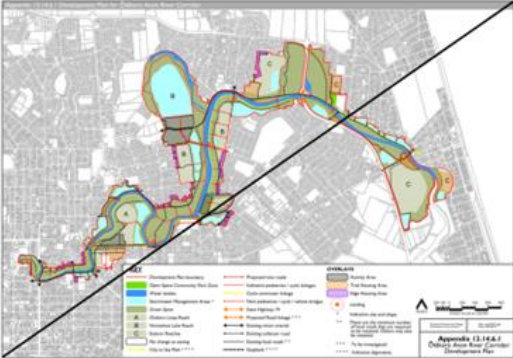
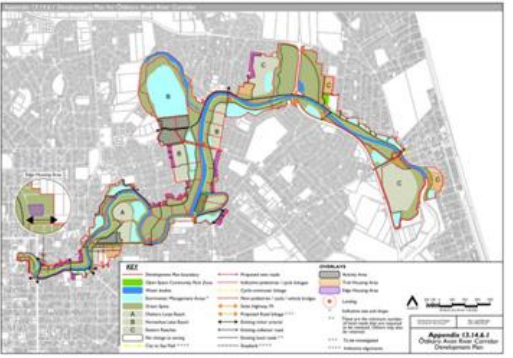
Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
			current controls due to the unique circumstances under which the Bush is protected in the Plan.		
10 - Designations and Heritage Orders	N/A	A - Designation Schedule - Chorus NZ Ltd - A17	A change is proposed in A17 but the Schedule was not updated to be consistent with the proposed change.	Amend location of A17 from 237 Memorial Avenue, Christchurch to 241 Memorial Avenue, Christchurch, as below:  <b><u>237241</u></b> Memorial Avenue, Christchurch	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
10 - Designations and Heritage Orders	N/A	M1 Christchurch Hospital - Acute Services Building	A clerical error has been made within notified material for Chapter 10. The conditions in the notified version of Designation M1 is inconsistent with the operative conditions. The omitted text (shown in bold double underline in next column) should be inserted to simply be consistent with the operative District Plan text; PC14 is not seeking to remove this text and does not have scope to do so.	<p>Insert the following operative text after Condition # 10 of M1:</p> <p><b><u>"Alteration to Designation Conditions for Tower 3 and Circulation Tower</u></b></p> <p><b><u>1. General</u></b></p> <p><b><u>a. The plans and documentation labelled – Christchurch Hospital - Waipapa Tower 3 (RMA/2022/1661 Approved Documents, dated 01/12/2022) for Tower 3 and the associated circulation tower is incorporated into the designation.</u></b></p> <p><b><u>b. The bulk and location of Tower 3 and the associated circulation tower shall be carried out in general accordance with the plans and information contained in the plans and documentation labelled Waipapa Tower 3.</u></b></p> <p><b><u>2. Noise Attenuation</u></b></p> <p><b><u>a. All mechanical plant shall be designed and/or sited to achieve compliance with the District Plan noise standards at the boundary of the Christchurch Hospital site and an acoustic report shall be submitted to Council (RCmon@ccc.govt.nz) for certification to demonstrate compliance.</u></b></p> <p><b><u>3. Lighting and Security</u></b></p> <p><b><u>a. A lighting plan for external lighting shall be prepared by a suitably qualified</u></b></p>	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
				<p><u>professional experienced in applying Crime Prevention through Environmental Design (CPTED) principles. The Plan shall be submitted to the Christchurch City Council prior to the completion of the developed design of Tower 3 for certification.</u></p> <p><u>b. A wayfinding signage strategy be prepared and implemented for the interface between Hagley Park and the pedestrian pathway leading to Tower 3, directing the public to the main entrance to the hospital.</u></p> <p><b><u>4. Transport</u></b></p> <p><u>a. All works on site shall be subject to a Traffic Management Plan (TMP) which must be prepared by a suitably qualified person and submitted for acceptance prior to the commencement of earthworks. No works are to commence until the TMP has been accepted and installed.</u></p> <p><u>b. The TMP shall identify the nature and extent of temporary traffic management and how all road users will be managed by the use of temporary traffic management measures. It shall also identify the provision of on-site parking for construction staff. Activities on any public road should be planned so as to cause as little disruption, peak traffic safety delay or inconvenience to road users as possible without compromising</u></p>	

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
				<p><u>safety. The TMP must comply with the Waka Kotahi NZTA Code of Practice for Temporary Traffic Management (CoPTTM) and the relevant Road Controlling Authority's Local Operating Procedures.</u></p> <p><u>c. The TMP shall be submitted to the relevant Road Controlling Authority via the web portal <a href="http://www.myworksites.co.nz">www.myworksites.co.nz</a>. To submit a TMP a Corridor Access Request (CAR) must also be submitted. A copy of the accepted TMP and CAR shall be supplied to the Council's resource consent monitoring team (via email to <a href="mailto:rcmon@ccc.govt.nz">rcmon@ccc.govt.nz</a>) at least 3 working days prior to the commencement of works under this designation alteration.</u></p> <p><u>d. Note: Please refer to <a href="https://ccc.govt.nz/transport/legal-road/traffic-management-news-and-information">https://ccc.govt.nz/transport/legal-road/traffic-management-news-and-information</a> for more information."</u></p>	



