

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 05/07/2023

**First name:** Pene **Last name:** Marshall

**Preferred method of contact** Email

**Postal address:**

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Email:** penemarshall@gmail.com

**Daytime Phone:**

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

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**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.

## Consultation Document Submissions

**Original Submitter:** #751 Ike Kleynbos (PO Box 73013, Orchard Road, Christchurch, New Zealand, 8154)

**Original Point:** #751.108

**Points:** S2003.1

- ☒ 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*

**My submission is that**

Attached Documents

File

No records to display.

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 02/06/2023

**First name:** Daphne **Last name:** Robinson

**Preferred method of contact** Email

**Postal address:** 386 Papanui Road

**Suburb:** Strowan

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8052

**Email:** springbankvineyard@hotmail.com

**Daytime Phone:**

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Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 002.1

- ☐ 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***

**My submission is that**

To Whom it May Concern

I have recently purchased a property at the above address in Strowan, a part of the city between Papanui and Merivale known since my childhood as prime real estate, famous for its beautiful homes and gardens.

At the time of my purchase there was a vacant section next door, (corner of Papanui Road and Paparoa Street), which had originally been the front garden for the Victorian house I now live in. The house itself, once known as "Papanui House" has stood out for over a hundred years as a familiar landmark for people driving into the city.

At the time of buying I was aware that a two storey building could legally be erected next door on the vacant section, but the risk seemed acceptable. Sunshine would certainly be diminished (the section is directly north and west of my house) but hopefully not to an inordinate degree. It was therefore with some alarm that I learned a four to ten storey building (or even two to four such buildings) might now be erected on the section next door, leaving me in a virtual ghetto, languishing in a cold dark canyon in the shadow of an urban high rise development.

Relatively unspoiled early historic houses such as this have become increasingly rare in Christchurch, as I discovered when I tried to find one to buy. Some did not survive the earthquakes. Some, recognised for their beauty, were rescued and shifted away, but many more were unsympathetically modernised, subdivided off etc. In fact the process of demolishing and downsizing has been going on since I was a teenager. (For instance, the Victorian house in Aikman's Road where I lived on first leaving school was knocked down, along with others, to make room for the Merivale Mall carpark). As the years go by more and more historic dwellings have disappeared from the landscape, or else are hidden behind the once modern, but now outdated, houses built in their front yards.

Each time this happens a slice of history is lost and the charm and character of the "garden city" with its gracious old homes, beautiful trees and gardens is compromised.

I know (from previously owning a B&B in rural Canterbury) that overseas visitors appreciate and admire the combination of English colonial charm so long personified by the garden city. While the original "Pavlova Paradise", where everyone can own and enjoy their own quarter acre may no longer be feasible, are we going to just abandon our heritage homes and enviable lifestyle without a second thought?

San Francisco, for instance, would not dream of despoiling it's famous character neighbourhood of old painted ladies (I'm referring to the houses here)!

Conversely, having seen the once beautiful and renowned city of Athens, it is hard to erase the memory of millions of ugly pancake high rises despoiling the iconic cityscape. Were the Acropolis not built on a hill all would be degraded by the tacky surroundings.

Ultimately everything that Christchurch has proudly stood for since pioneer days for could be lost if a policy of high rise, cheek by jowl, high density housing is allowed to proceed, willy nilly, without due concern for preserving heritage, sunshine and green spaces. Do we really want to turn Christchurch into just another urban jungle? Doesn't the world have plenty of those already?

Moreover, if all this high density housing is allowed, will there be sufficient infrastructure and resources such as roads, clean water, sewage, parks etc to serve the population? If climate change delivers more Biblical deluges such as have descended on the North Island lately, will there be enough lawns and wetlands to absorb the run



off from the inevitable paving which will follow the removal of trees and gardens, and is it really good for people to live, removed from nature, en masse in modern high rise plastic and concrete (or perhaps even cardboard) constructions?

I can't help but remember what my grandmother said many years ago. "Christchurch is nothing but a bog". Can a once swampy city with many underground streams and a high water table really support such high density housing, especially as bedrock is hard to come by and foundations may be dodgy?

I fully understand that rural developments are eating up valuable agricultural land and that higher density housing may be an answer. But at what cost to the beautiful city of Christchurch?

I vigorously submit that some of our lovelier, leafier suburbs, such as Strowan, should be left alone to remind us of better days and better ways. These are still the most desirable places to live, have stood the test of time, and are much sought after. Both the purchase price and the rates I now pay, reflect the mana of the place, the innate attractiveness of the homestead itself, and its position close to the inner city with several top schools and amenities nearby. There is no doubt that four or more storey developments next door would instantly devalue the property both in my own eyes and the eyes of others. I know that my close neighbours and others in surrounding districts feel the same about their own properties.

Yes it is a privilege to live here, and something for all to aspire to. But if Christchurch becomes as busy and overcrowded as Denpasar, will anybody want to live here or will they all migrate out to the pleasant rural towns of Kaiapoi, Rangiora and Rolleston, (once again eating up our productive land)? Maybe some tough decisions do have to be made, but...

Isn't it entirely possible that some of the architectural innovations of today could become the bad mistakes of the future? Perhaps it might be better not to radically change everything, everywhere, all at once, in Christchurch.

Lastly, I simply make the case that at least one grand old Victorian lady should be allowed to live out her days in the sun.

I hope it will be mine.

Yours sincerely,

(Aged 78)

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#### Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 05/07/2023

**First name:** Pene **Last name:** Marshall

**Preferred method of contact** Email

**Postal address:**

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Email:** penemarshall@gmail.com

**Daytime Phone:**

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**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.

## Consultation Document Submissions

**Original Submitter:** #751 Ike Kleynbos (PO Box 73013, Orchard Road, Christchurch, New Zealand, 8154)

**Original Point:** #751.108

**Points:** S2003.1

- ☒ 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*

**My submission is that**

Attached Documents

File

No records to display.

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 07/07/2023

**First name:** Stephen **Last name:** Lavery

**Preferred method of contact** Email

**Postal address:**

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Email:** Steve@fernbird.co.nz

**Daytime Phone:** 021927595

I could not  
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**Would you like to present your submission in person at a hearing?**

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

## Consultation Document Submissions

**Original Submitter:** #751 Ike Kleynbos (PO Box 73013, Orchard Road, Christchurch, New Zealand, 8154)

**Original Point:** #751.15

**Points:** S2006.1

- ☐ 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***

I want the council to withdraw their amendment and let the proposed zoning progress as planned. This property is 1 km from Woolston a high density proposed zone. So, what's the difference

**My submission is that**

The rejection of the zoning on my property at 18 Richardson Terrace due to an error of the council around the tsunami housing

density issue.

My comments are that having read the options matrix and preferred option there is no evidence that Tsunami and housing density have any relationship at all. As Tsunami can impact on buildings variably and higher density homes can be built to the same standard to resist Tsunami as single buildings. The logic that there are more people involved is not related to the construction of buildings. An example is that after the Christchurch earthquakes, defensive policy led to lower height buildings in Christchurch central city. That was an emotional response (I was there, so I get it) to the event. Japan has very tall buildings that are built to withstand earthquakes. Christchurch is proposing to raise the height of the buildings 10 years on. Go figure, the initial policy made no sense, as does this one in the river catchment. Either you have no buildings in the catching due to Tsunami or you have any building built to the standard to withstand the predicted impact of tsunami.

Housing density is not related to this. In the documents that I have read there is no evidence that this is a factor. Magic wand policy development with a very small 'p' needs to be replace with policy development that uses key logic. If developers want to build on these sites, the council should focus on what is being built rather what can't be built.

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#### Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 10/07/2023

**First name:** Hugh **Last name:** Nicholson

**Preferred method of contact** Email

### Postal address:

**Suburb:** Hillsborough

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8022

**Email:** hnicholsonla@gmail.com

**Daytime Phone:** 022 364 7775

I could not  
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### 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.

## Consultation Document Submissions

**Original Submitter:** #224 Richard Ball (Unknown, New Zealand, Unknown)

**Original Point:** #224.23 Chapter 3 Strategic Directions

**Points:** S2007.1

- ☒ 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***

Please see attached document

**My submission is that**

Please see attached document

Attached Documents

File
PC14_Further_Submission_HNicholson



30 Rapaki Road  
Hillsborough  
CHRISTCHURCH 8022  
phone: +64 22 364 7775  
email: [hnicholsonla@gmail.com](mailto:hnicholsonla@gmail.com)

10 July 2023

## Further Submission on Christchurch City Council Plan Change 14

I am a resident of Christchurch and an expert urban designer and landscape architect who has been extensively involved in the rebuilding of Christchurch after the Canterbury Earthquakes 2010-11. In particular I was the lead designer for *Share-an-Idea* and the *Draft Christchurch Central Recovery Plan*, and the *Ōtākaro Avon River Corridor Regeneration Plan*.

I am making a further submission in support of Submission 224 from Richard Ball and a group of unit owners in the Atlas Quarter, 36 Welles Street, Christchurch Central.

### ***Relief Sought:***

1. That the permitted height limits in Central City and Commercial Centre zones in the operative District Plan (prior to PC14) are retained except where there is a demonstrated shortfall in commercial or residential capacity (taking into account the extent of derelict buildings and vacant land) when considered against robust demand forecasts for these zones.
2. That the extent of earthquake damage to Christchurch and the subsequent vision for rebuilding and recovery established in the *Christchurch Central Recovery Plan* are recognised as “*qualifying matters in the application of intensification policies*” under Sections 77O(j) and 77R of the RMA (Enabling Housing Supply and Other Matters) Amendment Act 2021.
3. That the potential adverse effects of allowing taller buildings in Christchurch’s central city are recognised as a “*specific characteristic that makes the level of development required*” inappropriate under Section 77R of the RMA (Enabling Housing Supply and Other Matters) Amendment Act 2021. These include the concentration of future development in a small number of tall buildings while leaving existing derelict buildings and vacant sites empty, undermining an integrated vision for the recovery of Christchurch developed by the Government (via CERA) and the Christchurch City Council with widespread community support, and undermining existing investments in the rebuild of Christchurch made on the basis of an attractive, liveable, consolidated central city.



## **Reasons:**

4. I support the need for greater intensification in well-functioning urban environments in Christchurch, and I support the need for local authorities to base their decisions on robust information and to provide sufficient development capacity to meet expected demand for housing and business land.
5. I consider that the Christchurch Central Recovery Plan was based on a robust supply and demand information<sup>1</sup> that identified likely future development scenarios for Christchurch. I am not aware of any work updating this study, however, the number of derelict buildings and vacant sites in Christchurch's central city supports the ongoing relevance of the study's conclusions.
6. The Christchurch Central Recovery Plan sought to consolidate the commercial core of the central city and to increase the number of residents living in the central city. Based on the Ernst & Young commercial property study it was evident that Christchurch could either facilitate the rebuild by providing for a few tall buildings surrounded by large swathes of vacant land, or by spreading the rebuild over a larger area with mid-rise buildings. It was considered that the mid-rise option provided greater environmental benefits (sunlight access, accessibility, human scale), spread the economic benefits over a larger group of landowners, and provided a better return on investment<sup>2</sup>.
7. I consider that it is an 'urban myth' that lower rise cities are necessarily low density. Large parts of Washington DC, Zurich and Paris have a similar height limit to the 28 metres established in the *Christchurch Central Recovery Plan* and have a residential and commercial density far greater than anticipated in Christchurch.
8. In my opinion the provision of a few tall buildings in an urban environment characterised by derelict buildings and vacant land would not contribute to a well-functioning urban environment. In particular the continued presence of derelict buildings and vacant sites would not support a high-quality street environment with passive surveillance which would encourage walking or cycling. Vacant sites are likely to be used for at-grade carparking which would encourage the use of private vehicles, and compromise attempts to manage effects associated with the supply and demand of car parking under Policy 11 of the NPS-UD.
9. I consider that the retention of the current height limits in the Central City and Commercial Centre zones in the Operative District Plan would support the objectives and policies of the NPS-UD, including the provision of well-functioning urban environments which provide sufficient development capacity to meet expected demand

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<sup>1</sup> CERA Christchurch Central City Commercial Property Market Study, Ernst & Young, May 2012

<https://collections.archives.govt.nz/en/web/arena/search#/?q=CERA+Christchurch+Central+City+Commercial+Property+Market+Study>

<sup>2</sup> Financial Feasibility of Building Development in the Christchurch CBD, Colliers International for Christchurch City Council, November 2011

for housing and business land, through a strategic decision-making process based on robust information.

10. In my opinion the extent of earthquake damage in Christchurch, and the scale and national significance of the ongoing rebuild of New Zealand's second largest urban area, constitute an appropriate qualifying matter under Section 77O(j) of the RMA (Enabling Housing Supply and Other Matters) Amendment Act 2021 to modify the requirements of Policy 3 of the NPS-UD.
11. I consider that the extensive recovery planning and technical reports that underpinned the development of the *Christchurch Central Recovery Plan* provided strategic decisions based on robust information, and that the outcomes of this process (including height limits) which were incorporated into the Operative District Plan through the Christchurch Replacement District Plan Independent Hearings Panel constitute an appropriate evaluation under Section 77R of the RMA (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Hugh Nicholson

Urban Designer | Landscape Architect

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 10/07/2023

**First name:** Richard **Last name:** McIntosh

**Organisation:** McIntosh Realty Ltd

**Preferred method of contact** Email

**Postal address:**

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Email:** richard@mcintoshrealty.co.nz

**Daytime Phone:** 0274325521

I could not  
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## Consultation Document Submissions

**Original Submitter:** #751 Ike Kleybos (PO Box 73013, Orchard Road, Christchurch, New Zealand, 8154)

**Original Point:** #751.16

**Points:** S2008.1

- ☐ 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***

Support the retention of existing operative RSDT and RSD zoning and rules along with the existing Natural Hazard rule 5.4 within the Flood management zones

Delete the coastal hazards management area and Tsunami Management area overlays from District plan mapping. Operative maps are current and accurate

Delete Rules 5.4a1 to 5.4a.6 Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area

My submission is that

Current operative zonings are retained along with the robust and well researched existing Natural Hazards 5.4 rules. The economic cost of lost opportunity and property value is too high based on very speculative scenarios of SLR (up to 1.6m) coupled with low certainty (1:500 year Tsunami) and a very long time horizons . An inevitable decline in investment in this large area will result in a gradual visual and social degradation

The avoidance of subdivision for legally established properties or where land use consent has been granted for multi unit developments will be problematic and an anomaly. Subdivision of legally established properties doesn't increase intensification.

Including properties as being at risk in mapping without site specific consideration and subsequent mitigation or the inability to make adjustments to maps as more up to date information emerges (SLR) may prejudice banks and insurance operators toward property owners.

Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 12/07/2023

**First name:** Cashmere Park Ltd, Hartward Investment Trust and Robert Brown  
 Hartward Investment Trust and Robert Brown

**Last name:** Cashmere Park Ltd,

**Preferred method of contact** Email

**Postal address:** 20 Troup Drive

**Suburb:** Addington

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8011

**Email:** holly.luzak@eliotsinclair.co.nz

**Daytime Phone:** 033794014

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Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:** #277 Eriki Tamihana (53 Hereford Street, Christchurch Central, Christchurch, New Zealand, 8013)

**Original Point:** #277.1 ExternalSubmissions

**Points:** S2009.1

- ☒ 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***

To rezone areas of Hoon Hay and Westmorland as MRZ.

**My submission is that**

This is a submission that we **support** as the areas of Hoon Hay and Westmorland are the suburbs which surround our submission site (submission number 593). This would help support our submission with relation to extending the MRZ/MDRS zone to also apply to our site.

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**Original Submitter:** #751 Ike Kleynbos (PO Box 73013, Orchard Road, Christchurch, New Zealand, 8154)

**Original Point:** #751.117

**Points:** S2009.2

- ☒ 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***

To rezone Leistrella Road as MRZ.

**My submission is that**

This is a submission we would **support** as Leistrella Road links directly onto our submission site (Submission number 593) and if this area is requesting to be changed to the same zoning as outlined in our own submission it is a logical step to support.

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**Original Submitter:** #751 Ike Kleynbos (PO Box 73013, Orchard Road, Christchurch, New Zealand, 8154)

**Original Point:** #751.96 Planning Maps

**Points:** S2009.3

- ☒ 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***

Can planning map 45 be amended to reflect that the flood ponding overlay does not apply to our submission site.

**My submission is that**

Planning Map 45, Qualifying Matter - Existing andamp; Proposed Notified 23/9/2022 - Planning Maps-D-PC.gws dated 16/03/2023 incorrectly shows that the land that Cashmere Park has built houses on in the last two years is shown as a flood ponding management area. This land was filled above the flood level as part of the works carried out under the subdivision approval RMA/2018/1921.

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Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 10/07/2023

**First name:** Lydia **Last name:** Shirley

**Preferred method of contact** Email

**Postal address:**

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Email:** lydia.shirley@beca.com

**Daytime Phone:** 033672460

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Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:** #751 Ike Kleynbos (PO Box 73013, Orchard Road, Christchurch, New Zealand, 8154)

**Original Point:** #751.2 C

**Points:** S2010.1

☒ 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*

Fire and Emergency seek that the whole submission point is allowed except for the removal of (as required by NZS 4509:2008).

Fire and Emergency seek that reference to NZS 4509:2008 is retained.

**My submission is that**

Fire and Emergency support the submission made by Christchurch City Council with respect to access to firefighting.

This enables adequate access for fire appliances where there is no reticulated water supply, where residential units are greater than 75m and where a residential unit is located on a rear site in the residential hills.

The vehicle access dimensions stipulated within the provision are considered to be suitable for Fire appliances.

**Original Submitter:** #823 Jo Appleyard (Level 5, PwC Centre 60 Cashel Street, New Zealand, 8140)

**Original Point:** #823.6 Chapter 2 Abbreviations and Definitions

**Points:** S2010.2

- ☐ 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*

Fire and Emergency seek that the submission point be disallowed.

**My submission is that**

The proposed provisions within the transport chapter are critical to provide Fire and Emergency with transport infrastructure that provides for adequate access across the district.

**Original Submitter:** #842 Lydia Shirley (Unknown, New Zealand, Unknown)

**Original Point:** #842.12 Chapter 3 Strategic Directions

**Points:** S2010.3

- ☒ 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*

Accurately reflect the submission point to show that Fire and Emergency support the provision.

**My submission is that**

The submission point that was made by Fire and Emergency has a position reflected as "not stated". Fire and Emergency would like the submission point to be accurately reflected to show that Fire and Emergency support the provision.

**Original Submitter:** #842 Lydia Shirley (Unknown, New Zealand, Unknown)

**Original Point:** #842.18 Chapter 8 Subdivision, Development and Earthworks

**Points:** S2010.4

- ☒ Support
- ☐ Oppose
- ☐ Seek Amendment



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**My submission is that**

The submission point that was made by Fire and Emergency has a position reflected as “not stated”. Fire and Emergency would like the submission point to be accurately reflected to show that Fire and Emergency support the provision

**Original Submitter:** #842 Lydia Shirley (Unknown, New Zealand, Unknown)**Original Point:** #842.19 Chapter 8 Subdivision, Development and Earthworks**Points:** S2010.5

- ☒ Support
- ☐ Oppose
- ☐ Seek Amendment

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**My submission is that**

The submission point that was made by Fire and Emergency has a position reflected as “not stated”. Fire and Emergency would like the submission point to be accurately reflected to show that Fire and Emergency support the provision.