<p>13.14 - Specific Purpose - Ōtākaro Avon River Corridor</p>	<p>N/A</p>	<p>Appendix 13.14.6.1</p>	<p>In error, the original Appendix 13.14.6.1 was not retained in Plan Change 14 amendments to Chapter 13.14, and shown with a black strikethrough in the title and on the image. The Amended Appendix 13.14.6.1 title should have been shown in purple bold underlined text as its amended version, showing an addition of an Edge Housing Area Overlay over 254 Fitzgerald Avenue, is proposed to be adopted from the proposed Plan Change 11.</p>	<p><del>Ōtākaro Avon River Corridor Development Plan:</del></p>  <p><u>Ōtākaro Avon River Corridor Development Plan</u></p>  <p>Re-inserted the original Appendix 13.14.6.1 and show it with a black strikethrough indicating that it is to be deleted. Show the title of the amended Appendix 13.14.6.1 in purple bold underlined text and add a new Edge Housing Area Overlay over 254 Fitzgerald Avenue, as shown above.</p>	<p>None.</p>
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Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)																				
13.14 - Specific Purpose - Ōtākaro Avon River Corridor	N/A	Appendix 13.14.6.2	In error, the first two lines (including the column title line) of the table in Appendix 13.14.6.2 - PreEarthquake Activities List were repeated at the end of the table. These two lines at the end need to be deleted to avoid unnecessary duplication.	<p>Delete the last two lines of the Appendix 13.14.6.2 table proposed to be amended by PC14, as shown below:</p> <table border="1"> <tr> <td>(...)</td> <td>(...)</td> <td>(...)</td> <td>(...)</td> <td>(...)</td> </tr> <tr> <td>LOT 4 DP 6463</td> <td>50 Wainoni Road</td> <td>33</td> <td>L1 (Map 33A)</td> <td>RS</td> </tr> <tr> <td><b>Legal-Description</b></td> <td><b>Address</b></td> <td><b>Map Ref</b></td> <td><b>Pre-Earthquake Zone</b></td> <td><b>Alternative Zone</b></td> </tr> <tr> <td>LOT 1 DP 66188</td> <td>76 Atlantis Street</td> <td>26</td> <td>L1 (Map 27A)</td> <td>RS</td> </tr> </table>	(...)	(...)	(...)	(...)	(...)	LOT 4 DP 6463	50 Wainoni Road	33	L1 (Map 33A)	RS	<b>Legal-Description</b>	<b>Address</b>	<b>Map Ref</b>	<b>Pre-Earthquake Zone</b>	<b>Alternative Zone</b>	LOT 1 DP 66188	76 Atlantis Street	26	L1 (Map 27A)	RS	None.
(...)	(...)	(...)	(...)	(...)																					
LOT 4 DP 6463	50 Wainoni Road	33	L1 (Map 33A)	RS																					
<b>Legal-Description</b>	<b>Address</b>	<b>Map Ref</b>	<b>Pre-Earthquake Zone</b>	<b>Alternative Zone</b>																					
LOT 1 DP 66188	76 Atlantis Street	26	L1 (Map 27A)	RS																					
13.6. Specific Purpose - Schools	N/A	App 13.6.6.3 Private schools	The alternate zoning for Christs College and Cathedral Grammar owned properties within the Inner City West RHA should be MRZ, to reflect that zoning being proposed for all RHAs.	Amend the alternate zoning for Christs College to MRZ in respect of sites east of Rolleston Ave; and the alternate zoning for Cathedral Grammar to MRZ in respect of 17 Armagh St.	None.																				
13.6 Specific Purpose - Schools	N/A	13.6.4.2.a. proviso for heritage sites	The statement that built form standards applying to school sites do not apply to parts of schools sites occupied by heritage items and settings, needs to be expanded to cover school sites within Residential Heritage Areas, where there are separate built form standards.	Amend to read as follows: <b><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). Development of heritage items and/or settings is controlled by Chapter 9.3 Historic Heritage. 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</u></b>	None.																				

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
				<u>Peninsula zone, depending on which is the alternate zoning.</u>	
14 - Residential	N/A	14.4.2.9 Road boundary building setback	The term "maturity" is a new defined term under this plan change. Clause 14.4.2.9.b.i.C and D need to be amended by showing the term in bold and strikethrough before the proposed new defined term shown in bold green and underlined.	Insert "maturity" shown as bold strikethrough before the proposed new defined term shown in bold green and underlined in black, as below:  "... <del>maturity</del> <u>maturity</u> ..."	None.
14 - Residential	N/A	14.4.1.3 RD15 14.8.1.2 C1 14.8.1.3 RD11, RD12, RD13, RD14, RD15 14.9.1.3 RD4, RD5, RD6, RD7, RD12, RD13, RD15 14.11.1.3 RD4, RD5, RD6 14.13.2.3 RD2, RD3,	Consequential amendments to numbering of rules referred to in matters of discretion/control.	Amend the numbering of the following matters to show its correct numbering: Residential design principles - Rule 14.15.1 Site density and site coverage - Rule 14.15.2 Impacts on neighbouring property - Rule 14.15.3 Minimum unit size and unit mix - Rule 14.15.5 Scale and nature of activity - Rule 14.15.6 Traffic generation and access safety - Rule 14.15.7 Water supply for fire fighting - Rule 14.15.8 Acoustic insulation - Rule 14.15.9 Non-residential hours of operation - Rule 14.15.25 Retirement villages - Rule 14.15.10 Street scene - road boundary building setback, fencing and planting - Rule 14.15.18 Minimum building, window and balcony setbacks - Rule 14.15.19	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
				Service, storage and waste management spaces - Rule 14.15.20 Outdoor living space - Rule 14.15.21	
14 - Residential	N/A	14.12	The advice note under 14.12 makes reference to the Meadowlands rules which are being removed from the plan.	Remove the advice note.	None.
14 - Residential	N/A	14.12.2.18	This rule is being removed from the plan, along with Meadowlands / Area 1	Remove rule 14.12.2.18.	None.
14 - Residential	N/A	14.12.1.3	RD28 needs to be deleted, as it refers to the rule 14.12.2.18, which is being removed.	Remove RD28.	None.
14 - Residential	N/A	Appendix 14.16.2 Recession planes	Remove consequential amendment to numbering of the appendices for Recession planes	Remove numbering consequential amendment by showing correct number, i.e., Appendix 14.16.2 Recession planes	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
14 - Residential	N/A	14.4.1.1 P10-12	Within the Residential Suburban and Residential Suburban Density Transition Zones in chapter 14, permitted activities P10-P12 refer to an outdated tsunami map which can now be replaced with the Tsunami Management Area qualifying matter extent.	Remove the text with strikethrough and add the text in bold underline - <del>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 Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"; as shown in Appendix 14.16.5;</del> <b><u>The Qualifying Matter Tsunami Management Area;</u></b>	None.