**Original Submitter:** #842 Lydia Shirley (Unknown, New Zealand, Unknown)**Original Point:** #842.20 Chapter 8 Subdivision, Development and Earthworks**Points:** S2010.6

- ☒ 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***

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**My submission is that**

The submission point that was made by Fire and Emergency has a position reflected as “not stated”. Fire and Emergency would like the submission point to be accurately reflected to show that Fire and Emergency support the provision.

**Original Submitter:** #842 Lydia Shirley (Unknown, New Zealand, Unknown)**Original Point:** #842.21 Chapter 8 Subdivision, Development and Earthworks**Points:** S2010.7

- ☒ 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***

Accurately reflect the submission point to show that Fire and Emergency support the provision.

**My submission is that**

The submission point that was made by Fire and Emergency has a position reflected as “not stated”. Fire and Emergency would like the submission point to be accurately reflected to show that Fire and Emergency support the provision.

**Original Submitter:** #842 Lydia Shirley (Unknown, New Zealand, Unknown)**Original Point:** #842.22 Chapter 13 Central City

**Points:** S2010.8

- ☒ 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***

Accurately reflect the submission point to show that Fire and Emergency support the provision.

**My submission is that**

The submission point that was made by Fire and Emergency has a position reflected as “not stated”. Fire and Emergency would like the submission point to be accurately reflected to show that Fire and Emergency support the provision.

---

**Original Submitter:** #842 Lydia Shirley (Unknown, New Zealand, Unknown)

**Original Point:** #842.31 Chapter 14 Residential

**Points:** S2010.9

- ☒ 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***

Accurately reflect the submission point to show that Fire and Emergency support in part the provision.

**My submission is that**

The submission point that was made by Fire and Emergency has a position reflected as “not stated”. Fire and Emergency would like the submission point to be accurately reflected to show that Fire and Emergency support in part the provision.

---

Attached Documents

File
FENZ Further Submission - Christchurch City Council - Proposed Plan Change 13_14

## Form 6

### Further submission in support of, or in opposition to, submission on notified Proposed Plan Change 13 / 14 of the Christchurch District Plan

*Clause 8 of Schedule 1, Resource Management Act 1991*

**To:** Christchurch City Council

**Name of Submitter:** Fire and Emergency New Zealand

This is a further submission with respect to submissions made on the Christchurch City Council Proposed Plan Change 13 and 14 (the **proposal**):

Fire and Emergency New Zealand is:

- An organisation representing a relevant aspect of the public interest, and
- An organisation who has an interest in the proposal that is greater than the interest the general public has.

**Fire and Emergency support and/or oppose the submission of:**

Name	Address	Submission Number
Christchurch City Council	53 Hereford Street, Central City, Christchurch, 8011	751
The Catholic Diocese of Christchurch	2/9 Washington Way, Sydenham, Christchurch, 8011	823

Fire and Emergency's support of, or opposition to, a particular submission including the reasons for support or opposition are identified in the table included in **Appendix A** (attached).

Additionally, there are a number of Fire and Emergency submission points where the position of Fire and Emergency has not been accurately reflected in the summary of submissions. **Appendix A** will provide clarification of Fire and Emergency's position.

Fire and Emergency may wish to be heard in support of its further submission. If others make a similar submission, Fire and Emergency will consider presenting a joint case with them at a hearing.



Signature of person authorised to sign on behalf of

**Fire and Emergency**

**Date:** 10/07/2023

**Electronic address for service of person making submission:** [Lydia.Shirley@beca.com]

**Telephone:** +64 3 367 2460

**Postal address:** ANZ Centre, 267 High Street  
Christchurch Central City  
Christchurch, 8011

**Contact person:** Lydia Shirley

**Appendix A** – Further Submission on behalf of Fire and Emergency New Zealand

ID	Submitter	Relief Sought by Submission point	Support/ Oppose	Fire and Emergency reason/s	Relief sought
751.25	Christchurch City Council	<p>Amend 7.5.7h as follows: For the purposes of access for firefighting, where a building is</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. The 75 metres must be measured from the road boundary via an existing or proposed property access, to the main entry to the furthest from the road (Figure 7A); or</li> <li>iii. Located in the Residential Hills Precinct and is a residential unit on a rear site,</li> </ul> <p>Vehicle access width must be a minimum of 4 metres, with a minimum formed width of 3,5m for its entire length, and a height clearance of 4 metres. Such vehicle access shall be designed and maintained to be free of obstacles that could hinder success for emergency service vehicles.</p>	Support	<p>Fire and Emergency support the submission made by Christchurch City Council with respect to access to firefighting.</p> <p>This enables adequate access for fire appliances where there is no reticulated water supply, where residential units are greater than 75m and where a residential unit is located on a rear site in the residential hills.</p> <p>The vehicle access dimensions stipulated within the provision are considered to be suitable for Fire appliances.</p>	<p>Fire and Emergency seek that the whole submission point is allowed except for the removal of <b>(as required by NZS 4509:2008)</b>.</p> <p>Fire and Emergency seek that reference to NZS 4509:2008 is retained.</p>

		Insert new appendix diagram, as appended.			
823.63	The Catholic Diocese of Christchurch	Delete the proposed provisions to the Transport Chapter in their entirety	Oppose	The proposed provisions within the transport chapter are critical to provide Fire and Emergency with transport infrastructure that provides for adequate access across the district.	Fire and Emergency seek that the submission point be disallowed.
842.12	Fire and Emergency	Retain as notified	Support	The submission point that was made by Fire and Emergency has a position reflected as “ <i>not stated</i> ”. Fire and Emergency would like the submission point to be accurately reflected to show that Fire and Emergency support the provision.	Accurately reflect the submission point to show that Fire and Emergency support the provision.
842.18					
842.19					
842.20					
842.21					
842.22					
842.31		Amend as follows: 14.5.2.3 Building height and maximum number of storeys  <i>Advice note:</i> 1. See the permitted height exceptions contained within the definition of height 2. Emergency service facilities, emergency service towers and communication poles are exempt	Support in part	The submission point that was made by Fire and Emergency has a position reflected as “ <i>not stated</i> ”. Fire and Emergency would like the submission point to be accurately reflected to show that Fire and Emergency support in part the provision.	Accurately reflect the submission point to show that Fire and Emergency support in part the provision.

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 12/07/2023

**First name:** Fiona **Last name:** Small

**Preferred method of contact** Email

**Postal address:** PO Box 25289

**Suburb:**

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8140

**Email:** fiona@incite.co.nz

**Daytime Phone:** 0274905048

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### 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.

Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:** #751 Ike Kleynbos (PO Box 73013, Orchard Road, Christchurch, New Zealand, 8154)

**Original Point:** #751.20 Diagrams

**Points:** S2012.1

☒ 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***

Adopt the changes sought by Christchurch City Council as set out in submission point 751.20.

**My submission is that**

We support the submission to replace references to Appendices 6.12.17.1 to 6.12.17.3 with reference to the planning maps for radiocommunication pathways as it aligns with the submission of the Ministry of Justice and emergency services agencies and seeks the same outcome.

**Original Submitter:** #689 Jeff Smith (Unknown, Christchurch Central, Christchurch, New Zealand, 8011)

**Original Point:** #689.9

**Points:** S2012.2

- ☒ 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***

Accept the submission of Environment Canterbury 689.9 to retain Objective 6.12.2.1.

**My submission is that**

We support the submission of Environment Canterbury to retain Objective 6.12.2.1 as it aligns with the submission of the Ministry of Justice and emergency services agencies and seeks the same outcome.

**Original Submitter:** #689 Jeff Smith (Unknown, Christchurch Central, Christchurch, New Zealand, 8011)

**Original Point:** #689.73

**Points:** S2012.3

- ☒ 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***

Accept submission 689.73 by Environment Canterbury to retain the Qualifying Matter for Radiocommunication Pathway Protection Corridors.

**My submission is that**

We support the submission of Environment Canterbury to retain the Radiocommunications Pathway Protection Corridors Qualifying Matter as it aligns with the submission of the Ministry of Justice and emergency services agencies and seeks the same outcome.

**Original Submitter:** #834 Brendon Liggett (PO Box 74598, New Zealand, 1051)

**Original Point:** #834.73 Chapter 14 Residential

**Points:** S2012.4

- ☒ 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***

Accept submission 834.72 by Kainga Ora - Homes and Communities.

**My submission is that**

We support the submission of Kainga Ora - Homes and Communities to support the Radiocommunication Pathway Protection Corridors as it aligns with the submission of the Ministry of Justice and emergency services agencies and seeks the same outcome.

Attached Documents

File

No records to display.



# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 12/07/2023

**First name:** Fiona **Last name:** Small

**Preferred method of contact** Email

**Postal address:** PO Box 25289

**Suburb:**

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8140

**Email:** fiona@incite.co.nz

**Daytime Phone:** 0274905048

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### 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.

Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:** #689 Jeff Smith (Unknown, Christchurch Central, Christchurch, New Zealand, 8011)

**Original Point:** #689.9

**Points:** S2012.5

☒ 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***

Accept submission 689.9 to retain Objective 6.12.2.1 as notified.

**My submission is that**

We support submission 689.9 by Environment Canterbury which supports Objective 6.12.2.1 as it aligns with the submission of the Ministry of Justice and emergency service agencies and seeks the same outcome.

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**Original Submitter:** #689 Jeff Smith (Unknown, Christchurch Central, Christchurch, New Zealand, 8011)

**Original Point:** #689.73

**Points:** S2012.6

- ☒ 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***

Accept submission 689.3 to retain the Radiocommunication Pathway Protection Corridor Qualifying Matter as notified.

**My submission is that**

We support submission 689.3 by Environment Canterbury to retain the Radiocommunication Pathway Protection Corridor Qualifying Matter as it aligns with the submission of the Ministry of Justice and emergency services agencies and seeks the same outcome.

---

Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 12/07/2023

**First name:** Fiona **Last name:** Small

**Preferred method of contact** Email

**Postal address:** PO Box 25289

**Suburb:**

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8140

**Email:** fiona@incite.co.nz

**Daytime Phone:** 0274905048

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### 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.

Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:** #751 Ike Kleynbos (PO Box 73013, Orchard Road, Christchurch, New Zealand, 8154)

**Original Point:** #751.20 Diagrams

**Points:** S2012.7

- ☒ 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***

Adopt the changes sought by Christchurch City Council as set out in submission point 751.20

**My submission is that**

We support the submission to replace references to Appendices 6.12.17.1 to 6.12.17.3 with reference to the planning maps for radiocommunication pathways as it aligns with the submission of the Ministry of Justice and emergency services agencies and seeks the same outcome.

---

**Original Submitter:** #834 Brendon Liggett (PO Box 74598, New Zealand, 1051)

**Original Point:** #834.73 Chapter 14 Residential

**Points:** S2012.8

- ☒ 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***

Accept submission 834.72 by Kainga Ora - Homes and Communities.

**My submission is that**

We support the submission of Kainga Ora - Homes and Communities to support the Radiocommunication Pathway Protection Corridors as it aligns with the submission of the Ministry of Justice and emergency services agencies and seeks the same outcome.

---

Attached Documents

File
MOJ further submission to CCC submission - PC14

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

### Submitter Details

**First name:** Fiona **Last name:** Small

**Preferred method of contact** Email

**Postal address:** PO Box 25289

**Suburb:**

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8140

**Email:** fiona@incite.co.nz

**Daytime Phone:** 0274905048

**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.

Additional requirements for hearing:

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:

Ministry of Justice is the landlord of the Christchurch Justice and Emergency Services Precinct building on which radiocommunication facilities have been installed. The radiocommunication pathway protection corridors seek to protect these pathways for emergency services agencies to ensure continued communication for emergencies and day to day operations.

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:** #751 Ike Kleybos (PO Box 73013, Orchard Road, Christchurch, New Zealand, 8154)

**Original Point:** #751.20 Diagrams

- ☒ 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***

Adopt the changes sought by Christchurch City Council as set out in submission point 751.20.

**My submission is that**

We support the submission to replace references to Appendices 6.12.17.1 to 6.12.17.3 with reference to the planning maps for radiocommunication pathways as it aligns with the submission of the Ministry of Justice and emergency services agencies and seeks the same outcome.

**Original Submitter:** #834 Brendon Liggett (PO Box 74598, New Zealand, 1051)

**Original Point:** #834.73 Chapter 14 Residential

- ☒ 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***

Accept submission 834.72 by Kainga Ora - Homes and Communities.

**My submission is that**

We support the submission of Kainga Ora - Homes and Communities to support the Radiocommunication Pathway Protection Corridors as it aligns with the submission of the Ministry of Justice and emergency services agencies and seeks the same outcome.

### Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 07/07/2023

**First name:** K **Last name:** Hay

**Preferred method of contact**

**Postal address:**

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Daytime Phone:**

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

Additional requirements for hearing:

NIL

## Consultation Document Submissions

**Original Submitter:** #380 Karina Hay (PO Box 18748, New Brighton, Christchurch, New Zealand, 8641)

**Original Point:** #380.1 Chapter 14 Residential

**Points:** S2013.1

- ☐ 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***

Provide a clear definition of the scope and application of the word intensification.

**My submission is that**

SSRA are pleased to see that the CCC proposes to provide an additional definition of 'Intensification' to the District Plan, specifically in relation to the proposed policies for Coastal Hazard Management Area and Tsunami Management Area.

As we have not seen this proposed definition - we can neither support or oppose.

As per our original submission believe the plan should be very clear to show context and intent. The meaning of intensification could be extrapolated over time to relate to the extension of a building such an additional room on an existing house. (i.e., that this can be viewed as intensification) or a granny flat.&nbsp; We do not agree that is intensification or the purpose of this rile. SSRA have observed in the past where original intent has been lost over time and new interpretation of rules have been applied.&nbsp;

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**Original Submitter:** #380 Karina Hay (PO Box 18748, New Brighton, Christchurch, New Zealand, 8641)

**Original Point:** #380.1 Chapter 14 Residential

**Points:** S2013.2

- ☐ 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***

While Tsunami mapping might be appropriate to provide information for the development of escape paths,

SSRA do not believe tsunami mapping is appropriate for residential planning purposes or for the placing of restrictions on the type or occupancy of dwellings that can be build in the tsunami mapped area.

**My submission is that**

SSRA want to ensure that while the proposed PC14 QM may serve to control intensification in coastal areas, it does not stop reasonable development or serve to stagnate a community.

For example – the current public document signals proposed development within tsunami hazard areas is to be restricted to a suburban density of one two-storey dwelling per site. We question whether this will onerously restrict single house sites. This may reduce the development of single unit and single level dwellings. These are essential for older residents or single occupancy. SSRA are concerned that this control would be overly restrictive from a varied housing occupancy supply perspective. Varied housing options are socially responsible and enable community wellbeing.

Further it is our view that the CCC is overreaching in its risk management of coastal areas in relation to tsunami planning restrictions. Tsunami risk is a rare and unlikely event and, if it occurs, large South American events have been shown to have ample warning timeframes.

We question if other hazards such as fire risk or surface flooding (increased risk due to climate change), both of which have occurred, will be subjected to similar restrictions.

We believe it is sufficient to provide residents with warning systems. Ensure that residents have appropriate routes to either vertically or horizontally evacuate, and let residents self-manage the risk. We don't believe it is appropriate to manage this through the District Plan.

---

**Attached Documents**

File
No records to display.



# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 13/07/2023

**First name:** Mark **Last name:** St. Clair

**Preferred method of contact** Email

**Postal address:** C/- M St Clair, STCplanning,

5 Cooper Street

**Suburb:** Karori

**City:** Wellington

**Country:** New Zealand

**Postcode:** 6012

**Email:** mark@stcplanning.co.nz

**Daytime Phone:** 0212710815

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:** #212 Jarrod Dixon (Unknown, New Zealand, Unknown)

**Original Point:** #212.2 Chapter 6 General Rules and Procedures

**Points:** S2014.1

- ☒ 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***

Allow The Fuel Companies submission point.

Amend Policy 5.2.2.5.1 as set out in submission point 212.2.

**My submission is that**

Aligns with amendments sought by WWB's original submission in relation to Policy 5.2.2.5.2 that the Qualifying Matter policies should only relate to residential intensification.

**Original Submitter:** #878 Rebecca Eng (PO Box 17 215 Greenlane, New Zealand, 1546)

**Original Point:** #878.3 Chapter 5 Natural Hazards

**Points:** S2014.2

- ☒ 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***

Allow Transpower New Zealand Limited submission point.

Amend Policy 5.2.2.5.1 as set out in submission point 878.3, in addition to those amendments sought by submission point 212.2.

**My submission is that**

Aligns with amendments sought by WWB's original submission in relation to Policy 5.2.2.5.2 that the Qualifying Matter policies should only relate to residential intensification.

**Original Submitter:** #878 Rebecca Eng (PO Box 17 215 Greenlane, New Zealand, 1546)

**Original Point:** #878.4 Chapter 5 Natural Hazards

**Points:** S2014.3

- ☒ 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***

Allow Transpower New Zealand

Limited submission point.

Amend Policy 5.2.2.5.2 as set out in WWB original submission, in addition to the amendments sought by submission point 878.4.

**My submission is that**

Supports amendments sought by WWB's original submission in relation to Policy 5.2.2.5.2 that the Qualifying Matter policies should only relate to residential intensification.

**Original Submitter:** #751 Ike Kleynbos (PO Box 73013, Orchard Road, Christchurch, New Zealand, 8154)

**Original Point:** #751.17

**Points:** S2014.4

- ☒ 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***

Allow Christchurch City Council submission point.

Amend Policy 5.2.2.5.1 as set out in submission point 751.17, in addition to those amendments set out by WWB's original submission contained in Appendix 3 to this notice.

**My submission is that**

Aligns with amendments sought by WWB's original submission in relation to Policy 5.2.2.5.2 that the Qualifying Matter policies should only relate to residential intensification, also removes the qualifier that development, subdivision and land use can only be provided for where the risk to life and property is acceptable, which is too onerous.

---

**Original Submitter:** #853 Jo Appleyard (Level 5, PwC Centre 60 Cashel Street , New Zealand, 8140)

**Original Point:** #853.20 Chapter 5 Natural Hazards

**Points:** S2014.5

- ☒ 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***

Allow Lyttelton Port Company Limited submission point.

Amend Rule 5.4A as set out in WWB's original submission.

**My submission is that**

Supports WWB position that permitted activities should be provided within the Qualifying Matter Tsunami Management Area.

---

**Attached Documents**

File
Further Submission_PC14_WWB_11_July_2023_Form 6_FINAL

**FURTHER SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION**

*Clause 8 of Schedule 1, Resource Management Act 1991*

---

**To** Christchurch City Council

Name of submitter: Winstone Wallboards Limited (WWB)

- 1 This is a further submission in support to submissions on the following proposed Plan Change 14: Housing and Business Choice 2023 to the Christchurch City Plan (**PC14**).
- 2 WWB represents a relevant aspect of the public interest, in terms of avoiding mitigating and remediating reverse sensitivity issues between incompatible land uses .
- 3 WWB supports the following original submissions:
  - a. Submission 212.2 - The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission pt 212.2)
  - b. Submission 878.3 – Transpower New Zealand Limited
  - c. Submission 751.17 – Christchurch City Council
  - d. Submission 853.20 - Lyttelton Port Company Limited
- 4 The general and specific reasons for WWB’s relief sought is set out in **Appendix 1 and 2**
- 5 In its own submissions to PC14 WWB seeks similar amendments sought in submission points set out above in 3a.-c. and therefore seeks that the specific submission points of those three submitter be allowed in addition to the amendments sought by WWB’s original submission on Policy 5.2.2.5.2.
- 6 WWB seeks to support the general submission of d. above that there should be permitted activities provided within the Tsunami Management Area Qualifying Matter.
- 7 WWB wishes to be heard in support of the submission.
- 6 If others make a similar submission, WWB will consider presenting a joint case with them at a hearing.