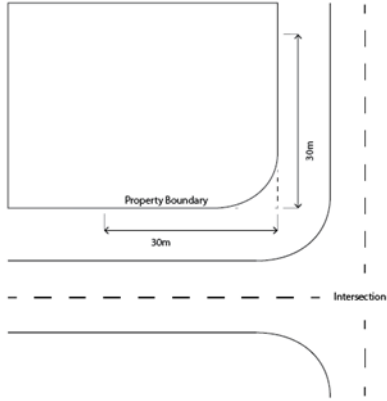
Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
14.4 - Medium Density Residential Zone; 8.6 - Subdivision Standards; 13.6 - Specific Purpose (Schools)	N/A	8.6.1; 14.5.2.3.v; 14.5.3; 8.6.1; 13.6.4.1; Appendix 13.6.6.2	<p>Proposed provisions for the Riccarton Bush Interface Area do not reflect the full recommendations of reporting, which has been clarified in more detail (see attachment).</p> <p>Specifically, the following standards for development within the overlay are should be updated:</p> <ul style="list-style-type: none"> <li>- Number of residential units;</li> <li>- Site coverage;</li> <li>- Setbacks;</li> <li>- Subdivision / site density;</li> <li>- Building height over St Teresa's School.</li> </ul> <p>It is recognised that setbacks along Riccarton Road are managed through the City Spine Qualifying Matter.</p>	<p>Add an Area-Specific sub-section to the sub-chapter (14.5.3), incorporating all Riccarton Bush Interface Area controls, as follows:</p> <ul style="list-style-type: none"> <li>- Building height of 8m (removing this from 14.5.2.3.v;</li> <li>- Site density of 450m2</li> <li>- Number of residential units limited to two;</li> <li>- Site coverage of 35%;</li> <li>- Building setbacks: 4.5m for front boundary; 3m side boundaries.</li> </ul> <p>Amend subdivision standards for sites within the Riccarton Bush Interface Area (8.6.1):</p> <ul style="list-style-type: none"> <li>- 450m2 minimum allotment size, removing zero allotment size for existing or proposed dwellings.</li> </ul> <p>Amend Specific Purpose - Schools sub-chapter to:</p> <ul style="list-style-type: none"> <li>- Limit building height over St Teresa's School to 8m (13.6.4.1 and Appendix 13.6.6.2).</li> </ul>	<b>ATTACHMENT 46</b>

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
14.5 MRZ zone	N/A	14.5.3.1.3 RD15	RD15 currently refers to only one element of RHA matters of discretion, so is narrower than that rule. "Applicable "could be misconstrued to mean all the matters of discretion, whereas only the ones relevant to that particular breach should be pointed to. As well, the matters of discretion have mistakenly omitted alterations from the full title of Rule 9.3.6.4., which could be misleading.	a) Amend a. so that it reads: Matters of discretion for the <del>applicable</del> <b><u>specifically relevant</u></b> built form standards in Rule 14.15. b) Amend c. so that it reads: Matters of Discretion for new buildings <b><u>and alterations to</u></b> buildings in Residential Heritage Areas. c) Reorder so that MOD c. becomes a. and vice versa.	None.
14.5 - MRZ	N/A	14.5.3.2.8.b.i.	The road boundary setbacks within an RHA do not cover the situation if a house is retained and not relocated, and for example if an extra unit or a garage is built on the front of the site.	Change wording to: <b><u>8 metres, or 6 metres where existing house or garage is proposed to be relocated forward on the site</u></b>	None.
14.5 - MRZ	N/A	14.5.3.2.3	There is potential that the height rule could be misinterpreted as being only applied to those areas covered "a", rather than the table beneath.	Remove the sub-points under "a" and use the able to direct height control.	None