**Signed** for and on behalf of Winstone Wallboards Limited by its Resource Management Consultants and authorised agents **stcplanning**.

---

Mark St. Clair  
Director  
10 July 2023

Address for service of submitter:  
Winstone Wallboards Limited  
c/- Mark St. Clair  
stcplanning  
5 Cooper Street  
Karori  
Wellington 6012  
Ph 021 271 0815  
Email address: mark@stcplanning.co.nz

## INTRODUCTION

- 1 WWB welcomes the opportunity to further submit on Christchurch City Council's Proposed Plan Change 14: Housing and Business Choice 2023 (**PC14**).
- 2 The further submission is in relation to the following submissions from:
  - a. The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission)
  - b. Transpower New Zealand Limited
  - c. Christchurch City Council
  - d. Lyttelton Port Company Limited
- 3 This further submission sets out the following:
  - **Summary of WWB's further submission;**
  - **Statement of Interest and Background;**
  - **Further submission in relation to a-c above.**
  - **Summary of relief sought**
  - **Conclusion**
  - **Detailed relief sought**

## SUMMARY

***Further Submission in Support of amendments to Policy 5.2.2.5.2 from The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission) and Christchurch City Council (CCC).***

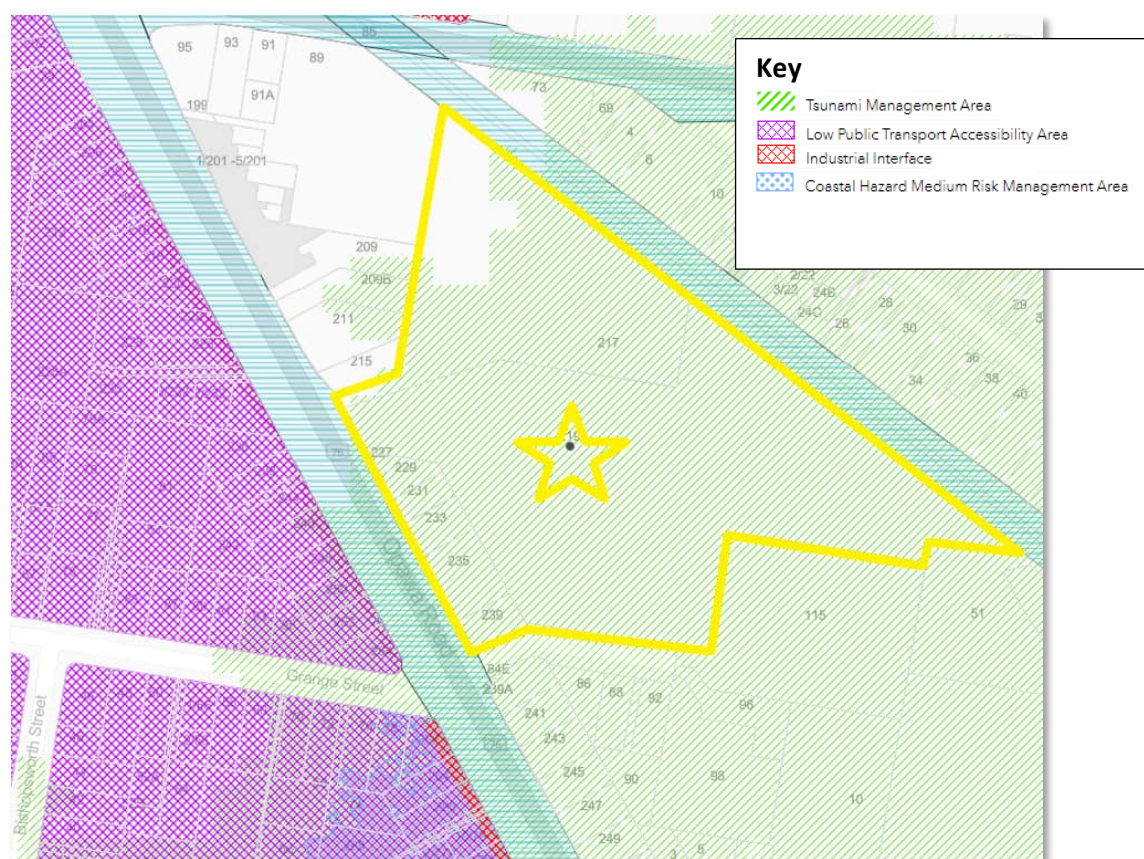
- 4 WWB generally supports the Council's ability to enable manage development within the Tsunami Management Area Qualifying Matter.
- 5 However, WWB's key concern with PC14 provisions in this respect is that they only apply to those activities and zones which relate to residential intensification and not intensification in general, which was the subject of WWB initial submission in opposition to PC14 lodged in May 2023.
- 6 In light of the summary of submissions and decision sought by submitters, WWB is supportive of both Fuel Companies - BP Oil, Z Energy and Mobil Oil joint submission (212.2) and **CCC** (751.17). Both the submission from Fuel Companies and CCC seek to provide amendments to Policy 5.2.2.5.2, which provide greater clarity on how the policy applies to either residential intensification, as sought by submission 212.2 or within the residential zone as per submission 751.17.
- 7 The reasons for the further submission in support relate to the alignment of the relief sought in WWB's initial submission on Policy 5.2.2.5.2.

## STATEMENT OF INTEREST AND BACKGROUND

- 8 Winstone Wallboards Limited (WWB) is New Zealand's only manufacturer and largest marketer of gypsum plasterboard, drywall systems, associated GIB products and services. WWB has multiple locations throughout New Zealand, including the Christchurch manufacturing and distribution centre at 219 Opawa Road, Christchurch.

### *Existing and Future Use of the site for Industrial Purposes*

- 9 The WWB Opawa Road site (219 Opawa Road) was lawfully established and has operated at this location for over 50 years, operating 24 hours a day, 7 days a week for the purposes of manufacturing and despatch to manufacturing warehouses for the distribution of gypsum plasterboard, drywall systems and associated GIB products.
- 10 The site is located in the Industrial Heavy Zone and currently operates under resource consents for trade waste, discharge to air and location compliance certificate.
- 11 The site is located on the eastern side of Opawa Road, with the majority of the site covered by the *Tsunami Management Area Qualifying Matter Overlay*. (refer **Figure 1** below)





## SPECIFIC FURTHER SUBMISSION IN SUPPORT TO THE FUEL COMPANIES, CCC AND LYTTTELTON PORT COMPANY LIMITED SUBMISSIONS

### *Key aims of the further submission*

- 12 Given the housing crisis in New Zealand, the continued supply of building materials is of utmost relevance and importance to WWB as New Zealand's only manufacturer and largest marketer of gypsum plasterboard, drywall systems, associated GIB products and services.
- 13 The principal aim of this further submission is therefore to ensure the continued operation of WWB Opawa Road site and the subsequent continued supply of building materials to support residential intensification by establishing the most appropriate provisions to achieve that goal and assist the Council in implementing relevant direction from higher order statutory instruments – particularly the National Policy Statement on Urban Development 2020 (**NPS-UD**).
- 14 WWB's original submission, (Submissions 175.1-7 and 369.1-3), specifically paragraph 33 of **Appendix B**, continues to be relevant to this further submission.
- 15 Notwithstanding their support for the four above submissions, WWB continues to seek amendments as set out **in in their original submission** to the notified provisions in PC14 to better implement the requirements of Schedule 3A of the Resource Management Act 1991 (**RMA**)<sup>1</sup>.

### **SUMMARY OF RELIEF SOUGHT**

- 18 WWB seeks to ensure that the existing permitted activity rights the Opawa Road site which are provided for under the existing Industrial Heavy Zone are retained and therefore:
  - a. **In terms of the following submissions, WWB seeks:**
    - i. **The Fuel Companies**, (submission point 212.2) be allowed in respect to amendments sought to Policy 5.2.2.5.1 Clause (a) which should only relate to higher density residential activities (i.e. not new developments associated with non-residential activities) and that Clause (b) applies to all buildings rather than just those associated with residential activities or residential intensification.
    - ii. **Transpower New Zealand Limited**, Submission point 878.) be allowed, in respect to amendments to Policy 5.2.2.5.1 by inserting the word 'residential' in both the policy title and in Clause (a). before the word 'intensification'. Submission point 878.4 be allowed, in respect to amendments to Policy 5.2.2.5.2 by inserting the words 'residential' to both the title and clause (a).
    - iii. **Christchurch City Council**, (Submission 751.17) be allowed in respect to amendments sought to Policy 5.2.2.5.1, Clause (a) by inserting the words 'in residential zones' and deleting the words 'unless the risk to life and property is acceptable'.
    - iv. **Lyttelton Port Company Limited** (Submission 853.20), WWB supports this submission in part in relation to their position of opposition to Rule 5.4A.1 Permitted activities, given there are no permitted activities.

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<sup>1</sup> Schedule 3A of the RMA, inserted on 21 December 2021, to implement the Enable Housing Supply and Other Matters Amendment Act 2021.

## CONCLUSION

19. For reasons set out in WWB original submission, we consider the submissions of The Fuel Companies (212.2), Transpower New Zealand Limited (878.3 and 878.4), Christchurch City Council (751.17) and Lyttelton Port Company Limited (853.20) are aligned with WWB's submission and therefore should be allowed to provide greater clarity to the application of the Tsunami Management Area for residential activities and zones



## APPENDIX 2

### Proposed Plan Change 14: Housing and Business Choice 2023 – Further Submission Detailed Relief

Submitter Name: **Winstone Wallboards Ltd**

Submitter	Submission Point	Chapter / Sub-part	Specific provision /matter	Position	Reason for further submission	Decisions requested / relief sought
<b>The Fuel Companies (212)</b>	212.2	Natural Hazards Chapter	Policy 5.2.2.5.1	Support	Aligns with amendments sought by WWB's original submission in relation to Policy 5.2.2.5.2 that the Qualifying Matter policies should only relate to residential intensification.	<b>Allow</b> The Fuel Companies submission point.  <b>Amend</b> Policy 5.2.2.5.1 as set out in submission point 212.2.
<b>Transpower New Zealand Limited (878)</b>	878.3	Natural Hazards Chapter	Policy 5.2.2.5.1	Support	Aligns with amendments sought by WWB's original submission in relation to Policy 5.2.2.5.2 that the Qualifying Matter policies should only relate to residential intensification.	<b>Allow</b> Transpower New Zealand Limited submission point.  <b>Amend</b> Policy 5.2.2.5.1 as set out in submission point 878.3, in addition to those amendments sought by submission point 212.2.
<b>Transpower New Zealand Limited (878)</b>	878.4	Natural Hazards Chapter	Policy 5.2.2.5.2	Support	Supports amendments sought by WWB's original submission in relation to Policy 5.2.2.5.2 that the Qualifying Matter policies should only relate to residential intensification.	<b>Allow</b> Transpower New Zealand Limited submission point.  <b>Amend</b> Policy 5.2.2.5.2 as set out in WWB original submission, in addition to the amendments sought by submission point 878.4.

Submitter	Submission Point	Chapter / Sub-part	Specific provision /matter	Position	Reason for further submission	Decisions requested / relief sought
Christchurch City Council  (751)	751.17	Natural Hazards Chapter	Policy 5.2.2.5.2	Support	Aligns with amendments sought by WWB's original submission in relation to Policy 5.2.2.5.2 that the Qualifying Matter policies should only relate to residential intensification, also removes the qualifier that development, subdivision and land use can only be provided for where the risk to life and property is acceptable, which is too onerous.	<b>Allow</b> Christchurch City Council submission point.  <b>Amend</b> Policy 5.2.2.5.1 as set out in <b>submission point</b> 751.17, in addition to those amendments set out by WWB's original submission contained in <b>Appendix 3</b> to this notice.
Lyttelton Port Company Limited (853)	853.20	Natural Hazards Chapter	Rule 5.4A	Support	Supports WWB position that permitted activities should be provided within the Qualifying Matter Tsunami Management Area.	<b>Allow</b> Lyttelton Port Company Limited submission point.  <b>Amend</b> Rule 5.4A as set out in WWB's original submission.

# 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:** 24 Carrington Street

**Suburb:** St Albans

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** susanw@xtra.co.nz

**Daytime Phone:** +64276853702

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### 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.

## Attached Documents

File

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:** 24 Carrington Street

**Suburb:** St Albans

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** susanw@xtra.co.nz

**Daytime Phone:** +64276853702

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**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.

## Consultation Document Submissions

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

**Original Point:** #1048.3 Chapter 2 Abbreviations and Definitions

**Points:** S2015.1

- ☒ 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*

Oppose all heritage overlays for residential heritage areas.

**My submission is that**

Oppose all heritage overlays for residential heritage areas.

Attached Documents

File
No records to display.

# 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:** 24 Carrington Street

**Suburb:** St Albans

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** susanw@xtra.co.nz

**Daytime Phone:** +64276853702

I could not  
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b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

## Consultation Document Submissions

**Original Submitter:** #1069 Keri Whaitiri (19 Exeter Street, Lyttelton, New Zealand, 8082)

**Original Point:** #1069.1 Chapter 9 Natural and Cultural Heritage

**Points:** S2015.2

- ☒ 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***

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.

Attached Documents

File
No records to display.

# 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:** 24 Carrington Street

**Suburb:** St Albans

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** susanw@xtra.co.nz

**Daytime Phone:** +64276853702

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

## Consultation Document Submissions

**Original Submitter:** #135 Melissa Macfarlane (48 Malvern Street, St Albans, Christchurch, New Zealand, 8014)

**Original Point:** #135.1 Chapter 14 Residential

**Points:** S2015.3

- ☒ 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*

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.

---

**Attached Documents**

File
No records to display.

# 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:** 24 Carrington Street

**Suburb:** St Albans

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** susanw@xtra.co.nz

**Daytime Phone:** +64276853702

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a. adversely affects the environment, and  
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Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

## Consultation Document Submissions

**Original Submitter:** #218 Julia van Essen (38 Kathleen Crescent, Hornby, Christchurch, New Zealand, 8042)

**Original Point:** #218.3 Chapter 14 Residential

**Points:** S2015.4

- ☒ 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***

[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].

Attached Documents

File
No records to display.

# 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:** 24 Carrington Street

**Suburb:** St Albans

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** susanw@xtra.co.nz

**Daytime Phone:** +64276853702

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

## Consultation Document Submissions

**Original Submitter:** #1085 Mike Percasky (PO Box 365 , New Zealand, 8013)

**Original Point:** #1085.3 Chapter 9 Natural and Cultural Heritage

**Points:** S2015.5

- ☒ 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.

# 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:** 24 Carrington Street

**Suburb:** St Albans

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** susanw@xtra.co.nz

**Daytime Phone:** 0276853702

I could not  
Gain an advantage in trade competition through this submission

I am not  
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b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

## Consultation Document Submissions

**Original Submitter:** #814 Jo Appleyard (Level 5, PwC Centre 60 Cashel Street , New Zealand, 8140)

**Original Point:** #814.94 Chapter 9 Natural and Cultural Heritage

**Points:** S2015.6

- ☒ 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***

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.

Attached Documents

File
No records to display.

# 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:** 24 Carrington Street

**Suburb:** St Albans

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** susanw@xtra.co.nz

**Daytime Phone:** +64276853702

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

## Consultation Document Submissions

**Original Submitter:** #823 Jo Appleyard (Level 5, PwC Centre 60 Cashel Street, New Zealand, 8140)

**Original Point:** #823.217 Chapter 13 Central City

**Points:** S2015.7

- ☒ 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*

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.

---

Attached Documents

File
No records to display.

# 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:** 24 Carrington Street

**Suburb:** St Albans

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** susanw@xtra.co.nz

**Daytime Phone:** 0276853702

I could not  
Gain an advantage in trade competition through this submission

I am not  
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a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### 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.

Additional requirements for hearing:

I don't know what you mean by this.

## Consultation Document Submissions

**Original Submitter:** #135 Melissa Macfarlane (48 Malvern Street, St Albans, Christchurch, New Zealand, 8014)

**Original Point:** #135.2 Chapter 14 Residential

**Points:** S2015.8

- ☒ 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 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

File
Susan Wall - property owner - Carrington Street

Please click on the link below to view the document

[http://makeasubmissionadmin.ccc.govt.nz/Manage/Docs/PID\\_294/294\\_17096\\_FKUAB4\\_.docx](http://makeasubmissionadmin.ccc.govt.nz/Manage/Docs/PID_294/294_17096_FKUAB4_.docx)

[http://makeasubmissionadmin.ccc.govt.nz/Manage/Docs/PID\\_294/294\\_17096\\_95SYPC\\_Susan Wall - property owner - Carrington Street.docx](http://makeasubmissionadmin.ccc.govt.nz/Manage/Docs/PID_294/294_17096_95SYPC_Susan Wall - property owner - Carrington Street.docx)

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 15/07/2023

**First name:** Andrew **Last name:** Evans

**Preferred method of contact** Email

**Postal address:**

**Suburb:**

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8140

**Email:** aearchitects@intrados.co.nz

**Daytime Phone:** 0272309276

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

Additional requirements for hearing:

none

## Consultation Document Submissions

**Original Submitter:** #751 Ike Kleynbos (PO Box 73013, Orchard Road, Christchurch, New Zealand, 8154)

**Original Point:** #751.65 14.15.2 Appendix - Recession planes

**Points:** S2016.1

- ☒ 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 as above*

**My submission is that**

Submitter 751 all revised planning maps: it appears CCC proposes adding zones RS and RSDT back into the district plan due to Tsunami area qualifying matters . If this is so then:

- 1) alter 14.15.2 the recession plane permitted intrusions 1-5 need to be reinstated but specifically exclude the MRZ & HRZ
- 2) alter 14.15.2 (previously 14.16) appendix to avoid recession plane architecture the recession planes should be taken from 3m above existing ground level not 2.3m (whereupon most garages will not need weird roofs to avoid recession planes

---

**Original Submitter:** #751 Ike Kleynbos (PO Box 73013, Orchard Road, Christchurch, New Zealand, 8154)

**Original Point:** #751.26 Appendix 7.2 - Cycle parking facilities

**Points:** S2016.2

- ☐ 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*

**My submission is that**

Alter the below clauses so that residents cycle parking can be within a unit as long as it is close to the unit entry door (say 3m) and not over carpet, a few steps is ok. As an avid cyclist i can testify the best place to have your bike is inside and secure not in a little remote shed

appendix 7.5.2 advice note 2 e ii

e. Cycle parking facilities for residential units shall be provided as follows:

li The resident's cycle parking shall be in a weatherproof, lockable enclosure that is located so that it has external access from the street, and in a position that does not involve taking the cycle up ~~steps~~ add: more **than** 4 steps or stairs or ~~within or~~ through a residential unit. add: where within a unit the **storage** area must be within 3m of the **entrance** door & on impervious floor coverings such as tile or **vinyl**

---

**Attached Documents**

File
No records to display.