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
14.5 - MRZ	All with Residential Character Areas	All Residential Character Area	Proposed changes made to Character Areas (Residential Character Areas) have removed the 'CA#' reference, instead using suburb or street names in provisions. These names are not displayed on planning maps, which could lead to confusion as to which rules apply.	Insert relevant Residential Character Area names on planning maps to ease reference to applicable rules, as per associated reporting.	None.
14 - Residential	N/A	14.8.3.1.3.b 14.9.1.3.b	The matters of discretion are set out in Rule 14.15. This cross-reference should be shown correctly.	1) Amend consequential amendment to 14.8.3.1.3.b by retaining the strikethrough across the dot and by changing the underline to a strikethrough across "5", as follows: "Rule 14.15. <del>5</del> "  2) Remove consequential amendment to 14.9.1.3 to show original rule number, as follows: "Rule 14.15"	None.
14 - Residential	N/A	14.8.3.2.1 Internal sound design level in the Lyttelton Port Influences Overlay	The term "habitable room" is a new defined term under this plan change. Clause 14.8.3.2.1 needs to be amended by showing the term in bold and struckthrough before the proposed new defined term shown in bold green and underlined.	Insert "habitable room" shown as bold struckthrough before the proposed new defined term shown in bold green and underlined in black, as below:  "... <del>habitable room</del> <u>habitable room</u> ..."	None.
Chapter 14.8 - Residential Banks Peninsula	N/A	14.8.3.1.3 RD7, and RD9	In RD7, the reference to the rule on Site Coverage is wrongly numbered. In RD9, there is no matter of	In 14.8.3.1.3 RD7, change 14.8.3.2.3 (no. of site coverage rule) to 14.8.3.2.4. This is needed only in PC13 version of the rules. Add	None.



Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
			discretion for internal boundary setbacks.	matter of discretion <b><u>e. for internal boundary setbacks - Rule 14.15.3</u></b>	
14.8 - Residential Banks Peninsula	N/A	14.8.3.1.2	There is an error in the heading of this provision number. It is notified as "Area-specific restricted discretionary activities". This should be amended to ""Area-specific controlled activities".	Amend heading of 14.8.3.1.2 to "Area-specific controlled activities".	None.
15 - Commercial	N/A	15.11.2.1	This provision is proposed to be renumbered to 15.12.2.1 and the title renamed. However, the title "Streetscene, Landscaping and trees" shown on the draft provisions is not consistent with the operative title. It should follow the operative title.	Amend title to show correct name: "Landscaping and trees"	None.
15 - Commercial	N/A	15.11.2.5 Screening of outdoor storage, and service areas / spaces	Additional text in title "and car parking" should be underlined.	Show additional text in title " <b><u>and car parking</u></b> " as bold underlined.	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
15.11 - City Centre	N/A	15.11.2.3 and 15.11.2.12iii	Rule is unclear - when is 30m from the intersection if there is a splay	<p>Include new diagram to clarify, based on Figure 16 in appendix 7.5.11, as per below:</p>  <p>Determining distances from a street intersection for the interpretation of rules 15.11.2.3 and 15.11.2.12iii</p>	None.
15 Commercial	N/A	15.13.1	The term "human scale" is a new defined term under this plan change. The term needs to be shown in bold and strikethrough before the proposed new defined term, which is shown in bold green and underlined.	<p>Insert "human scale" to be shown in bold and strikethrough before the proposed new defined term, which is shown in bold green and underlined, as below:</p> <p>"...<del>human scale</del> <u>human scale</u> ..."</p>	None.
15.15 - Commercial Appendix	N/A	Appendix 15.15.12 +13	The key for Appendix 15.15.12 and 15.15.13 is unclear on what specific lots are subject to the rules in chapter 15.10.	Add "Sites subject to' to the key of Appendix 15.15.12 and 15.15.13 so it reads "Sites subject to shared pedestrian/cycleway 8m wide connection" and "Sites subject to greenway 12m wide connection".	None.

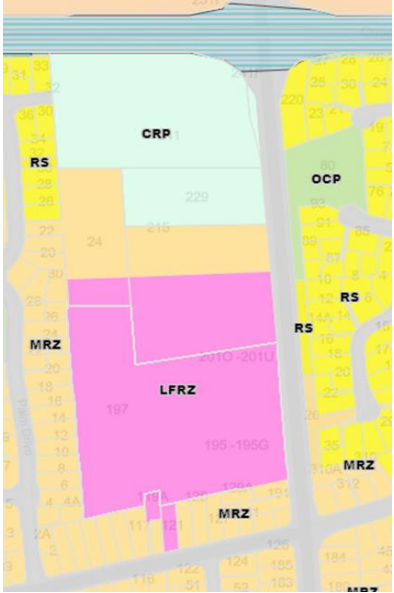
Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
15.2 - Commercial Objectives and Policies		15.2.2.1 Table 1.C	PC 5B has been resolved by consent order between notification of PC 14 and submissions closing, Council have agreed to remove "above ground level" wording from Policy 15.2.2.1 Row B (District Centres) and Row C (Neighbourhood centres). The rationale behind the agreement between Council and the appellant is the introduction of Policy 15.2.2.7 by PC 5B. Policy 15.2.2.7 enables residential activity on the ground floor in certain circumstances, and as Policy 15.2.2.7 applies specifically to district and neighbourhood centres the "above ground level" wording has been removed. Council seeks that PC14 is amended to be consistent with the agreed consent order.	Remove the passage "(above ground floor level)" from Row C in Table15.1 under Policy 15.2.2.1.	None
15 - Commercial	N/A	15.4.5.2.2 Intersection upgrades	This provision is proposed to be renumbered to 15.4.4.2.2 and the title renamed. However, the proposed new title "Intersection upgrades" is actually the operative title.	Remove strikethrough title "Landscaping - Minimum width of landscaping strip" and show the proposed title "Intersection upgrades" as operative.	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
15 - Commercial	N/A	15.5.2.6 Landscaping and trees  15.10.2.10 Minimum setback from the boundary ...  15.12.2.4 Street scene, landscaping and open space (d and f)	The term "maturity" is a new defined term under this plan change. Need to amend by showing the term in bold strikethrough before the proposed new defined term shown in bold green and underlined.	Insert "maturity" shown as bold strikethrough before the proposed new defined term shown in bold green and underlined in black, as below:  "... <del>maturity</del> <u>maturity</u> ..."	None.
16 - Industrial	N/A	16.6.3.2.2 Landscaped areas	The term "maturity" is a new defined term under this plan change. Clause 16.6.3.2.2 needs to be amended by showing the term in bold and strikethrough before the proposed new defined term shown in bold green and underlined.	Insert "maturity" shown as bold strikethrough before the proposed new defined term shown in bold green and underlined in black, as below:  "... <del>maturity</del> <u>maturity</u> ..."	None.
Planning Maps	32	35 Hanmer Street	Zoning beneath Heritage or Character areas is MRZ due to Policy 4, however this is mistakenly shown as HRZ.	Change from HRZ to MRZ.	See updated Planning Maps.