## Our proposed Housing and Business Choice Plan Change (14)

### Submitter Details

**Submission Date:** 15/07/2023

**First name:** Sarah **Last name:** Harrow

**Preferred method of contact** Email

**Postal address:** 434 Sawyers Arms Road

**Suburb:** Harewood

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8051

**Email:** sarah@harrow.co.nz

**Daytime Phone:** 0211647064

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
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b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### 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.

### Attached Documents

File
ccc SUMISSION on the Submissions PC14

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 15/07/2023

**First name:** Sarah **Last name:** Harrow

**Preferred method of contact** Email

**Postal address:**

**Suburb:** Harewood

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8051

**Email:** sarah@harrow.co.nz

**Daytime Phone:** 0211647064

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

## Attached Documents

File
SUBMISSION CIAL 852 on the Submissions PC14
SUBMISSION CIAL 852 on the Submissions PC14



## SUMMISSION on the Submissions PC14 – 17 July 2023

17 July 2023

Submission : **#887 Fiona AstonJane Harrow (PO Box 1435, New Zealand, 8140)**

### SUPPORT

#### **My submission is that:**

This submission acknowledges that : PPC14 essentially proposes 'upzoning' all of the existing residential zones in the Christchurch District Plan except for the Large Lot Residential and Small Settlement Zones and where qualifying matters apply. The proposed Residential Medium Density Zone enables 3 houses per site, up to 3 storeys high, subject to development standards as specified in the Resource Management Enabling Housing Amendment Act 2021 (the Enabling Act), but with an amendment to the Height in Relation to Boundary rule (for which a proposed qualifying matter applies).

A Qualifying Matter (QM) applies to areas located with the current operative CIAL 50 dBA Ldn noise contour. Intensification of these areas is excluded on the basis that this could result in greater incidence of complaints about airport noise related operations due to the potential for more residents to live in these areas. Applying this QM based on the 50 rather than the 55 dBA Ldn airport noise contour is unnecessarily conservative and out of step with the relevant NZ noise standards (NZS 6802) and international best practice which applies the 55 dBA Ldn noise contour. It results in development restrictions which are not justified on reverse sensitivity grounds.

The land between the 50 and 55 dBA Ldn noise contours remains zoned Rural Urban Fringe with a minimum lot size of 4 ha for subdivision and a dwelling. The land is highly fragmented with existing lots generally 4 ha or smaller (due to historic planning regimes which enabled residential development on smaller lots where supported by, at that time, an economic horticultural use). The land is now almost exclusively used for

rural lifestyle purposes, and is exempted from the National Policy Statement – Highly Productive Land (NPS-HPL) under Clause 3.5.7 ai) because the nearest equivalent zone is the Rural Lifestyle Zone. The inappropriateness of retaining the land between the current urban boundary and CIAL 50 dBA noise contour in rural zoning was recognized by the Commissioners for Change 1 to the Canterbury Regional Policy (CRPS).

Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD). It will free up land for urban development in a location ideally suited to meeting the Council's obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment.

I support submitter 887's submission:

Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road as identified on the aerial photograph below. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urban Zone or Medium Density Residential.

**I seek the following decision from the Council:**

I support the above submission and seek the following relief from council : Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urban Zone or Medium Density Residential.

Within the same relief sought by the original submitter I wish to highlight 420 and 434 Sawyers Arms Road.

420 Sawyers Arms Road currently sits within the CIAL 50dba on Rural Urban Fringe. 420 Sawyers Arms Road is a undersize 1.83ha block of land and sits as unused bare land. This block of land faces residential housing on the opposite side of Sawyers Arms Road. Residential CCC services run up Sawyers Arms Road. The block of land is small and is no longer an economically viable block of land in today's world - therefore it can longer be classed as "rural" land. Being unused and bare, it is not an "urban" block of land either. If the land is no longer rural or urban, then the zoning Rural Urban is no longer working for this property.

I seek relief for 420 Sawyers Arms Road in that it be granted the ability for a dwelling to be consented to the property. This will allow the property to be maintained and cared for and it will become more in keeping with the properties opposite. The rural outlook for the houses opposite - which they have enjoyed for the entirety of their existences will not change because a house could be set right back on the property. It currently runs the risk of becoming overgrown and unkempt. A consideration of relief for this property is sought.

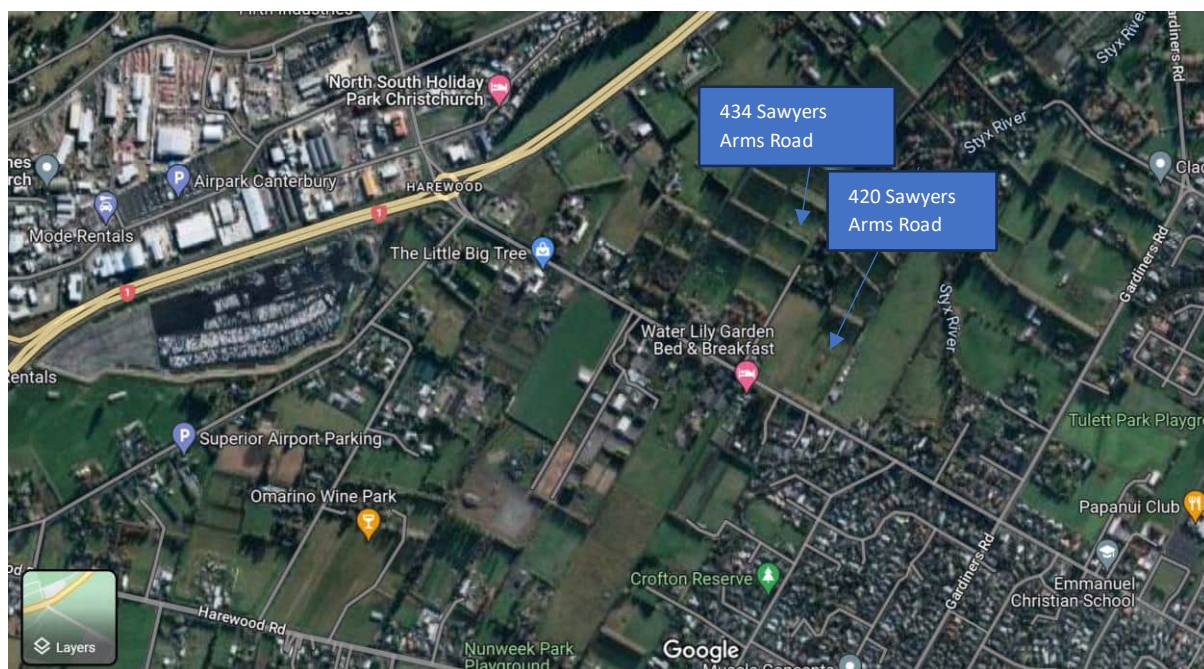
I also seek similar relief for 434 Sawyers Arms Road in that smaller size zoning requirements for Rural Urban Fringe properties be allowed. Currently the minimum size requirements for a dwelling on a Rural property (including Rural Urban Fringe) is 4ha. I seek relief that 2 ha blocks be allowed and the zoning be changed to "rural lifestyle" or "large residential". This would retain the rural amenity that many people enjoy about this stretch of land. \*\*\* It would also future proof the condition of the properties and also acknowledges that this stretch of land is no longer in use for horticulture as it once was back in the 1970s, 80s & 90s.

A consideration such as the above would also mitigate the CIAL's concern of intensified housing creating future complaints and threatening the future of CIAL operations. This is a weak and very unfair argument that the CIAL continue to raise to protect their own interests. It needs to be challenged.

\*\*\* Due to the inflexibility of the rezoning – parts of this stretch of road are becoming dotted with shipping containers, hard fill and storage of vehicles and other commercial goods. This is primarily because the land has no use (is in no-mans land) and rates payers are simply seeking a way to cover their costs.

Thank you for your consideration.

MAP of the Area :



**SUBMISSION** on the Submissions PC14 – 17 July 2023

17 July 2023

Submission : **#852:** Christchurch International Airport Limited (CIAL)

**OPPOSE****My submission is that:**

This submission acknowledges that : PPC14 essentially proposes 'upzoning' all of the existing residential zones in the Christchurch District Plan except for the Large Lot Residential and Small Settlement Zones and where **qualifying matters** apply. The proposed Residential Medium Density Zone enables 3 houses per site, up to 3 storeys high, subject to development standards as specified in the Resource Management Enabling Housing Amendment Act 2021 (the Enabling Act), but with an amendment to the Height in Relation to Boundary rule (for which a proposed qualifying matter applies).

A **Qualifying Matter (QM)** applies to areas located with the current operative CIAL 50 dBA Ldn noise contour. Intensification of these areas is excluded on the basis that this could result in greater incidence of complaints about airport noise related operations due to the potential for more residents to live in these areas.

Applying this QM based on the 50 rather than the 55 dBA Ldn airport noise contour is unnecessarily conservative and out of step with the relevant NZ noise standards (NZS 6802) and international best practice which applies the 55 dBA Ldn noise contour. It results in development restrictions which are not justified on reverse sensitivity grounds.

The land between the 50 and 55 dBA Ldn noise contours remains zoned Rural Urban Fringe with a minimum lot size of 4 ha for subdivision and a dwelling. The land is highly fragmented with existing lots generally 4 ha or smaller (due to historic planning regimes which enabled residential development on smaller lots where supported by, at that time, an economic horticultural use). The land is now almost exclusively used for rural lifestyle purposes, and is exempted from the National Policy Statement – Highly Productive Land (NPS-HPL) under Clause 3.5.7 ai) because the nearest equivalent zone is the Rural Lifestyle Zone.

The inappropriateness of retaining the land between the current urban boundary and CIAL 50 dBA noise contour in rural zoning was originally recognized by the Commissioners for Change 1 to the Canterbury Regional Policy (CRPS).

Enabling urban development between the 50 and 55 dBA Ldn contour is consistent with and gives effect to the National Policy Statement – Urban Development (NPS-UD).

It will free up land for urban development in a location ideally suited to meeting the Council's obligations to provide at least sufficient development capacity to meet expected demand for land for housing and business and will contribute to a well functioning urban environment.

I OPPOSE submitter 852's submission – in particular would like to note the following points that the CIAL states:

- CIAL notes that its core business is to be an efficient airport operator, providing appropriate facilities for airport users, for the benefit of commercial and non-commercial aviation users and to pursue commercial opportunities from wider complimentary products, services and business solutions.

*The "wider complimentary products , services and business solutions" that is listed here also refers to its business as a commercial property developer to generate additional income. This land adjacent to the CIAL was rezoned as commercial and they – as major land owners – were able to develop this land to its potential. Rural Urban land owners cannot do the same. And all we are talking about is a handful of houses.*

- CIAL highlights its existence and importance is even more significant due to the COVID-19 pandemic.

*This is not really relevant in this context.*

- The CIAL keeps raising the point that intensification is to be avoided within the 50dBA noise corridor. Throughout the decades, the argument has been the same and there is no flexibility from them. It also seems that they have more power than the CCC. Most homeowners in the Rural Urban Fringe just want a little more flexibility to make more economic use out of their properties and this need not remove the rural aspect that people so enjoy driving from CIAL into the city. It will not mean huge intensification as the CIAL suggest or will it necessarily mean more complaints – like they suggest .
- Jets have been getting quieter over the years and have been taking more passengers. There are many landowners in the RUF who enjoy seeing and hearing aeroplanes fly overhead and accept this as being part and parcel of living near an International airport. You would likely find – if asked – that dwellers in the RUF are positive when it comes to airport noise.



- Advances in building materials now mean that house can be highly insulated and noise can be largely mitigated. Why is this not considered now in modern times.

**I seek the following decision from the Council:**

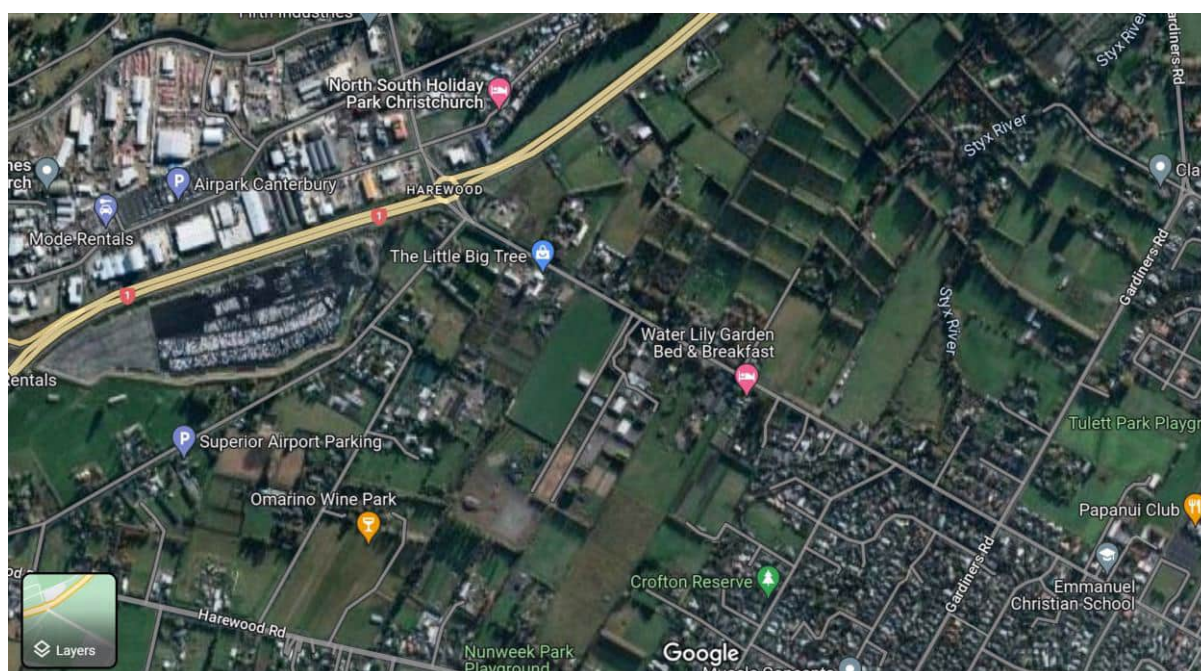
Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise or loosen the inflexible restrictions that have been in place for decades.

At present the largest land block allowing a dwelling is 4ha. I seek that smaller more lifestyle holdings be considered to future proof the Rural aspect and outlook of this area.

If the inflexibility and blanket "avoid avoid" ruling continues – as has for decades – you will continue to see more shipping containers, hard fill, under the radar storage units, unofficial contractor yards and the like continuing to pop up in this area.

Thank you for your consideration.

MAP of the Area this submitter is concerned with :







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- CIAL notes that its core business is to be an efficient airport operator, providing appropriate facilities for airport users, for the benefit of commercial and non-commercial aviation users and to pursue commercial opportunities from wider complimentary products, services and business solutions.

*The "wider complimentary products , services and business solutions" that is listed here also refers to its business as a commercial property developer to generate additional income. This land adjacent to the CIAL was rezoned as commercial and they – as major land owners – were able to develop this land to its potential. Rural Urban land owners cannot do the same. And all we are talking about is a handful of houses.*

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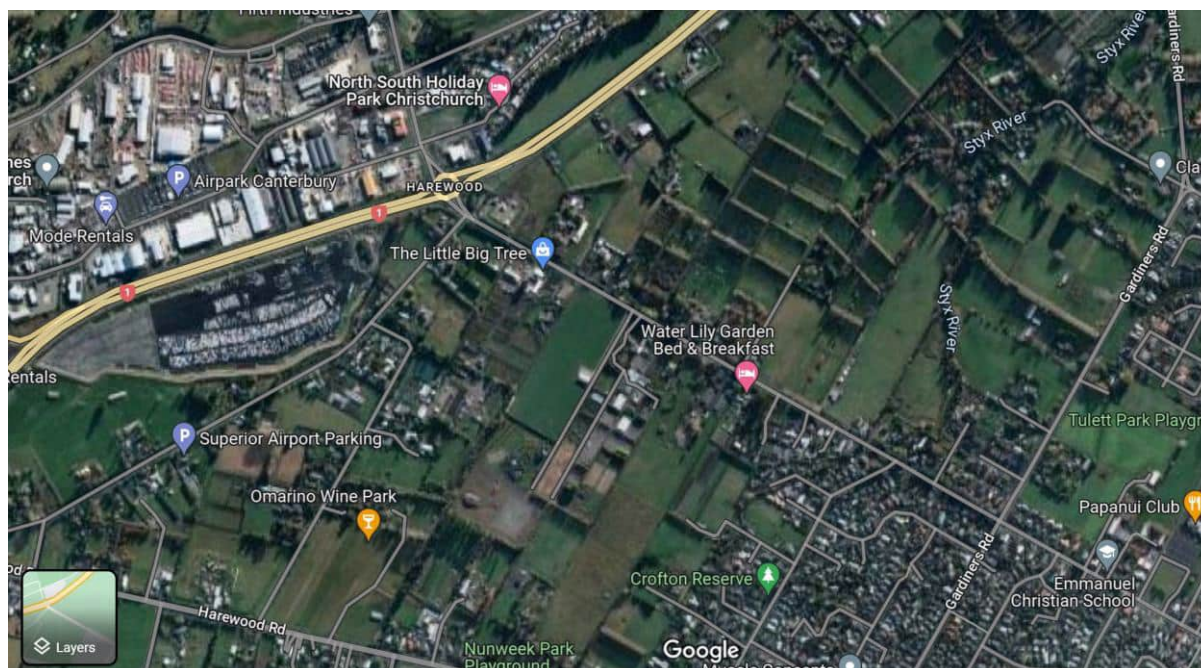
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Thank you for your consideration.

MAP of the Area this submitter is concerned with :





# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 16/07/2023

**First name:** Geoffrey **Last name:** Banks

**Preferred method of contact** Email

**Postal address:** 58 Gracefield Avenue

**Suburb:** Christchurch Central

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8013

**Email:** geoff.banks@bfe.nz

**Daytime Phone:** 021468646

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

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### 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.

Additional requirements for hearing:

Powerpoint and screen ideally. Whiteboard.

## Consultation Document Submissions

**Original Submitter:** #834 Brendon Liggett (PO Box 74598, New Zealand, 1051)

**Original Point:** #834.75 Chapter 14 Residential

**Points:** S2018.1

- ☐ 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***

That the Qualifying Matter for Sunlight Access remain as a Qualifying Matter in section 6.1A, together with its impact on Table 1, clause 14.5.2.6 Height in relation to boundary, and clause 14.6.2.2 Height in relation to boundary, 14.15.2 - Diagram D. Note that we have also sought that the diagrams relating to sunlight access (Diagrams C and D) remain as is in the current Plan.

**My submission is that**

The Sunlight Access Qualifying matter should not be deleted as a qualifying matter and all associated provisions, as sought by Brendon Liggett of Kainga Ora.

The reason is that such deletion would be inequitable, has not been properly assessed under section 32 of the RMA, and that it would not achieve the objectives sought for all residents of Otautahi/Christchurch for the reasons provided in our submission.

**Original Submitter:** #834 Brendon Liggett (PO Box 74598, New Zealand, 1051)

**Original Point:** #834.224 14.13.3.6 Tree and garden planting

**Points:** S2018.2

- ☐ 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***

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.

**My submission is that**

The tree canopy is essential for many reasons for the 'Garden City'. Our view is that it is even more essential for the well-being of a more intensely-developed city that it currently is.

**Original Submitter:** #834 Brendon Liggett (PO Box 74598, New Zealand, 1051)

**Original Point:** #834.216 14.13.2 Activity status tables

**Points:** S2018.3

- ☐ 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***

Maintain the HDRZ Activity Tables as currently proposed in PC14.

**My submission is that**

High density residential areas are by definition close to the services proposed by the original submitter. It would undermine the residential nature of such areas, reduce the quantum of residences. There are also traffic implications, noise implications etc. None of this relief sought by the original applicant has been provided with an appropriately detailed S32 evaluation.

**Original Submitter:** #834 Brendon Liggett (PO Box 74598, New Zealand, 1051)

**Original Point:** #834.203 Planning Maps

**Points:** S2018.4

- ☐ 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***

The proposed amendments are restrictive and could create adverse impacts which have not been evaluated.

**My submission is that**

Oppose the amendments to the Residential - Control and Discretion - Residential Design principles, as proposed by the original submitter.

---

**Original Submitter:** #834 Brendon Liggett (PO Box 74598, New Zealand, 1051)

**Original Point:** #834.78 Chapter 14 Residential

**Points:** S2018.5

- ☐ 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***

14.15.2 Diagrams C and D remain as currently in the CCC Plan.

**My submission is that**

The sunlight impacts should remain a Qualifying Matter for the reasons submitted by VNA.

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**Original Submitter:** #187 Tom Logan (53 Conference Street, Christchurch Central, Christchurch, New Zealand, 8013)

**Original Point:** #187.4 Chapter 14 Residential

**Points:** S2018.6

- ☐ 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***

Amendments sought in VNA submission 61.53.

**My submission is that**

A qualifying matter of sunlight access should be maintained in the HDR zones for the reasons outlined in VNA submission 61.53.

---

**Attached Documents**

File
No records to display.

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 16/07/2023

**First name:** Sulekha **Last name:** Korgaonkar

**Preferred method of contact** Email

**Postal address:** 46 Ryan Street

**Suburb:** Phillipstown

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8011

**Email:** Sulekha1korg@gmail.com

**Daytime Phone:** 021642332

I could not  
Gain an advantage in trade competition through this submission

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directly affected by an effect of the subject matter of the submission that :  
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### 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.

Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:** #805 Stuart Pearson (Unknown, New Zealand, Unknown)

**Original Point:** #805.4 Chapter 6 General Rules and Procedures

**Points:** S2019.1

- ☐ 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***

Do not provide the relief sought. Or if allowed in part do not do so in a way that compromise the character of Ryan Street.

**My submission is that**

Oppose the amendments sought. The agency seeks character areas, like Ryan Street, being developed though design controls but offers little information on what these could be. The agency has not considered, for example, that properties that have chosen to subdivide back sections in Ryan Street, have added additional houses without removing the current bungalow character.

**Original Submitter:** #834 Brendon Liggett (PO Box 74598, New Zealand, 1051)

**Original Point:** #834.37 Chapter 14 Residential

**Points:** S2019.2

- ☐ 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***

Do not grant the relief sought by this submission point or other points in its submission seeking the same. If the relief is accepted in part then retain those matters that provide for the retention of Ryan Street as a character area.

**My submission is that**

Oppose the relief sought by the agency to remove new character areas from the Plan. The agency, in its submission seeks that new character areas are removed from the Plan as there is little justification for their inclusion. The agency does not, however, provide justification for its blanket removal either. For example, it provides no evidence as to why Ryan Street should not be a character area.

**Original Submitter:** #877 Ed Leeston (PO Box 53, New Zealand, 8013)

**Original Point:** #877.9 Chapter 6 General Rules and Procedures

**Points:** S2019.3

- ☐ 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***

Do not grant the relief sought or if granting it in part then do not change those areas which provide for Ryan Street as a character area.

**My submission is that**

While acknowledging the need for affordable housing I do not support the blanket approach to deleting all character areas in the plan. The submission provides little justification for the approach taken for example to removing Ryan Street as a character area when Ryan Street already provides affordable housing within an area where has already been a proliferation of affordable housing in the immediate surrounds.

**Attached Documents**

File
No records to display.

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 17/07/2023

**First name:** Hamish **Last name:** Ritchie

**Preferred method of contact** Email

**Postal address:** 20 Troup Drive

**Suburb:** Addington

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8011

**Email:** holly.luzak@eliotsinclair.co.nz

**Daytime Phone:** 033794014

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Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:** #272 Caitriona Cameron (93 Rattray Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #272.11 Planning Maps

**Points:** S2020.1

- ☒ 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*

Request Rattray Street to be zoned MDRS instead of HDR.

**My submission is that**

The submission states that the inclusion of Rattray Street in the HDR zone is inappropriate and unjust. By including the small street outside the MDRS zone makes it seem like an anomaly. The current zoning of the street is RSDT and by having it proposed to be HDR it is more extreme than in most other areas. Rattray Street includes many very narrow east-west aligned sections which are unsuited to the HDR zone.

This submission we would **support** as it would directly link to the requested zoning of MDRS within your own submission.

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**Original Submitter:** #701 Ian McChesney (93 Rattray Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #701.13 Chapter 14 Residential

**Points:** S2020.2

- ☒ 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*

Request Rattray Street to be zoned MDRS instead of HDR.

**My submission is that**

The submission states that Rattray Street should be included within the MDRS zone (i.e.) included in the area south and west of the street

This submission we would **support** as it would directly link to the requested zoning of MDRS within our own submission.

---

Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 17/07/2023

**First name:** joseph **Last name:** zonneveld

**Preferred method of contact** Email

**Postal address:** 119 Fifield Terrace

**Suburb:** Opawa

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8023

**Email:** joseph.zonneveld@gmail.com

**Daytime Phone:** 0272021264

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☐ Yes

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## Consultation Document Submissions

**Original Submitter:** #751 Ike Kleynbos (PO Box 73013, Orchard Road, Christchurch, New Zealand, 8154)

**Original Point:** #751.110

**Points:** S2021.1

- ☐ 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*

Seek address at 119 fifield terrace be excluded from tsunami management zone.

Seek is retained as Medium Density Residential Zone.

**My submission is that**

Flooding effects are concentrated on opposite side of river on lower elevation Riverlaw Terrace.

Flooding does not affect higher elevation ground at 119 fifeld terrace or properties on Locarno st.andnbsp;

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## Submitter Details

**Submission Date:** 17/07/2023

**First name:** Christine **Last name:** Hetherington

**Organisation:** Summerset Group Holdings

Limited

**Preferred method of contact** Email

**Postal address:** PO Box 110

**Suburb:**

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8140

**Email:**

christine.hetherington@boffamiskell.co.nz

**Daytime Phone:** +649837399

I could not

Gain an advantage in trade competition through this submission

I am not

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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

## Consultation Document Submissions

**Original Submitter:** #751 Ike Kleynbos (PO Box 73013, Orchard Road, Christchurch, New Zealand, 8154)

**Original Point:** #751.21

**Points:** S2022.1

☒ 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***

See attached information

**My submission is that**

See attached information

---

**Original Submitter:** #852 Jo Appleyard (Level 5, PwC Centre 60 Cashel Street , New Zealand, 8140)

**Original Point:** #852.1 Chapter 13 Central City

**Points:** S2022.2

- ☐ 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***

See attached information.

Note: the submission points referred to in the drop down box do not correspond to those in the summary of submissions by submitter. Please check the original further submission lodged NOT the submission point selected (which has been incorrectly coded).

**My submission is that**

See attached information.

Note: the submission points referred to in the drop down box do not correspond to those in the summary of submissions by submitter. Please check the original further submission lodged NOT the submission point selected (which has been incorrectly coded).

---

**Original Submitter:** #751 Ike Kleynbos (PO Box 73013, Orchard Road, Christchurch, New Zealand, 8154)

**Original Point:** #751.21

**Points:** S2022.3

- ☒ 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***

See attached information.

Please check the original further submission lodged NOT the submission point selected (which may have been incorrectly coded).

**My submission is that**

See attached information.

Please check the original further submission lodged NOT the submission point selected (which may have been incorrectly coded).

---

Attached Documents

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File
PC14_LODGED_Further_Submissions_Summerset_Group_Holdings20230717



## Written Further Submissions on Proposed Plan Change 14 to the Christchurch City Plan

To: Christchurch City Council

1. Name of submitter:  
Summerset Group Holdings Limited ("Summerset")
2. These are further submissions on the Proposed Plan Change 14 to the Christchurch District Plan 2023.
3. Summerset is an organisation who has an interest greater than the interest the general public has. Summerset currently owns and operates three comprehensive retirement villages within the Christchurch City area, and is in the business of acquiring and developing further retirement villages.
4. Summerset could not gain an advantage in trade competition through this submission.
5. Summerset is not directly affected by an effect of the subject matter of the submission that:
  - a. adversely affects the environment; and
  - b. does not relate to trade competition or the effects of trade competition.
6. Summerset does wish to be heard in support of this submission.
7. If others make a similar submission, Summerset will consider presenting a joint case with them at a hearing.
8. Submitter Details:

Address for service: Summerset Group Holdings Limited

c/- Boffa Miskell Limited

PO Box 110, Christchurch 8013

Attention: C Hetherington

Phone: 021 339 492

Email: [christine.hetherington@boffamiskell.co.nz](mailto:christine.hetherington@boffamiskell.co.nz)

Signature:



Oliver Boyd, National Development Manager

For, and on behalf of, Summerset Group Holdings Limited

Dated: 17 July 2023

## Appendix A: Somerset's Detailed Submission

Original Submitter	Submission Number	Decision Numbers	Position (Support / Opposition)	Somerset's reasons for support/ opposition
Christchurch City Council	751	751.21 (Planning Maps> Any other QMs)	Somerset <b>supports</b> this submission and request that this be allowed.	Planning maps 18/18 A incorrectly show waterway setbacks within the Somerset on Cavendish Retirement Village. Somerset <u>supports</u> CCC recognition that a number of the waterbodies shown on the PC14 qualifying matters planning maps are inaccurately mapped and need to be amended / deleted.
CIAL	852	852.1 (Planning Maps>QM_Airport Noise)	Somerset <b>opposes</b> the introduction of updated remodelled 50 dBA Ldn Air Noise Annual Average and Outer Envelope Contours.	<p>Somerset does not consider that the introduction of updated remodelled 50 dBA Ldn Air Noise Annual Average and Outer Envelope Contours is appropriate or within scope of the Proposed Plan Change 14.</p> <p>If the Panel considers otherwise, Somerset <u>opposes</u> the introduction of these contours for the following reasons:</p> <ul style="list-style-type: none"> <li>(i) The introduction of these contours by way of submission does not provide sufficient opportunity to any relevant person to submit on these provisions or to understand the extent of impact of the submission.</li> <li>(ii) The two week period within which this material has been introduced is not sufficient to enable Somerset to identify the spatial extent to which these revised contours apply to the existing Somerset Avonhead Retirement Village located at 120 Hawthornden Road, Avonhead.</li> <li>(iii) Insufficient information has been provided to enable Somerset to understand the associated implications of the contours for current operation, future development and any intensification of the existing Somerset Avonhead Retirement Village, or for any other existing village, or for any land that is in consideration for a potential future village.</li> <li>(iv) The proposed relief sought by CIAL is inconsistent with the provisions of the National Policy Statement on Urban Development 2020 as it appears intended to impact on the ability to develop and provide residential intensification and housing choice.</li> </ul>

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 17/07/2023

**First name:** Pavel **Last name:** Milkin

**Preferred method of contact** Email

**Postal address:** 39A Flinders Road

**Suburb:** Heathcote Valley

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8022

**Email:** paul@smcdesign.co.nz

**Daytime Phone:** 021925444

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

## Consultation Document Submissions

**Original Submitter:** #276 Steve Burns (10 Pewter Place, Northwood, Christchurch, New Zealand, 8051)

**Original Point:** #276.2 Chapter 14 Residential

**Points:** S2023.1

- ☐ 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***

We seek an amendment to the recession plane diagrams and their descriptions as follows:

1. The recession plane diagram for Residential Suburban (RS) should also apply to sites in Residential Density Transition (RDT), Medium Density Residential Zone (MDR) and High Density Residential (HDR) when they have common boundary with the RS

zone (only applies to that boundary)

2. The recession plane diagram for RDT zone should also apply to sites in RS, MDR and HDR when they have common boundary with the RDT zone (only applies to that boundary)
3. The recession plane diagram for MDR zone should also apply to sites in RS, RDT and HDR when they have common boundary with the MDR zone (only applies to that boundary)

#### **My submission is that**

For situations where a lesser density zone has a common boundary with a higher density zone, the former should enjoy less restrictive recession planes applicable to their neighbour; while their higher density neighbour should have stricter recession planes when facing the lower density zone. In particular:

1. The recession plane diagram for Residential Suburban (RS) should also apply to sites in Residential Density Transition (RDT), Medium Density Residential Zone (MDR) and High Density Residential (HDR) when they have common boundary with the RS zone (only applies to that boundary)
2. The recession plane diagram for RDT zone should also apply to sites in RS, MDR and HDR when they have common boundary with the RDT zone (only applies to that boundary)
3. The recession plane diagram for MDR zone should also apply to sites in RS, RDT and HDR when they have common boundary with the MDR zone (only applies to that boundary)

---

#### Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 17/07/2023

**First name:** Andrew **Last name:** Fitzgerald

**Preferred method of contact** Email

**Postal address:** PO Box 365

**Suburb:**

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8140

**Email:** andrew@novogroup.co.nz

**Daytime Phone:** 021 367 561

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### 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.

Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:** #829 Michelle Grinlinton-Hancock (PO Box 593, New Zealand, 6140)

**Original Point:** #829.1 Chapter 6 General Rules and Procedures

**Points:** S2024.1

- ☐ 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***

Reject submission 829.1

**My submission is that**

Kiwi Rail (KR) aims to introduce new 'vibration' regulations into the District Plan as outlined in submission 829.1. The main objective is to establish indoor vibration standards for newly constructed or modified buildings that house sensitive activities within a 60 metre distance from the boundary of the railway network.

There are several key reasons behind this further submission:

1. Firstly, submission 829.1 is not directly related to the current plan change. Although Plan Change 14 (PC14) includes adjustments to zone names in Chapter 6, it does not propose any modifications to rule 6.1.7.2, which specifically addresses sensitive activities near roads and railways. It is worth noting that the Council recently underwent a specific plan change (Plan Change 5E ('PC5E')) that specifically addressed this rule and related issues. Therefore, it is argued that the appropriate time to consider vibration-related matters would have been during the discussions on PC5E. Additionally, no records indicate that KR raised the vibration issue in their submission on PC5.
2. Introducing vibration standards has the potential to significantly increase building costs. Mark Lewthwaite, a Senior Acoustic Engineer from Powell Fenwick, estimates that the necessary engineering measures for buildings, such as isolating the floor substrate, could add tens of thousands of dollars of construction costs per residential unit. These substantial extra expenses would worsen housing affordability, contradicting Objective 2 of the National Policy Statement on Urban Development (NPS-UD). Moreover, it would increase transaction costs, contradicting District Plan Strategic Direction 3.3.2.
3. The proposed change would impact a considerable number of residential properties adjacent to the railway networks across Christchurch. Since the submission is not directly linked to the current Plan Change, many affected property owners may be unaware of it and the potential cost implications it carries. This lack of awareness denies these residential property owners a genuine and meaningful opportunity to participate in the decision-making process. Consequently, their ability to engage in the process and provide input is compromised.  
In summary, Williams Corporation's opposition relates to the timing and relevance of submission 829.1, the potential financial burden it imposes on property owners, and the lack of awareness among affected residents which hinders their participation in the decision-making process.

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Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 14/07/2023

**First name:** Chris **Last name:** Smith

**Preferred method of contact** Email

**Postal address:** 465 Ferry Road

**Suburb:** Woolston

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8023

**Email:** gardening@portstone.co.nz

**Daytime Phone:** 0276444312

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

## Consultation Document Submissions

**Original Submitter:** #1043 Cameron Parsonson (475 Ferry Road, Woolston, Christchurch, New Zealand, 8023)

**Original Point:** #1043.1 Chapter 10 Designations and Heritage Orders

**Points:** S2025.1

- ☒ 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*

**My submission is that**

471 Ferry Road has not been maintained since the 2011 February earthquake. The property is over grown and there is rubbish, rats and even homeless have cut fence to sleep.

The building is landlocked requiring access through Portstone Garden Centre carpark, there is no off street parking

We support the submission Cameron Parsonson has made

---

Attached Documents

File
No records to display.



**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>; Helen Broughton <[REDACTED]>  
**Subject:** Fwd: Residential Section 14

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**From:** Broughton, Helen <[Helen.Broughton@ccc.govt.nz](mailto:Helen.Broughton@ccc.govt.nz)>  
**Sent:** Monday, July 17, 2023 11:37 AM  
**To:** Broughton, Helen <[Helen.Broughton@ccc.govt.nz](mailto:Helen.Broughton@ccc.govt.nz)>; Helen Broughton <[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

**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

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

---

**From:** Broughton, Helen <[Helen.Broughton@ccc.govt.nz](mailto:Helen.Broughton@ccc.govt.nz)>  
**Sent:** Monday, July 17, 2023 1:51 PM  
**To:** [REDACTED] <[REDACTED]>; Broughton, Helen <[Helen.Broughton@ccc.govt.nz](mailto: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

**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  
**To:** Broughton, Helen <Helen.Broughton@ccc.govt.nz>; Engagement <engagement@ccc.govt.nz>; Helen Broughton <[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.

829.4. Kiwi Rail. Support Amendment. Houses should not impact on rail next work.

834.65. Kainga Ora - Oppose. Residential living not appropriate by rail corridor.

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

701.3. Ian Cheney Support . This may mitigate some of the effects.

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

#### 14.5.2.2. Landscaped area and Tree Canopy Cover.

52.8 Gavin Keats - Support Important for green space to be usable.

273.2 Ian Chesterman and other submitters. Council retains tree canopy cover and financial contributions. with slight amendment. This featured in our initial submission.

14.5.2.3. Building Height and maximum number of storeys.

44.3 The Riccarton Bush Trust Support. Important to manage height and density in this area.

225.3. Michael Dore - Support . Riccarton House and Bush area needs protection.

460.3 Golden Section Property Support. Retain existing height levels for residential zones.

834.92. Kainga- Ora Oppose General Support by Residents For Riccarton Bush Interface Qualifying Matter.

15.4.2.5. Outdoor Living Space

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

**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 Board  
 Cell 027 6404935

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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834.65. Kainga Ora - Oppose. Residential living not appropriate by rail corridor.

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#### 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

701.3. Ian Cheney Support . This may mitigate some of the effects.

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

#### 14.5.2.2. Landscaped area and Tree Canopy Cover.

52.8 Gavin Keats - Support Important for green space to be usable.

273.2 Ian Chesterman and other submitters. Council retains tree canopy cover and financial contributions. with slight amendment. This featured in our initial submission.

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44.3 The Riccarton Bush Trust Support. Important to manage height and density in this area.  
 225.3. Michael Dore - Support . Riccarton House and Bush area needs protection.  
 460.3 Golden Section Property Support. Retain existing height levels for residential zones.  
 834.92. Kainga- Ora Oppose General Support by Residents For Riccarton Bush Interface Qualifying Matter.

#### 15.4.2.5. Outdoor Living Space

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



**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

**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

**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>; Helen Broughton <[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  
**To:** helen@broughton.co.nz <helen@broughton.co.nz>; 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

**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>; Helen Broughton <[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.