<b>Chapter</b>	<b>Map</b>	<b>Provision # / Address</b>	<b>Submission</b>	<b>Decision Requested</b>	<b>Attachment(s)</b>
Planning Maps	45	N/A	A Meadowlands Exemplar Overlay is still shown on the first stage of Halswell Commons subdivision near Lincoln Road, whereas it was intended that this be removed. See section 32 for Ch 8 paras 3.5.5 and 3.5.6. Also, PM 45C has the Spreydon Lodge building as scheduled with a setting, although this has not actually been scheduled yet (but will be proposed to be via Council submission - see line 33). It is being remapped for that submission point	Remove Exemplar Overlay from Planning Map 45 and from legend to map.	<b>ATTACHMENT 1</b>
Planning Maps	33	65-51 Shortland Street	Properties are not within LTPPA but are zoned Residential Suburban.	Change zoning to MRZ.	<b>ATTACHMENT 2</b>

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	32, 46, 45, 30, 24, 25	Areas within walkable catchments to bus routes	<p>Council has proposed a qualifying matter for areas with poor accessibility to core bus routes, known as the Low Public Transport Accessibility Area (LPTAA). This includes those distant from the Orbiter bus route, however the LTPPA has only been applied on the notified planning maps over properties within a walking catchment from this bus route. The LPTAA spatial extent has also not considered where bus routes will be changed (improved) in accordance with the Public Transport Futures investment programme.</p> <p>This change to the spatial extent of the LPTAA affects 2,012 residential parcels which under this submission are proposed to change the underlying zoning from the notified zone to a Medium Residential Density Zone. Of these parcels, 313 have been notified as being within the Residential Hill Zone, 1,673 within the Residential Suburban Zone, 25 within the Residential Suburban Density Transition Zone, and one parcel is within the</p>	<p>Remove LTPPA over sites within 800m from Orbiter bus stops, including where the route is planned to be changed, and change the underlying zoning of the now un-impacted parcels to MRZ.</p> <p>In areas currently zoned Residential Hills, also add the Residential Hills Precinct when changing to MRZ.</p>	<b>ATTACHMENT 3</b> & updated Planning Maps.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
			Residential New Neighbourhood Zone. Based on the operative site densities permitted for each zone, it is estimated that the sum of these parcels would have a plan-enabled capacity of 673 additional residential units. Applying MRZ is estimated to provide a plan-enabled capacity of 8,456 additional units, being a potential 7,783 gain in development capacity. Plan-enabled only represents what is theoretically possible and does not evaluate the commercial feasibility of development or other site-specific constraints.		
Planning Maps	29 & 30	Sir John McKenzie Avenue	RNN is still showing on planning maps. This is beneath Airport Noise Influence Area. The RNN zone has been proposed to be removed and replaced by FUZ, in accordance with National Planning Standards.	Change areas currently shown as RNN to FUZ, as there is no proposed Residential New Neighbourhood Zone.	See updated Planning Maps.