829.4. Kiwi Rail. Support Amendment. Houses should not impact on rail next work.  
 834.65. Kainga Ora - Oppose. Residential living not appropriate by rail corridor.  
 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 Architectual Designers - support. Need to avoid bland facades close to the street.

#### 14.5.2.1 Site Density and Servicing

701.3. Ian Cheney Support . This may mitigate some of the effects.  
 467.3. Jillian Schofield. Support. Inappropriate for major change in Hornby.

#### 14.5.2.2. Landscaped area and Tree Canopy Cover.



52.8 Gavin Keats - Support Important for green space to be usable.

273.2 Ian Chesterman and other submitters. Council retains tree canopy cover and financial contributions. with slight amendment. This featured in our initial submission.

14.5.2.3. Building Height and maximum number of storeys.

44.3 The Riccarton Bush Trust Support. Important to manage height and density in this area.

225.3. Michael Dore - Support . Riccarton House and Bush area needs protection.

460.3 Golden Section Property Support. Retain existing height levels for residential zones.

834.92. Kainga- Ora Oppose General Support by Residents For Riccarton Bush Interface Qualifying Matter.

15.4.2.5. Outdoor Living Space

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 Board

Cell 027 6404935

**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:** Helen Broughton <[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

**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>; Helen Broughton <[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

**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>; Helen Broughton <[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 Kotah 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



**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.

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  
RMA Commissioner  
Cell 027 6404935

**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

**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

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**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

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!4.4 Rules Suburban Zone and Residential bSuburban Density Zone.

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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.

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##### 14 Residential 14.5.1.5

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

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Board Chair of  
Halswell Hornby Riccarton Community Board  
Cell 027 6404935

**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.

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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.

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

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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

**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  
**To:** [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 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



**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

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**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

17 July 2023

199 Clarence Street  
Christchurch 8011

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Christchurch 8154

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City Planning Team  
Christchurch City Council  
PO Box 73012  
Christchurch 8154  
Email: [planchange@ccc.govt.nz](mailto: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@ponamisker.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	laxtongear@yahoo.com
346.9	George Laxton	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	laxtongear@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	harpokiwi@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	danjcarter10@gmail.com
529.9	Daniel Carter	Oppose	6.1.9 - 6.1A.1	Oppose	Considers qualifying matters should be retained	danjcarter10@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](mailto: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:\*

199 Clarence Street, Riccarton, Christchurch

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.

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 17/07/2023

**First name:** Francine **Last name:** Bills

**Preferred method of contact** Email

**Postal address:** 31 Mersey Street

**Suburb:** St Albans

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** art.works@xtra.co.nz

**Daytime Phone:** 0212061969

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

## Consultation Document Submissions

**Original Submitter:** #798 Bjorn Dunlop (PO Box 6490, Upper Riccarton, Christchurch, New Zealand, 8442)

**Original Point:** #798.11 Chapter 3 Strategic Directions

**Points:** S2028.1

- ☐ 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***

That Council shall not consent to attaching clotheslines, folding or otherwise, to internal boundary fences between multi-unit developments and neighbouring properties.

**My submission is that**

I oppose submission 798.11 Washing line space should not be a dedicated area if a fold down system is proposed.

I believe that this submission point should be disallowed.

The rules should be tightened, not loosened. There should always be a dedicated space for clotheslines, which does not include attaching multiple clotheslines to internal boundary fences. I have two examples in support.

The first example is Wolfbrook’s development at 138 Westminster Street. When the poor quality of a Wolfbrook-constructed internal boundary fence was brought to Council’s notice, staff stated that these fences are not their concern.

Yet staff gave consent to attach several clotheslines to the fence, in which Wolfbrook had only a temporary, half share, and for which Council declares no responsibility or oversight. Because Council is not concerned with internal boundary fences

- Staff will not be required to hold records, or construction standards reports, that show the damage that could be caused by the weight of multiple clotheslines attached on one side of a fence, particularly in St Albans’ soft and often saturated soils.
- Inspectors will not examine the installation for defects.
- Inspectors will not be concerned about whether or not attachment to the fence has been consented.

Council staff have declared that internal boundary fences do not come under their jurisdiction. They therefore cannot make legal decisions about them. Furthermore, there is no moral justification or fairness in consenting this activity. It increases the power imbalance between Wolfbrook and the neighbours. It leaves responsibility for any future problems entirely to those neighbours.

The second example is the development at 47 Mersey Street. The consent condition was that 4 out of 6 clotheslines were to be attached to the units. But they were attached to the internal boundary fence instead, probably because that was quicker and cheaper. This careless attitude was underlined by the rough installation: boards were nailed to the fence to support the clotheslines, and in some cases the nails simply missed the rails so that their points protruded on the neighbour’s side.

In this example, residents had the responsibility of pointing out to Council that attachment to the fence was not consented.

To summarise, the rules should be tightened so that clotheslines are never permitted to be attached to internal boundary fences. Wolfbrook would not be able to rely on Council’s lack of concern, nor an inspector’s lack of astuteness.

Tightening and simplifying the rules will

- Remove any confusion, ambiguity or legal question marks.
- Remove unfairness, responsibility for future costs, or need for vigilance from neighbours, who do have a half share in the fence.

Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 17/07/2023

**First name:** Clare **Last name:** Dale

**Preferred method of contact** Email

**Postal address:**

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Email:** clare@novogroup.co.nz

**Daytime Phone:** 021997623

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

Additional requirements for hearing:

## Attached Documents

File

541002 Winton Land Limited Further Submissions PC14 - 17 July 2023



**novo group**  
Planning. Traffic. Development.

17 July 2023

Christchurch City Council

**Lodged Via:** Have Your Say Webpage

**Novo Group Limited**  
Level 1, 279 Montreal Street  
PO Box 365, Christchurch 8140  
0 - 03 365 5570  
info@novogroup.co.nz

To Christchurch City Council,

**WINTON LAND LIMITED  
FURTHER SUBMISSION ON PLAN CHANGE 14 TO THE CHRISTCHURCH  
DISTRICT PLAN – UNDER CLAUSE 8 OF SCHEDULE 1, RESOURCE  
MANAGEMENT ACT 1991**

1. Winton Land Limited (**Winton**) makes this further submission on PC14 Housing and Business Choice to the Christchurch District Plan in support of/in opposition to original submissions to PC14.
2. **Winton** has an interest in PC14 that is greater than the interest the general public has, being an original submitter (#556) on the plan change with respect to its interests as a central city land owner.
3. **Winton** makes this further submission in respect of submissions by third parties to PC14. The submissions that **Winton** supports or opposes are set out in the table attached as **Appendix A** to this further submission.
4. The specific relief sought by **Winton** in respect of each Primary Submission that is supported or opposed is set out in **Appendix A**.
5. **Winton** wishes to be heard in support of its further submission.
6. Signed for and on behalf of **Winton** by their authorised agents Novo Group.

Yours sincerely,

**Novo Group Limited**

Clare Dale

Senior Planner

M: 021 997 623 | O: 03 365 5570

E: clare@novogroup.co.nz | W: www.novogroup.co.nz

541002



Address for service of submitter:

Winton Land Limited

c/- Clare Dale

Novo Group

Level 1, 279 Montreal Street

PO Box 365

Christchurch 8140

Email address: [clare@novogroup.co.nz](mailto:clare@novogroup.co.nz)



## APPENDIX A – FURTHER SUBMISSION POINTS

Submitter Number and Name	Submission Point Number	Chapter Topic/ Provision	Submission Position	Summary of Decision Requested	Winton Land Limited response (support or oppose)	Winton Land Limited Reasons	Decision sought (allow or disallow)
#834 Kāinga Ora	#834.11	5.4.1.3 Exemptions for daylight recession planes in the Flood Management Area	Amend	<p>Amend rules as follows:</p> <p>5.4.1.3 a. For P1 and P2 in Rule 5.4.1.1, the applicable daylight recession plane in residential zones <del>(other than in the Medium Density Residential Zone and High Density Residential Zone)</del> shall 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.</p> <p>5.4.1.3b. For P3 and P4 in Rule 5.4.1.1, the applicable daylight recession plane in residential zones <del>(other than in the Medium Density Residential Zone and High Density Residential Zone)</del> shall be determined as if the ground level at the relevant boundary was the minimum floor level specified in the Minimum Floor Level Certificate issued under Rule 5.4.1.2, or natural ground level, whichever is higher.</p>	Support	Agree that recession planes in HRZ should be measured from FFL in FMA's and not ground level.	Allow



				5.4.1.3 c <b><u>viii. Rule 14.5.2.6 Height in relation to boundary – Medium Density Residential</u></b> <b><u>Zone ix. Rule 14.6.2.2 Height in relation to boundary – High Density Residential Zone</u></b>			
#814 Carter Group Limited	#814.48 and 814.49	6.10A.1 Tree canopy cover and financial contributions	Oppose	Oppose 6.10A.1 and delete all of the financial contributions draft provisions in their entirety.	Support	The 20% tree canopy cover target is unachievable in high density environments on private land. The requirements to achieve 20% tree canopy cover is inconsistent with the spatial outcome requirements set out in the NPS-UD.  The proposed financial contribution calculator is too complicated.	Allow
#834 Kāinga Ora	#834.145	14.2.3.6 Framework for building heights in medium and high density areas	Oppose	Delete policy and replace with the following: <b><u>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:</u></b> <b><u>a. At least 10 storey buildings within 1.2km of the Central City</u></b>	Support	Agree that at least 10 storey buildings within 1.2km of the City Centre should be encouraged.	Allow





				<u>and the Metropolitan Centre zones in Hornby, Riccarton and Papanui;</u> <u>b. At least 6 storey buildings in proximity to town centres and medium and large local centres;</u> <u>c. At least 3-4 stories everywhere else in the MRZ.</u>			
#834 Kāinga Ora	#834.146	14.2.3.7 Management of increased building heights	Oppose	Delete the policy and replace it with: <u>Within medium and high Density zoned areas, increased building heights are anticipated where:</u> <u>i. The site has good accessibility to is public and active transport corridors, public open space, and a town or local commercial centre; and</u> <u>ii. The design of the building appropriately manages potential shading, privacy, and visual dominance effects on the surrounding environment.</u>	Support	Support increased building height where there is good access to public transport and commercial centres.	Allow
#814 Carter Group Limited	#814.138	14.2.5.5 Assessment of wind effects	Oppose	Seek that it be deleted.	Support Deletion	The policy should be deleted or only apply to buildings over 10 stories in the HRZ.	Allow
#823 The Catholic Diocese of Christchurch	#823.109	14.2.5.5 Assessment of wind effects	Oppose	Delete the policy.	Support Deletion	The policy should be deleted or only apply to buildings over 10 stories in the HRZ.	Allow



#61 Victoria Neighbourhood Association	#61.13	14.6 High Density Residential Zone	Amend	Any new residential development within existing HRZ and HRZ Precincts be held at 14m height limit and with current recession planes (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	Restricting building heights to current plan limits in the HRZ does not implement the NPS-UD.	Disallow
#854 Orion New Zealand Limited	#854.4	New Rule	Amend	<p>New Rule to be inserted into following zones:</p> <ul style="list-style-type: none"><li>• High Density Residential zone</li></ul> <p>Insert a new rule for provision of electricity equipment and infrastructure as follows:</p> <p><b><u>Activity: PX The establishment of a new, or expansion of an existing sensitive activity.</u></b></p> <p><b><u>Activity specific standards:</u></b></p> <p><b><u>a. Either a land area of at least 5.5m<sup>2</sup> is provided at the boundary closest to the</u></b></p> <p><b><u>road reserve for electricity equipment and infrastructure, or confirmation is provided from</u></b></p>	Oppose	Oppose as it leaves the discretion to Orion to determine compliance and it is ambiguous as to the size of the development the rule applies to. Further, 5.5m <sup>2</sup> is a large area on the road frontage.	Disallow



				<p><b><u>Orion New Zealand Limited that it is not required.</u></b></p> <p><b><u>14.5.1.4 Discretionary activities</u></b></p> <p><b><u>Activity DX:</u></b></p> <p><b><u>a. Any activity that does not meet the activity specific standard under PX.</u></b></p> <p><b><u>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited (absent its written approval).</u></b></p>			
#834 Kāinga Ora	#834.216	14.6.1 Activity status tables	Amend	<p>Add a new restricted discretionary and fully discretionary rule as follows:</p> <p>1. Retail, office, and commercial service activity a. Activity status: Restricted Discretionary Where:</p> <p>i. The retail, office, or commercial service activity is limited to the ground floor tenancy of an apartment building;</p> <p>ii. The gross floor area of the activity/activities does not exceed 200m<sup>2</sup>; and</p> <p>iii. The hours of operation are between:</p> <p>i. 7.00am and 9.00pm Monday to Friday; and</p> <p>ii. 8.00am and 7.00pm Saturday, Sunday, and public holidays.</p>	Support	Agree that large scale apartment buildings and residential activities can support commercial services and retail at ground floor levels in the HRZ.	Allow



				<p>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.</p> <p>2. Activity status: Discretionary Where compliance is not achieved with the matters specified in HRZR(a)(i), (ii) and/or (iii).</p>			
#61 Victoria Neighbourhood Association	#61.4, 61.37 and 61.52	14.6.1.3 Restricted discretionary activities	Amend	<p>Amend 14.6.1.3 RD7 by including "b. Impacts on neighbouring property – Rule 14.15.3.c." in the Council's discretion column.</p> <p>Amend 14.6.1.3 by providing detail on limited notification to those immediately affected, including neighbours, for RD9, RD13, and RD21.</p> <p>That any further height enablement can be considered but only with a notified resource consent and neighbourhood input.</p>	Oppose	The proposed changes to the matters of discretion and limited notification and notification clauses are not appropriate.	Disallow
#814 Carter Group Limited	#814.172	14.6.2.1 Building height	Amend	Amend Rule 14.6.2.1, so as to provide for a 23m maximum building height.	Support	Agree that six storey and up to 23m high should be permitted.	Allow
#823 The Catholic Diocese of Christchurch	#823.138	14.6.2.1 Building height	Amend	Amend, so as to provide for a 23m maximum building height.	Support	Agree that six storey and up to 23m high should be permitted.	Allow
#834 Kāinga Ora	#834.218	14.6.2.1 Building height	Amend	Amend clause (a) of the rule as follows:	Support	Agree that buildings to 10 stories and 36m high should be	Allow



				<p>a. Buildings must not exceed <del>44-22</del> metres in height above ground level;</p> <p><b><u>b. Buildings located in the Height Variation Control overlay must not exceed 36 metres in height above ground level;</u></b></p>		provided for in the HRZ zone.	
#61 Victoria Neighbourhood Association	#61.50	14.6.2.1 Building height	Amend	Amend 14.6.2.1 by limiting the building height of new developments to 14m.	Oppose	Six storey buildings up to 23m high should be permitted and 10 stories and up to 36m high should be provided for in the HRZ zone.	Disallow
#61 Victoria Neighbourhood Association	#61.6, 61.9, 61.38, 61.40, 61.41 and 61.53.	14.6.2.2. Height in relation to boundary	Amend	<p>Amend 14.6.2.2 by requiring that Sunlight Access Qualifying Matter applies as an upper limit of shading for developments.</p> <p>Amend 14.6.2.2 by including a reference to the proposed Diagram E in Appendix 14.15.2.</p> <p>Delete all words from “unless” from 14.6.2.2.</p> <p>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;</p> <p><b><u>A. On a northern site boundary as defined by Diagram D;</u></b></p>	Oppose	Consistent with its primary submission Winton oppose the height in relation to boundary rule and Qualifying Matter and seek that the angles and heights from Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Housing Supply Act be included in the District Plan.	Disallow



				<p><b><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></b></p> <p>A.C. Along the first 20 metres of a side boundary measured from the road boundary; or</p> <p>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."</p> <p>Retain recession planes as set out in the operative District Plan.</p>			
#814 Carter Group Limited	#814.173	14.6.2.2. Height in relation to boundary	Amend	Amend Rule 14.6.2.2, to align with Schedule 3A, Part 2, Density Standards (12)Height in Relation to Boundary of the Amendment Act.	Support	Consistent with its primary submission Winton oppose the height in relation to boundary rule and Qualifying Matter and seek that the angles and heights from Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Housing Supply Act be included in the District Plan.	Allow



#823 The Catholic Diocese of Christchurch	#823.139	14.6.2.2. Height in relation to boundary	Amend	Amend Rule 14.6.2.2, to align with Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Amendment Act.	Support	Consistent with its primary submission Winton oppose the height in relation to boundary rule and Qualifying Matter and seek that the angles and heights from Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Housing Supply Act be included in the District Plan.	Allow
#834 Kāinga Ora	#834.77	14.6.2.2. Height in relation to boundary	Oppose	Delete the Sunlight Access qualifying matter and all associated provisions.	Support	Consistent with its primary submission Winton oppose the height in relation to boundary rule and Qualifying Matter and seek that the angles and heights from Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Housing Supply Act be included in the District Plan.	Allow
#859 Ministry of Housing and	#859.3	14.6.2.2. Height in	Oppose	That the Sunlight Access Qualifying Matter is deleted	Support	Consistent with its primary submission Winton oppose the height in relation to	Allow



Urban Development		relation to boundary				boundary rule and Qualifying Matter and seek that the angles and heights from Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Housing Supply Act be included in the District Plan.	
#834 Kāinga Ora	#834.222	14.6.2.5 Building separation	Amend	<p>Delete the rule and replace as follows:</p> <p><b><u>Any parts of a building located more than 12m above ground level shall be separated by at least 10m from any other buildings on the same site that are also located more than 12m above ground level.</u></b></p> <p>Or alternatively, delete the rule entirely.</p>	Support	The proposed amendment provides better clarity as to how the rule applies.	Allow
#443 Sommerset Retirement	#443.1 and 443.4	14.6.2.7 Landscape area and tree canopy cover	Amend	<p>Amend all tree canopy provisions as they apply to residential zones within Christchurch City to specifically exclude retirement villages.</p> <p>For example.... 14.6.2.7 Tree and garden planting Landscaped area and tree canopy cover ...</p> <p>c. For single and/or multi residential unit developments, <b><u>excluding retirement villages</u></b>, a minimum tree canopy cover of 20% of the</p>	Support	If the provisions are not deleted entirely as per further submission point above, then support the exclusion of retirement villages for the tree canopy cover rules.	Allow





				development site area must be provided ...  f. All other sites shall include the minimum tree and garden planting as set out in the below table: For all non-residential activities <b><u>and retirement villages</u></b> , except permitted commercial activities in the Sumner Master plan Overlay...			
#814 Cater Group Limited	#814.178	14.2.6.12 Site coverage	Oppose	Oppose Rule 14.6.2.12. Seek that this is deleted.	Support	Winton submits that 50% site coverage is not appropriate in the HRZ given that there are currently no building coverage limitations in the Residential Central City Zone. This rule is more restrictive than the current operative provisions. There should be no site coverage limit in the HRZ.	Allow
#834 Kāinga Ora	#834.229	14.2.6.12 Site coverage	Oppose	Amend as follows:  a. The maximum building coverage must not exceed <del>50</del> <b><u>60%</u></b> of the net site area;  i. Any eaves and roof overhangs up to <del>300mm</del> <b><u>600mm</u></b> in width and guttering up to 200mm in width from the wall of a building shall not be	Oppose	Winton submits that 60% site coverage is not appropriate in the HRZ given that there are currently no building coverage limitations in the Residential Central City Zone. This rule is more restrictive than the current operative provisions. There	Disallow



				included in the building coverage calculation. 2. Delete Clause (a)(ii).		should be no site coverage limit in the HRZ.	
#281 Mary Crowe	#281.1 and 281.3	Planning Maps	Amend	Amend the zoning of Hurley Street from High to Medium density.	Oppose	A medium density zone is not appropriate within a 1.2km walkable catchment of the CCZ. Retain HRZ.	Disallow

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 17/07/2023

**First name:** Amy **Last name:** Beran

**Preferred method of contact** Email

**Postal address:**

**Suburb:**

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8140

**Email:** amy.beran@ngaitahu.iwi.nz

**Daytime Phone:** 0273002060

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:** #627 Simon Bartholomew (487 Marine Parade, South New Brighton, Christchurch, New Zealand, 8062)

**Original Point:** #627.1 3.3 Objectives

**Points:** S2030.1

- ☒ 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*

Please refer to supporting document.

My submission is that

Please refer to supporting document.

Attached Documents

File
No records to display.



Te Hapū o  
Ngāti Wheke  
RĀPAKI

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- Office Address - 18A Rāpaki Drive, Rāpaki
- Postal Address - PO Box 107, Lyttelton

## Form 6

### Further submission on notified proposal for policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

17 July 2023

To: Christchurch City Council

PO Box 73012

Christchurch 8154

Submission lodged by email: [engagement@ccc.govt.nz](mailto:engagement@ccc.govt.nz)

**Name of person making further submission:** Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga

**These are further submissions in support or opposition to submissions of:** Plan Change 13 (Heritage) and Plan Change 14 (Housing and Business Choice) to the Christchurch District Plan

1. Rāpaki Rūnanga **could not** gain an advantage in trade competition through this submission.
2. Rāpaki Rūnanga **wishes** to be heard in support of its submission.
3. If others make a similar submission, Rāpaki Rūnanga **will** consider presenting a joint case with them at a hearing.

**We are representing a person who has an interest in the proposal that is greater than the general public has.**

1.1 This response is made on behalf of Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga.

1.2 Te Hapū o Ngāti Wheke (Rāpaki) is the modern-day representative of the hapū Ngāti Wheke. The takiwā of the Rūnanga reflects the events and deeds of Te Rakiwhakaputa and his sons Manuwhiri and Wheke; events and deeds that secured their descendants' manawhenua rights to the area. The takiwā centres on Rāpaki and the catchment of Whakaraupō and is described in the Port Cooper Deed of 1849 (English translation):

*"The inland boundary commences at the mouth of the Opawa thence along [the Halswell River] to Waihora; the outer boundary commences at Kaitara [Port Levy], thence by Te Pohue [Monument], thence by the Ahupatiki [Mt Herbert] ridge to Waihora following the line of the said mountain to Kuhakawariwari."*

1.3 The Rāpaki Takiwā is further defined in Te Rūnanga o Ngāi Tahu (Declaration of Membership) Order 2001. Rāpaki Rūnanga have the responsibility to act as kaitiaki over these lands and are active in the environmental management of their takiwā.

**We support or oppose the submission points set out in Schedule One.  
The reasons for our support or opposition are also set out in Schedule One.**

**We seek that** the submissions supported in Schedule one be allowed.  
**We seek that** the submissions opposed in Schedule one be disallowed.

**Signature of person (s) making further submission  
(or person authorised to sign on behalf of person (s) making further submission)**



Mishele Radford  
Chairman  
Te Hapū o Ngāti Wheke Inc (Rāpaki  
Rūnanga)

**Address for service:**

Amy Beran  
Senior Environmental Advisor - Planning  
Te Rūnanga o Ngāi Tahu Te Rūnanga o Ngāi  
Tahu  
PO Box 13 046  
Christchurch 8021

**Email:** amy.beran@ngaitahu.iwi.nz

**NOTE:** We note that a copy of this further submission must be served on the original submitter within 5 working days after making the further submission to the local authority in accordance with Schedule 1, Clause 8A (2) of the Resource Management Act 1991.



Te Hapū o  
Ngāti Wheke  
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- Postal Address - PO Box 107, Lyttelton

### Schedule One: Further Submissions

Please note: - Where a submission point is marked with “PC14”, this includes submissions made on Heritage provisions in both plan changes 13 and 14.

Sub No.	Submitter	PC	Chapter/ Provision	Decision Requested	Rāpaki Rūnanga position		
					Support/oppose	Reason for support/ opposition	Decision sought (allow/ disallow)
627.1	Plain and Simple Ltd	14	Chapter 3 3.3 Objectives	Objectives amended to explicitly include recognition of the role of housing in fostering social cohesion and a sense of community belonging	Support	Rāpaki Rūnanga agrees that housing is an important mechanism for enabling positive social wellbeing.	Allow
834.1	Kainga Ora – Homes and Communities	14	Chapter 3 Objective 3.3.3 Ngāi Tahu Mana Whenua	Amend to include:  <u>the provision of Papakāinga/Kāinga Nohoanga</u>	Support	Rāpaki Rūnanga agrees Papakainga/ Kāinga Nohoanga needs to be recognised and provided for in Ōtautahi.	Allow
556.2	Winton Land Limited	14	Chapter 3 Objective 3.3.7	Seeks to remove the following text:  <i>a. ...recognising and providing for</i>	Oppose	The identified text is consistent with Section 6 of the RMA and explicitly recognises the cultural traditions and norms of mana whenua as enabling cultural wellbeing. As such,	Disallow

Sub No.	Submitter	PC	Chapter/ Provision	Decision Requested	Rāpaki Rūnanga position		
					Support/oppose	Reason for support/ opposition	Decision sought (allow/ disallow)
				<i>iii. the cultural traditions and norms of mana whenua and replaced with provide for cultural wellbeing</i>		Rāpaki Rūnanga seeks that it is not removed.	
834.3	Kainga Ora – Homes and Communities	14	Chapter 3 Objective 3.3.7	Amend clause as follows: 1. The cultural traditions and norms of Ngāi Tahu mana whenua, <b><u>including the provision of Papakāinga/Kāinga Nohoanga</u></b>	Support	Rāpaki Rūnanga agrees Papakainga/ Kāinga Nohoanga needs to be recognised and provided for (as part of recognising cultural traditions and norms of Ngāi Tahu mana whenua).	Allow
834.4	Kainga Ora – Homes and Communities	14	Objective 3.3.8	Amend clause as follows: 1. The cultural traditions and norms of Ngāi Tahu mana whenua, <b><u>including the provision of Papakāinga/Kāinga Nohoanga</u></b>	Support	Rāpaki Rūnanga agrees Papakainga/ Kāinga Nohoanga needs to be recognised and provided for (as part of recognising cultural traditions and norms of Ngāi Tahu mana whenua).	Allow



Sub No.	Submitter	PC	Chapter/ Provision	Decision Requested	Rāpaki Rūnanga position		
					Support/oppose	Reason for support/ opposition	Decision sought (allow/ disallow)
834.8 834.9	Kainga Ora – Homes and Communities	14	Chapter 6 General Rules and Procedures  6.1A qualifying matters  Chapter 9 Natural Cultural Heritage  Chapter 9.1 Indigenous Biodiversity	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.	Support	Rāpaki Rūnanga is broadly supportive of all identified qualifying matters, particularly sites of Cultural Significance.	Allow

Sub No.	Submitter	PC	Chapter/ Provision	Decision Requested	Rāpaki Rūnanga position		
					Support/oppose	Reason for support/ opposition	Decision sought (allow/ disallow)
834.37	Kainga Ora – Homes and Communities	14	Chapter 6 General Rules and Procedures	Remove identified provisions associated with qualifying matters specifically, Character Area Overlays  Or;  If the qualifying matter remains, explicit provision is sought for the ability to develop Papakainga/ Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School site	Support in part	Rāpaki Rūnanga is supportive of the inclusion of the explicit provision as sought, noting that it relates to a site purchased by the Rūnanga, that is intended to be developed for papakainga/ kāinga nohoanga purposes	Allow in part- the explicit provision as requested.
834.38 834.39 834.40 834.41 834.42 834.43	Kainga Ora – Homes and Communities	14	Chapter 14 Residential  14.5 Rules-Medium Density Residential Zone  14.15 Rules	Remove identified provisions associated with qualifying matters specifically, Character Area Overlays  Or;	Support in part	Rāpaki Rūnanga is supportive of the explicit provision sought as it relates to a site purchased by the Rūnanga, that is intended to be developed for papakainga/ kāinga nohoanga purposes.	Allow in part- the explicit provision as requested.

Sub No.	Submitter	PC	Chapter/ Provision	Decision Requested	Rāpaki Rūnanga position		
					Support/oppose	Reason for support/ opposition	Decision sought (allow/ disallow)
				If the qualifying matter remains, explicit provision is sought for the ability to develop Papakainga/ Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School site.			
834.44 834.45 834.46 834.47 834.48 834.49 834.50 834.51	Kainga Ora – Homes and Communities	14	Chapter 14.8 Rules- Residential Banks Peninsula	<p>Remove identified provisions associated with qualifying matters specifically, Character Area Overlays.</p> <p>Or;</p> <p>If the qualifying matter remains, explicit provision is sought for the ability to develop Papakainga/ Kāinga Nohoanga, noting that local Rūnanga have purchased the</p>	Support in part	Rāpaki Rūnanga is supportive of the inclusion of the explicit provision as sought, noting that it relates to a site purchased by the Rūnanga, that is intended to be developed for papakainga/ kāinga nohoanga purposes.	Allow in part- the explicit provision as requested.

Sub No.	Submitter	PC	Chapter/ Provision	Decision Requested	Rāpaki Rūnanga position		
					Support/oppose	Reason for support/ opposition	Decision sought (allow/ disallow)
				former Lyttelton West School site.			
914.20	Davie Lovell-Smith Ltd	14	Chapter 6 6.10A Tree Canopy Cover and Financial Contributions	Amend 6.10A.3(c) to increase the species of street trees to take into account different groundwater characteristics	Support in part	Rāpaki Rūnanga broadly supports the intent of this submission point, particularly if it allows for an increased selection of native trees (e.g., including taonga species/food sources for taonga species).	Allow
834.74	Kainga Ora – Homes and Communities	14	Chapter 8- Subdivision, Development and Earthworks	<p>8.9A Waste water constraint areas Amend as follows:</p> <p>The Council's discretion shall be limited to the following matters:</p> <p><b><u>c. The ability to connect into any nearby non-vacuum wastewater system.</u></b></p> <p><b><u>d. The extent to which alternative wastewater solutions are available that do</u></b></p>	Support in part	Rāpaki Rūnanga is generally supportive of the opportunity to explore alternative servicing solutions, as it may better support rūnanga development aspirations.	Allow

Sub No.	Submitter	PC	Chapter/ Provision	Decision Requested	Rāpaki Rūnanga position		
					Support/oppose	Reason for support/ opposition	Decision sought (allow/ disallow)
				<b><u>not adversely affect the function of the Council's waste water systems.</u></b>			
834.135	Kainga Ora – Homes and Communities	14		Amend Subdivision standards for the Papakāinga/ Kāinga Nohoanga Zone to align with MRZ outcomes.	Oppose	As noted in our original submission, Rāpaki Rūnanga does not seek to undermine future collaboration between Mahaanui Kurataiao and Council to further enable papakainga/ nohoanga within the district and instead focused on the Rāpaki Rūnanga takiwā.  As such, whilst Rāpaki Rūnanga broadly supports the submitters intention, as the potential further ramifications are not known at this time, it is opposed.	Disallow
834.133 834.134	Kainga Ora – Homes and Communities	14	Chapter 12 Papakainga/ Kāinga Nohoanga	Amend the Papakāinga/Kāinga Nohoanga Zone activity table and built form standards to align with the built form rules in the MRZ.	Oppose	As noted in our original submission, Rāpaki Rūnanga does not seek to undermine future collaboration between Mahaanui Kurataiao and Council to further enable papakainga/ nohoanga within the district and instead focused	Disallow

Sub No.	Submitter	PC	Chapter/ Provision	Decision Requested	Rāpaki Rūnanga position		
					Support/oppose	Reason for support/ opposition	Decision sought (allow/ disallow)
						<p>on the Rāpaki Rūnanga takiwā.</p> <p>As such, whilst Rāpaki Rūnanga broadly supports the intention, as the potential further ramifications are not known at this time, it is opposed.</p>	
852.7	Christchurch International Airport Limited	14	Chapter 14 Residential 14.2 Objectives and Policies	<p>Retain new Policy 14.2.3.2 14.2.3.2 Policy - MDRS Policy 2</p> <p>a. Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Maori and their culture and traditions with their ancestral lands, water, sites,</p>	Support	Rāpaki Rūnanga agrees the new policy should be retained.	Allow

Sub No.	Submitter	PC	Chapter/ Provision	Decision Requested	Rāpaki Rūnanga position		
					Support/oppose	Reason for support/ opposition	Decision sought (allow/ disallow)
				wahi tapu, and other taonga).			
834.147	Kainga Ora – Homes and Communities	14	Chapter 14.2 Objectives and Policies	Amend the objective as follows: <b>High Good</b> quality, sustainable, residential neighbourhoods which are well designed, have a <b>high level of amenity, enhance local character and reflect to reflect the planned urban character and</b> the Ngāi Tahu heritage of Ōtautahi	Oppose in part	Rāpaki Rūnanga considers that 'Good' is a lower goal than 'High' and such does not support the amendment sought.	Disallow
834.332	Kainga Ora – Homes and Communities	14	19- Planning Maps	Rezone Lyttelton to MRZ	Oppose	Rāpaki Rūnanga opposes a blanket approach to rezoning the residential zones within Lyttelton (e.g., currently zoned Residential Banks Peninsula).	Disallow



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## Form 6

### Further submission on notified proposal for policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

17 July 2023

To: Christchurch City Council

PO Box 73012

Christchurch 8154

Submission lodged by email: [engagement@ccc.govt.nz](mailto:engagement@ccc.govt.nz)

**Name of person making further submission:** Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga

**These are further submissions in support or opposition to submissions of:** Plan Change 13 (Heritage) and Plan Change 14 (Housing and Business Choice) to the Christchurch District Plan

1. Rāpaki Rūnanga **could not** gain an advantage in trade competition through this submission.
2. Rāpaki Rūnanga **wishes** to be heard in support of its submission.
3. If others make a similar submission, Rāpaki Rūnanga **will** consider presenting a joint case with them at a hearing.

**We are representing a person who has an interest in the proposal that is greater than the general public has.**

1.1 This response is made on behalf of Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga.

1.2 Te Hapū o Ngāti Wheke (Rāpaki) is the modern-day representative of the hapū Ngāti Wheke. The takiwā of the Rūnanga reflects the events and deeds of Te Rakiwhakaputa and his sons Manuwhiri and Wheke; events and deeds that secured their descendants' manawhenua rights to the area. The takiwā centres on Rāpaki and the catchment of Whakaraupō and is described in the Port Cooper Deed of 1849 (English translation):

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1.3 The Rāpaki Takiwā is further defined in Te Rūnanga o Ngāi Tahu (Declaration of Membership) Order 2001. Rāpaki Rūnanga have the responsibility to act as kaitiaki over these lands and are active in the environmental management of their takiwā.

**We support or oppose the submission points set out in Schedule One.  
The reasons for our support or opposition are also set out in Schedule One.**

**We seek that** the submissions supported in Schedule one be allowed.  
**We seek that** the submissions opposed in Schedule one be disallowed.

**Signature of person (s) making further submission  
(or person authorised to sign on behalf of person (s) making further submission)**



Mishele Radford  
Chairman  
Te Hapū o Ngāti Wheke Inc (Rāpaki  
Rūnanga)

**Address for service:**

Amy Beran  
Senior Environmental Advisor - Planning  
Te Rūnanga o Ngāi Tahu Te Rūnanga o Ngāi  
Tahu  
PO Box 13 046  
Christchurch 8021

**Email:** amy.beran@ngaitahu.iwi.nz

**NOTE:** We note that a copy of this further submission must be served on the original submitter within 5 working days after making the further submission to the local authority in accordance with Schedule 1, Clause 8A (2) of the Resource Management Act 1991.



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### Schedule One: Further Submissions

*Please note: - Where a submission point is marked with "PC14", this includes submissions made on Heritage provisions in both plan changes 13 and 14.*

Sub No.	Submitter	PC	Chapter/ Provision	Decision Requested	Rāpaki Rūnanga position		
					Support/oppose	Reason for support/ opposition	Decision sought (allow/ disallow)
627.1	Plain and Simple Ltd	14	Chapter 3 3.3 Objectives	Objectives amended to explicitly include recognition of the role of housing in fostering social cohesion and a sense of community belonging	Support	Rāpaki Rūnanga agrees that housing is an important mechanism for enabling positive social wellbeing.	Allow
834.1	Kainga Ora – Homes and Communities	14	Chapter 3 Objective 3.3.3 Ngāi Tahu Mana Whenua	Amend to include:  <u>the provision of Papakāinga/Kāinga Nohoanga</u>	Support	Rāpaki Rūnanga agrees Papakainga/ Kāinga Nohoanga needs to be recognised and provided for in Ōtautahi.	Allow
556.2	Winton Land Limited	14	Chapter 3 Objective 3.3.7	Seeks to remove the following text:  <i>a. ...recognising and providing for</i>	Oppose	The identified text is consistent with Section 6 of the RMA and explicitly recognises the cultural traditions and norms of mana whenua as enabling cultural wellbeing. As such,	Disallow

Sub No.	Submitter	PC	Chapter/ Provision	Decision Requested	Rāpaki Rūnanga position		
					Support/oppose	Reason for support/ opposition	Decision sought (allow/ disallow)
				<i>iii. the cultural traditions and norms of mana whenua and replaced with provide for cultural wellbeing</i>		Rāpaki Rūnanga seeks that it is not removed.	
834.3	Kainga Ora – Homes and Communities	14	Chapter 3 Objective 3.3.7	Amend clause as follows: 1. The cultural traditions and norms of Ngāi Tahu mana whenua, <b><u>including the provision of Papakāinga/Kāinga Nohoanga</u></b>	Support	Rāpaki Rūnanga agrees Papakainga/ Kāinga Nohoanga needs to be recognised and provided for (as part of recognising cultural traditions and norms of Ngāi Tahu mana whenua).	Allow
834.4	Kainga Ora – Homes and Communities	14	Objective 3.3.8	Amend clause as follows: 1. The cultural traditions and norms of Ngāi Tahu mana whenua, <b><u>including the provision of Papakāinga/Kāinga Nohoanga</u></b>	Support	Rāpaki Rūnanga agrees Papakainga/ Kāinga Nohoanga needs to be recognised and provided for (as part of recognising cultural traditions and norms of Ngāi Tahu mana whenua).	Allow

Sub No.	Submitter	PC	Chapter/ Provision	Decision Requested	Rāpaki Rūnanga position		
					Support/oppose	Reason for support/ opposition	Decision sought (allow/ disallow)
834.8 834.9	Kainga Ora – Homes and Communities	14	Chapter 6 General Rules and Procedures  6.1A qualifying matters  Chapter 9 Natural Cultural Heritage  Chapter 9.1 Indigenous Biodiversity	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.	Support	Rāpaki Rūnanga is broadly supportive of all identified qualifying matters, particularly sites of Cultural Significance.	Allow

Sub No.	Submitter	PC	Chapter/ Provision	Decision Requested	Rāpaki Rūnanga position		
					Support/oppose	Reason for support/ opposition	Decision sought (allow/ disallow)
834.37	Kainga Ora – Homes and Communities	14	Chapter 6 General Rules and Procedures	Remove identified provisions associated with qualifying matters specifically, Character Area Overlays  Or;  If the qualifying matter remains, explicit provision is sought for the ability to develop Papakainga/ Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School site	Support in part	Rāpaki Rūnanga is supportive of the inclusion of the explicit provision as sought, noting that it relates to a site purchased by the Rūnanga, that is intended to be developed for papakainga/ kāinga nohoanga purposes	Allow in part- the explicit provision as requested.
834.38 834.39 834.40 834.41 834.42 834.43	Kainga Ora – Homes and Communities	14	Chapter 14 Residential  14.5 Rules-Medium Density Residential Zone  14.15 Rules	Remove identified provisions associated with qualifying matters specifically, Character Area Overlays  Or;	Support in part	Rāpaki Rūnanga is supportive of the explicit provision sought as it relates to a site purchased by the Rūnanga, that is intended to be developed for papakainga/ kāinga nohoanga purposes.	Allow in part- the explicit provision as requested.