<p>Planning Maps</p>	<p>25</p>	<p>229 Marshlands Road - PPC6 site</p>	<p>Site is incorrectly mapped, showing three different zones, including introducing High Density Residential Zoning. The operative zone for the site is Commercial Retail Park Zone, Plan Change 14 proposes to change the zoning of Commercial Retail Park Zone to Large Format Retail Zone as per the National Planning Standards. This site is subject to a consent order that resolved Private Plan Change 6 to the Christchurch District Plan. The Council requests that the zoning for this site is rezoned to Large Format Retail Park Zone.</p> 	<p>Apply Large Format Retail Zone across whole site.</p>	<p><b>ATTACHMENT 4</b></p>
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Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	Map Legend	Map Legend	Operative Brownfield Overlays have been changed to Brownfield Precincts in the planning maps, provisions and policy frameworks in Chapter 16 refer to Brownfield Overlays.	Change mapping legend in Proposed Plan Change 14 referring to 'Brownfield Precinct' to 'Brownfield Overlay'.	See updated Planning Maps.
Planning Maps	31	Overlays on SP Hospital Zone (St Georges Hospital)	Changes proposed to the Heaton Character Area have reduced its extent and removed it from this site. The removal makes the 'St Georges-Heaton Overlay' superfluous to requirements.	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.	<b>ATTACHMENT 5</b>
Planning Maps	A series	Legend	Residential Hills zone has been crossed out from the legend but this zone has is not proposed to be removed.	Remove the cross-out from the legend.	See updated Planning Maps.
Planning Maps	Planning Maps series D		All of the D series maps have an incorrect notification date of 23 Sep 2022 on them.	Change notification date on Series D maps to match Series A, B and C maps - <b>17/3/2023</b> .	None.
Planning Maps	Planning Maps series C		All of the C series maps, both the PC13 set and the PC14 set, should be titled "Proposed Plan Changes 13 and 14" -not either/or	Change the titles of the C series maps, both the PC13 set and the PC14 set to: " <b>Proposed Plan Changes 13 and 14</b> ".	None.

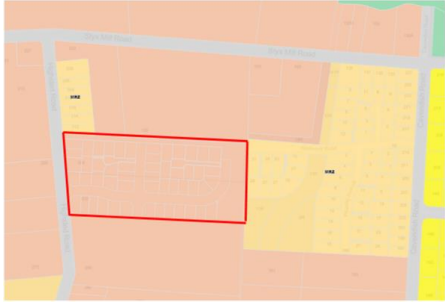
Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	Planning Maps series A	Notation on Planning Maps	Confusion between Character Area and Accommodation and Community Facilities Overlays in terms of notation - the current abbreviation on the legend for ACF overlays is the same as CA+number on the Planning Maps	Change notation for Accommodation and Community Facilities overlay to ACF or similar	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	25, 26, 27, 32, 33, 34, 39, 40, 46, 48	N/A	<p>Within the proposed Tsunami Management Area Qualifying Matter there are a significant number of properties zoned incorrectly in the notified planning maps as they do not align with the s32 report and proposed provisions (policy) associated with the Tsunami Management Area.</p> <p>The intended zoning (as assessed under the s32 report) is for those properties zoned Residential Suburban (RS) and Residential Suburban Density Transition (RSDT) under the Operative District Plan are to retain this zoning under proposed Plan Change 14. Those notified as Residential Medium Density (RMD) are submitted to be rezoned to RSDT Zone. The RSDT zone, specifically the minimum site size and subdivision standards will have the effect of reducing the level of enablement provided for under the Medium Density Residential Standards (applied within the proposed Medium Residential Zone) to a more appropriate level of enablement to remain consistent with the proposed</p>	<p>Within the Qualifying Matter Tsunami Management Area:</p> <ul style="list-style-type: none"> <li>- Where the operative zoning is Residential Suburban, retain this zoning;</li> <li>- Where the operative zoning is Residential Suburban Density Transition zone, retain this zoning;</li> <li>- Where the operative zoning is Residential Medium Density, change this to Residential Suburban Density Transition zone.</li> </ul>	See updated Planning Maps.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
			<p>Policy 5.2.2.5.2 Managing development within the Qualifying Matter Tsunami Management Area. On planning map 25 there are parcels notified as High Density Residential Zone however a more appropriate zone is submitted to be the RSDT Zone. Similarly some properties zoned RS and RSDT Zone have been incorrectly changed to MRZ instead of retaining the current zoning. Again, these changes are submitted to be more effective in achieving proposed Policy 5.2.2.5.2.</p> <p>On Nayland Street in Sumner RMD zoning is still showing (which is no longer a proposed zone), and it is submitted a more appropriate zone is the operative RSDT Zone. While the submitted extent of changes to the underlying zoning of the identified parcels is a significant change to the notified proposal, the changes are consistent with the notified section 32 evaluation (section 6.16).</p> <p>Further, the changes to the zoning and associated planning maps, are</p>		

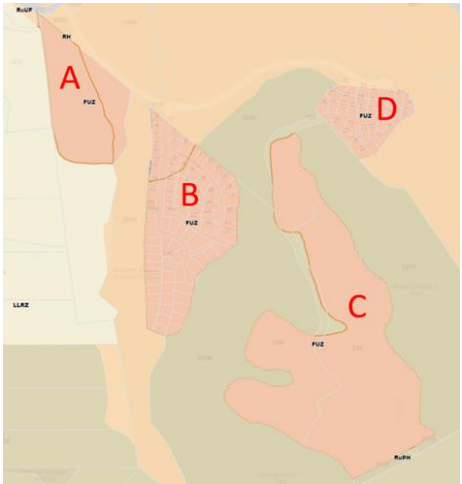
Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
			<p>necessary to ensure the proposed risk-based policy and rule framework operates as intended and avoids significant unintended consequences. It is also submitted that any notified Medium Density Residential Zone where the Tsunami Management Area applies, the notified provisions, specifically Rule 5.4A.5.NC3 as it is currently written, would have the effect of making all residential development a non-complying activity. This is not the intention of Rule 5.4A.5.NC3, with paragraph 6.16.9 of the s32 evaluation clearly outlining the intended zoning approach being to enable the current operative level of development associated with permitted and controlled activities for the RS and RSDT zones. The submitted mapping changes will therefore ensure clarity in application of the Tsunami Management Area rule.</p>		

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	39	Smith Street/Mackworth Street	The Smith Street / Mackworth streets area is within a Policy 3(d) intensification area, however is also subject to the Tsunami Management Area (QM). Therefore zoning for this area should be no greater than RSDT to align with the QM response for the Tsunami hazard.	Remove HRZ over 114 Mackworth Street, remove TCIP from any residential site not zoned HRZ.	<b>ATTACHMENT 23</b>
Planning Maps	Legend		Update planning maps legend to be consistent with District Plan zones deleted and added by PC 14.	Remove cross out from Residential Hills, Residential Suburban Density Transition Zone on the map A legend	See updated Planning Maps.
Planning Maps	39		The title between 4, 6, 8 Lismore Street and the street is zoned industrial, the title is surrounded by Mixed Use Zone (Comprehensive Housing Precinct) and was intended to be zoned as Mixed Use Zone with a Comprehensive Housing Precinct. If this area of industrial general zone was not altered it would result in an island of industrial general amongst Mixed Use Zone.	Change Industrial Zoning at 4,6,8 Lismore Street to Mixed Use Zone with Comprehensive Housing Precinct	<b>ATTACHMENT 24</b>


Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	18	Highsted Road	<p>This area has been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone is the appropriate zone to give effect to the Act.</p> 	Change zoning within the identified residential parcels (only) to MRZ.	<b>ATTACHMENT 25</b>
Planning Maps	44	Bill Harvey Drive	<p>This area has been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone is the appropriate zone to give effect to the Act.</p>	Change zoning within residential parcels (only) to MRZ.	<b>ATTACHMENT 26</b>
Planning Maps	49	Quafies / Sabys Road	<p>This area has been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone is the appropriate zone to give effect to the Act.</p>	Change zoning within residential parcels (only) to MRZ.	<b>ATTACHMENT 27</b>

<b>Chapter</b>	<b>Map</b>	<b>Provision # / Address</b>	<b>Submission</b>	<b>Decision Requested</b>	<b>Attachment(s)</b>
Planning Maps	49	Glovers Road	This area has been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone is the appropriate zone to give effect to the Act.	Change zoning within residential parcels (only) to MRZ.	<b>ATTACHMENT 28</b>
Planning Maps	45	Leistrella Road	This area has been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone is the appropriate zone to give effect to the Act.	Change zoning within residential parcels (only) to MRZ.	<b>ATTACHMENT 29</b>
Planning Maps	50	Steve Askin Drive / Carex Rise	This area has been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone with the Residential Hills Precinct is the appropriate zone to give effect to the Act.	Change zoning within residential parcels (only) MRZ with Residential Hills Precinct.	<b>ATTACHMENT 30</b>
Planning Maps	50	Round Hill Rise	This area has been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone with the Residential Hills Precinct is the appropriate zone to give effect to the Act.	Change zoning within residential parcels (only) MRZ with Residential Hills Precinct.	<b>ATTACHMENT 30</b>



Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	50	McVicar Drive	<p>There areas are shown as FUZ that include the Residential Hills Precinct, which is not applicable to this zone. The Precinct extent should be updated accordingly to only where MRZ is proposed. This includes areas marked as "B" and "D" below, with areas marked "A" and "C" undeveloped.</p> 	Remove the Residential Hills Precinct from areas marked "A" and "C". Apply the Residential Hills Precinct over the entirety of the areas developed, marked as "B" and "D".	<b>ATTACHMENT 30</b>



Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	50 & 45	Cashmere Road / Kanika Lane	<p>Area under 'A' has not been developed and should not be shown as Residential New Neighbourhood Zone as no such zone is proposed under Plan Change 14. The appropriate zone for underdeveloped greenfield land is Future Urban zone. Area shown as 'B' is not in an accessible PT area and has not recently been developed.</p> 	Within areas marked 'B', change zoning within residential parcels (only) to Residential Suburban with the Low Public Transport Accessibility Area overtop. Change zoning of undeveloped area marked 'A' to FUZ.	<b>ATTACHMENT 32</b>

<b>Chapter</b>	<b>Map</b>	<b>Provision # / Address</b>	<b>Submission</b>	<b>Decision Requested</b>	<b>Attachment(s)</b>
Planning Maps	45	Corner of Hendersons / Cashmere Roads	Operative zoning is RNN and the site has not been developed, therefore MRZ is not appropriate.	Change zoning within residential parcels shown as MRZ (only) to FUZ.	<b>ATTACHMENT 33</b>
Planning Maps	47 & 48	Mt Pleasant Road / 2 Crest Lane – Monks Spur	The operative zoning is RH and contains no development plan. The Residential s32 has identified that the existing Density Overlay cannot progress as part of the Plan Change. The Residential Hills Precinct is also only intended for those areas that are proposed as MRZ and lie within the operative RH zone; it is not intended for FUZ. This area also lies within the LPTAA.	Within the extent currently captured as FUZ: remove the Residential Hills Precinct and change the underlying zoning to Residential Hills, and apply the Low Public Transport Accessibility Area qualifying matter.	<b>ATTACHMENT 34</b>
Planning Maps	ALL	Plan Change 5F	Plan Change 5F made numerous changes to operative zones and is now fully operative, but has not been applied within PC14 Planning Maps.	Apply all zoning changes, as relevant, that Plan Change 5F has made operative to Plan Change 14 planning maps.	None.
Planning Maps	45	Mathers / Hoon Hay Road	This area is not within the LPTAA and should be zoned MRZ.	Change RS zoning to MRZ.	<b>ATTACHMENT 35</b>
Planning Maps	49	55 Kennedy's Bush Road	The LPTAA should extent to the entirety of the site.	Apply the LPTAA to the entirety of the site.	<b>ATTACHMENT 36</b>

<b>Chapter</b>	<b>Map</b>	<b>Provision # / Address</b>	<b>Submission</b>	<b>Decision Requested</b>	<b>Attachment(s)</b>
Planning Maps	30	Harrowdale Drive / Nortons Road	The site is not within the LPTAA and should be MRZ.	Change RS zoning to MRZ.	<b>ATTACHMENT 37</b>
Planning Maps	25	Queenswood Gardens	This site zoned as Residential Suburban is not within the LPTAA and should be zoned MRZ.	Change RS zoning to MRZ.	<b>ATTACHMENT 38</b>
Planning Maps	32	25 Belfield Street	The site is located within the assessed LPTAA qualifying matter but the LPTAA overlay is not shown on the planning maps to apply to this site.	Apply LPTAA over site.	<b>ATTACHMENT 39</b>
Planning Maps	45		The North Halswell ODP Connections QM is missing from this area.	Across all areas that have the operative zoning of RNN and are proposed to be either MRZ or HRZ – introduce the “North Halswell ODP Connections” Qualifying Matter, in accordance with s32 evaluation.	<b>ATTACHMENT 40</b>
Planning Maps	25	32 & 34 Shirley Road	The TCIP is incorrectly shown these MRZ sites, as this only applies to HRZ.	Remove TCIP from MRZ sites.	<b>ATTACHMENT 41</b>
Planning Maps	24	160 Langdons Road	MRZ is shown in an area affected by Policy 3(d), and should have the same residential response for Papanui (HRZ with TCIP).	Over MRZ area, change zoning to HRZ and apply TCIP.	<b>ATTACHMENT 42</b>
Planning Maps	24	399 Papanui Road	Site is zoned MRZ, but has TCIP. The Precinct should encircle the MRZ site as this only applies to HRZ.	Remove TCIP from MRZ site.	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	24 & 31	283 Papanui Road	Site is zoned MRZ, but has TCIP. The Precinct should encircle the MRZ site as this only applies to HRZ.	Remove TCIP from MRZ site.	None.
Planning Maps	31	51 Browns Road	Site is zoned MRZ, but has TCIP. The Precinct should encircle the MRZ site as this only applies to HRZ.	Remove TCIP from MRZ site.	<b>ATTACHMENT 43</b>
Planning Maps	31	Beverley Street / Papanui Road	Site is zoned MRZ, but has LLCIP. The Precinct should encircle the MRZ site as this only applies to HRZ.	Remove LLCIP from MRZ sites and apply the LLCIP to the HRZ site within.	<b>ATTACHMENT 43</b>
Planning Maps	30	Yaldhurst / Main South Road	The TCIP is applied to this MRZ site, but should only be applied to HRZ sites.	Remove TCIP from MRZ site.	<b>ATTACHMENT 44</b>
Planning Maps	Map series A & interactive map.		There is a mapping issue where some but not all operative and proposed heritage items and settings have been downzoned from HRZ to MRZ on a spot zone basis. This is not consistent across heritage sites, nor is it necessary as heritage rules already control development on these sites.	Remove spot zoning as MRZ of heritage item sites, where these would otherwise be HRZ zoned in line with their surroundings. This is mostly in Merivale and Papanui HRZ, a few elsewhere eg Church Corner area.	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	ALL	N/A	<p>The introduction of the Series D planning maps has resulted in a large amount of overlays being displayed on one map. This can cause confusion for plan users who could easily miss other qualifying matters that pertain to their area of interest. The introduction of Series D was a response to the requirement of the Act to illustrate how they apply to any spatial layers (s77J(4)(b)). Council have also sought to introduce a new sub-chapter (Ch 6.1A) to be clear on which plan change elements are qualifying matters and which parts of the Plan are affected accordingly. This 'directory approach' means Plan users are able to more easily see how restrictions apply. The approach also means that it is technically not necessary for a single map series to display all qualifying matters and an opportunity exists for certain layers to be displayed in accordance with the categories of other already established map series.</p>	<p>Amend the Series D planning maps as follows:</p> <ul style="list-style-type: none"> <li>- move all Historic Heritage layers to Series C;</li> <li>- improve the legibility of the LPTAA symbology;</li> <li>- move all coastal hazard layers to Series B (including Tsunami Management Area);</li> <li>- remove all Designations from Series D (already captured in Series A);</li> <li>- rename the Series D maps to "Qualifying Matter Overlays" or similar.</li> </ul> <p>Where required, conduct any required consequential changes to sub-chapter 6.1A.</p>	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	N/A	N/A	An error in zoning has occurred at Buchan Park, the park is zoned Open Space Community Parks Zone in the Christchurch District Plan which is not a relevant residential zone, or a commercial zone that is required to give effect to the NPS UD. Therefore, the proposed rezoning is outside the scope of PC 14 and needs to be changed back to Open Space Community Parks Zone.	Change the zone of Buchan Park from PC 14 Proposed Mixed Use Zone to Operative Open Space Community Parks Zone	None