Sub No.	Submitter	PC	Chapter/ Provision	Decision Requested	Rāpaki Rūnanga position		
					Support/oppose	Reason for support/ opposition	Decision sought (allow/ disallow)
				If the qualifying matter remains, explicit provision is sought for the ability to develop Papakainga/ Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School site.			
834.44 834.45 834.46 834.47 834.48 834.49 834.50 834.51	Kainga Ora – Homes and Communities	14	Chapter 14.8 Rules- Residential Banks Peninsula	<p>Remove identified provisions associated with qualifying matters specifically, Character Area Overlays.</p> <p>Or;</p> <p>If the qualifying matter remains, explicit provision is sought for the ability to develop Papakainga/ Kāinga Nohoanga, noting that local Rūnanga have purchased the</p>	Support in part	Rāpaki Rūnanga is supportive of the inclusion of the explicit provision as sought, noting that it relates to a site purchased by the Rūnanga, that is intended to be developed for papakainga/ kāinga nohoanga purposes.	Allow in part- the explicit provision as requested.

Sub No.	Submitter	PC	Chapter/ Provision	Decision Requested	Rāpaki Rūnanga position		
					Support/oppose	Reason for support/ opposition	Decision sought (allow/ disallow)
				former Lyttelton West School site.			
914.20	Davie Lovell-Smith Ltd	14	Chapter 6 6.10A Tree Canopy Cover and Financial Contributions	Amend 6.10A.3(c) to increase the species of street trees to take into account different groundwater characteristics	Support in part	Rāpaki Rūnanga broadly supports the intent of this submission point, particularly if it allows for an increased selection of native trees (e.g., including taonga species/food sources for taonga species).	Allow
834.74	Kainga Ora – Homes and Communities	14	Chapter 8- Subdivision, Development and Earthworks	<p>8.9A Waste water constraint areas Amend as follows:</p> <p>The Council's discretion shall be limited to the following matters:</p> <p><b><u>c. The ability to connect into any nearby non-vacuum wastewater system.</u></b></p> <p><b><u>d. The extent to which alternative wastewater solutions are available that do</u></b></p>	Support in part	Rāpaki Rūnanga is generally supportive of the opportunity to explore alternative servicing solutions, as it may better support rūnanga development aspirations.	Allow

Sub No.	Submitter	PC	Chapter/ Provision	Decision Requested	Rāpaki Rūnanga position		
					Support/oppose	Reason for support/ opposition	Decision sought (allow/ disallow)
				<b><u>not adversely affect the function of the Council's waste water systems.</u></b>			
834.135	Kainga Ora – Homes and Communities	14		Amend Subdivision standards for the Papakāinga/ Kāinga Nohoanga Zone to align with MRZ outcomes.	Oppose	As noted in our original submission, Rāpaki Rūnanga does not seek to undermine future collaboration between Mahaanui Kurataiao and Council to further enable papakainga/ nohoanga within the district and instead focused on the Rāpaki Rūnanga takiwā.  As such, whilst Rāpaki Rūnanga broadly supports the submitters intention, as the potential further ramifications are not known at this time, it is opposed.	Disallow
834.133 834.134	Kainga Ora – Homes and Communities	14	Chapter 12 Papakainga/ Kāinga Nohoanga	Amend the Papakāinga/Kāinga Nohoanga Zone activity table and built form standards to align with the built form rules in the MRZ.	Oppose	As noted in our original submission, Rāpaki Rūnanga does not seek to undermine future collaboration between Mahaanui Kurataiao and Council to further enable papakainga/ nohoanga within the district and instead focused	Disallow



Sub No.	Submitter	PC	Chapter/ Provision	Decision Requested	Rāpaki Rūnanga position		
					Support/oppose	Reason for support/ opposition	Decision sought (allow/ disallow)
						<p>on the Rāpaki Rūnanga takiwā.</p> <p>As such, whilst Rāpaki Rūnanga broadly supports the intention, as the potential further ramifications are not known at this time, it is opposed.</p>	
852.7	Christchurch International Airport Limited	14	Chapter 14 Residential 14.2 Objectives and Policies	<p>Retain new Policy 14.2.3.2 14.2.3.2 Policy - MDRS Policy 2</p> <p>a. Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Maori and their culture and traditions with their ancestral lands, water, sites,</p>	Support	Rāpaki Rūnanga agrees the new policy should be retained.	Allow

Sub No.	Submitter	PC	Chapter/ Provision	Decision Requested	Rāpaki Rūnanga position		
					Support/oppose	Reason for support/ opposition	Decision sought (allow/ disallow)
				wahi tapu, and other taonga).			
834.147	Kainga Ora – Homes and Communities	14	Chapter 14.2 Objectives and Policies	Amend the objective as follows: <b>High Good</b> quality, sustainable, residential neighbourhoods which are well designed, have a <b>high level of amenity, enhance local character and reflect to reflect the planned urban character and</b> the Ngāi Tahu heritage of Ōtautahi	Oppose in part	Rāpaki Rūnanga considers that 'Good' is a lower goal than 'High' and such does not support the amendment sought.	Disallow
834.332	Kainga Ora – Homes and Communities	14	19- Planning Maps	Rezone Lyttelton to MRZ	Oppose	Rāpaki Rūnanga opposes a blanket approach to rezoning the residential zones within Lyttelton (e.g., currently zoned Residential Banks Peninsula).	Disallow

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 17/07/2023

**First name:** Kelly **Last name:** Bombay

**Preferred method of contact** Email

**Postal address:** Level 2, 6 Hazeldean Road

**Suburb:** Addington

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Email:** kelly.bombay@stantec.com

**Daytime Phone:** 0 3 341 4719

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b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### 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.

Additional requirements for hearing:

## Attached Documents

File
Appendix A FurtherSubmission PC14
20230717_Further Submission on PC14_University of Canterbury_KB Review



**Stantec New Zealand**  
 Level 2, 2 Hazeldean Road  
 Addington  
 Christchurch 8024  
 NEW ZEALAND  
 Mail to: PO Box 13052, Christchurch 8141

July 17, 2023

## Further Submission on notified Plan Change 14 to the Christchurch District Plan

**To:** Christchurch City Council

**Name of the Submitter:** Te Whare Wānanga o Waitaha | University of Canterbury

**Address for Service:** C/- Stantec NZ  
 PO Box 13052  
 Armagh  
 Christchurch 8141

Att: Kelly Bombay

**Email:** [kelly.bombay@stantec.com](mailto:kelly.bombay@stantec.com)

This is a further submission on the Housing and Business Choice Plan Change (PC14) to the Christchurch District Plan on behalf of Te Whare Wānanga o Waitaha – University of Canterbury (the University). Further Submissions on PC14 were notified by Christchurch City Council on 30 June 2023.

This further submission relates to the provisions in PC14 for residential development and the original submissions on PC14.

The University could not gain an advantage in trade competition through this further submission.

### 1. Further Submission and Relief Sought:

The University is generally supportive of PC14 and efforts to enable more development in the city's existing urban footprint. The University considers that amendments are required to the planning framework to enable intensification, recognising the need for housing supply, while not compromising on good design and amenity outcomes.

The Further Submission on original submissions, in either support or opposition, is set out within table attached as **Appendix A**.

### Reasons for Relief Sought

The reasons for the relief sought are set out in Appendix A. In addition to those specific reasons, the relief on further submissions is sought are to ensure that PC14:

- a) will give effect to the objectives and policies of the NPS-UD;
- b) will contribute to well-functioning urban environments;

July 17, 2023

Attention

Page 2 of 2

**Reference:**

- c) is consistent with the sustainable management of physical resources and the purpose and principles of the RMA;
- d) will meet the requirements to satisfy the criteria of section 32 of the RMA;
- e) will meet the reasonably foreseeable needs of future generations; and
- f) is consistent with sound resource management practice.

**Decision Sought and Hearing**

The relief sought by the University is set out in Appendix A. In addition to that specific relief, the University seeks any other alternative or consequential changes that would give effect to the relief sought in this further submission.

The University wishes to be heard in support of its further submission.

Regards,

**Stantec New Zealand**

For and on behalf of the University of Canterbury as it's duly authorised agent.



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**Kelly Bombay**

Principal Planner/Planning Team Lead - South

Phone: +64 3 341 4719

Kelly.Bombay@stantec.com

**Appendix A: Schedule of Relief Sought from the University of Canterbury (Original Submission 184) on Further Submissions on PC14 to the CCC District Plan**

Provision	Original Submission No	Submitter	Submitter Position	Submitter Decision Requested	Further Submission Position	Reason
14.2.1.1	689.20	Environment Canterbury / Canterbury Regional Council	Support	[Retain Policy as notified]	Oppose in Part	For the reasons stated in University of Canterbury Submission 184.1
	805.35	Waka Kotahi (NZ Transport Agency)				
	814.128	Carter Group Limited				
	823.99	The Catholic Diocese of Christchurch				
	834.138	Kāinga Ora – Homes and Communities	Support	Retain clauses a(ii) and (iii)		
	877.21	Otautahi Community Housing Trust	Support	Retain clauses a(ii) and (iii)		
14.2.5.1	212.8	The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission)	Support	Retain as notified.	Support	The university supports the intent of this policy.  The policy recognizes the needs to provide for a high-quality environment
	237.16	Marjorie Manthei Environment Canterbury / Canterbury Regional Council				
	689.34	Josie Schroder				

	780.11					
14.2.5.1	814.134	Carter Group Limited	Oppose	Seeks deletion of Policy 14.2.5.1.	Oppose	
	823.105	The Catholic Diocese of Christchurch				
	834.148	Kāinga Ora – Homes and Communities				
14.2.5.3	212.9	The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission)	Support in part	Seek Amendment with new provision on reverse sensitivity	Support	Potential for more dominant residential presence with higher densities increases the potential for a greater number of activities with sensitive receivers. Existing lawfully established activity should be protected.
14.2.5.3	237.18	Marjorie Manthei	Support	Retain Policy	Oppose in Part	Retain policy but with amendments as proposed by UC submission
	689.36	Environment Canterbury / Canterbury Regional Council				
	780.13	Josie Schroder				
14.2.5.3	814.136	Carter Group Limited	Oppose	Opposes Policy 14.2.5.3 and seeks that it is deleted.	Oppose	The policy is important to guide the right outcomes for activities that need consent. With increased residential density there needs to be clear policy to implement good urban design outcomes, and ensure that neighbourhoods retain a high level of amenity and character.
	823.107	The Catholic Diocese of Christchurch				

						This will ensure safe, attractive and desirable communities.
14.2.5.3	834.150  877.23	Kāinga Ora – Homes and Communities  Otautahi Community Housing Trust	Seek Amendment	Seek Amendment	Oppose	Changing the wording ‘high quality’ to ‘good quality’ dilutes the intent of the policy
13.7.6.1	852.24	Christchurch International Airport Limited (CIAL)	Oppose	Amend Appendices ... and 13.7.6.1 to ensure that sites beneath the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area retain the operative plan Residential Suburban or Residential Suburban Transition Zone.	Oppose	<p>The MRZ enables a scale of development on the University of Canterbury campus complimentary to the level enabled on the surrounding residential area should the campus site be further developed for residential purposes. It also enable a density of development to support a vibrant community and increases opportunity for people to live where they study.</p> <p>UC question whether the Airport Noise Contours is a valid qualifying matter under S77I of the Resource Management Act 1991. Specifically in regard to S77I(e) and 77I(j)</p>
14.5.1.1 (P1)	63.23  191.4  696.4	Kathleen Crisley  Logan Brunner  Terence Sissons	Support	Retain provisions as proposed	Support	Support the proposed intensification and increased scale of the built environment surrounding the university. This will support more accommodation options for students within a walkable catchment. Support the sustainable benefits of increasing walkable catchment of the



14.5.1.1	81.5	Vivien Binney	Seek Amendment	Provisions for areas set for intensification in suburban areas by limiting them to two units per site.	Oppose	University for public and other active modes of transport, and commercial and social services.
14.5.1.1	403.2	David Krauth	Oppose	Opposes allowance for three units and 12m building heights on a single site as a permitted activity.	Oppose	
	340.2	Kirsten Templeton				
	451.2	Sam Newton				
	902.8	Waipuna Halswell- Hornby-Riccarton Community Board				
	284.1	Tricia Ede				
	427.4	Michelle Warburton				
14.5.2.1 Site Density	197.6	Steve Smith	Seek Amendment	Impose more density controls	Oppose in part	the submitter in the submission attachment has stated that he opposes all of PC 14 and the increased density of housing proposed. The University supports the density increase but has asked that the standard align with MDRS which specifies up to three residential units per site
14.5.2.1 Site Density	298.3	Mason Plato	Oppose	Seek to remove Medium Density Residential Zone/Retain existing height / density /zoning / increase site size	Oppose	Support the proposed intensification and increased scale of the built environment surrounding the university. This will support more accommodation options for students within a walkable catchment. Support the
	441.1	Robin Watson				
	442.2	Logan Simpson				
	468.1	David Fisher				

	471.3 701.3 834.180	Kem Wah Tan Ian McChesney Kāinga Ora – Homes and Communities	Oppose in part		Oppose in part in regard to Advice note	sustainable benefits of increasing walkable catchment of the University for public and other active modes of transport, and commercial and social services.
14.5.2.13	798.11	Wolfbrook	Seek Amendment	Washing line space should not be a dedicated area if a fold down system is proposed.	Support	Allows flexibility in the provision for washing line and frees up open or communal space for amenity
14.5.2.13	814.158	Carter Group Limited	Oppose	Oppose 14.5.2.13. Seek that this be deleted.	Oppose	There is a need for standards around service, storage, and waste management space as housing typologies get more dense and space needs to be well planned for amenity and livability
14.5.2.13	834.194	Kāinga Ora – Homes and Communities	Seek Amendment	1. Retain clause (a). 2. Delete clause (b). 3. Alternatively storage could be addressed as an assessment matter for developments of 4 or more units.	Oppose in Part regarding Clause a  Oppose deletion of b	Clause a)) needs to be retained (with amendments as proposed by UC)  With regard to that part of the submission requesting deleting clause b There is a need for standards around service, storage, and waste management space as housing typologies get more dense and space needs to be well planned for amenity and livability
14.6.2.11	89.22	Andrew Evans	Oppose	Seek to have it removed.	Oppose in part	There is a need for standards around service, storage, and waste management space as housing typologies get more dense and

						<p>space needs to be well planned for amenity and livability</p> <p>Clause a) needs to be retained (with amendments as proposed by UC)</p>
	798.11	Wolfbrook	Seek Amendment	Washing line space should not be a dedicated area if a fold down system is proposed.	Support	Allows flexibility in the provision for washing line and frees up open or communal space for amenity
	834.228	Kāinga Ora – Homes and Communities	Seek Amendment	<p>Oppose in Part regarding Clause a</p> <p>Oppose deletion of b</p>	Oppose	There is a need for standards around service, storage, and waste management space as housing typologies get denser. Space needs to be well planned for amenity and livability
14.15.21	834.209	Kāinga Ora – Homes and Communities	Seek Amendment	Matters for assessment are limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape.	Oppose	<p>As detailed in the UC submission, adequate and well-planned outdoor living space and amenity are considered important as residential environments get denser. The proposed amendment will limit discretion to amenity, and functional and attractive streetscape only.</p> <p>Retain the matters of discretion as notified, so that the wider matters that contribute to appropriate outdoor living space apply.</p>

PC 14 General	852	Christchurch International Airport Limited (CIAL)	Seek Amendments	<p>Planning Maps &gt; QM - Airport Noise</p> <p>Planning Maps &gt; MRZ Zoning</p> <p>Planning Maps &gt; HRZ Zoning</p> <p>General Rules and Procedures &gt; Noise &gt; 6.1A -</p> <p>Qualifying Matters &gt; 6.1A.1 Application of qualifying matters</p>	Oppose	<p>UC question whether the Airport Noise Contours is a valid qualifying matter under S77I of the Resource Management Act 1991. Specifically in regard to S77I(e) and 77I(j)</p> <p>Are the proposed amendments within the scope of the plan change? Expanding the spatial extent of the S0dBA Ldn Air Noise Annual Average and Outer Envelope contours through this process, rather than a separate targeted public process, potentially veils the changes to wider public participation and impact.</p>
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# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 17/07/2023

**First name:** Daniel **Last name:** Crawford

**Preferred method of contact** Email

**Postal address:** 55 Rutherford Street

**Suburb:** Woolston

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8023

**Email:** cartelincnz@gmail.com

**Daytime Phone:** 021327268

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

## Consultation Document Submissions

**Original Submitter:** #751 Ike Kleynbos (PO Box 73013, Orchard Road, Christchurch, New Zealand, 8154)

**Original Point:** #751.15

**Points:** S2033.1

- ☐ 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*

Rutherford Street Woolston

Oppose Amendment 751.1 to Policy 5.2.2.5.2.

Seek that Policy 5.2.2.5.2 is deleted

**My submission is that**

Oppose Amendment 751.1 to Policy 5.2.2.5.2.

Seek that Policy 5.2.2.5.2 is deleted

Developments have already been completed within our Community prior to the Councils recognition of the Tsunami Management Area. A change of rules due to the councils error unfairly imposes a handicap over the home owners who may wish to develop/ subdivide.

This will directly impact house / land values, lowering the standard of living. Rutherford Street Woolston is the perfect street to encourage high density housing development we have all amenities available on a state highway, with well maintained infrastructure / services. Increased Housing can only benefit our local economy, if Policy 5.2.2.5.2 is approved or even amended you are losing an opportunity to significantly improve quality of living within an area.

---

Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 17/07/2023

**First name:** Jeff **Last name:** Smith

**Preferred method of contact** Email

**Postal address:**

**Suburb:**

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8140

**Email:** Regional.planning@ecan.govt.nz

**Daytime Phone:** 0800 324636

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Additional requirements for hearing:

## Attached Documents

File

20230717\_PC14 Canterbury Regional Council Further Submission

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 17/07/2023

**First name:** Jeff **Last name:** Smith

**Preferred method of contact** Email

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Additional requirements for hearing:

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File

20230717\_PC14 Canterbury Regional Council Further Submission



## Notice of Further Submission on Plan Change 14 to the Christchurch District Plan – Christchurch City Council

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### Resource Management Act – Form 6

**Name of submitter:** Canterbury Regional Council

**Physical address:** 200 Tuam Street, Christchurch, 8011

**Address for service:** Canterbury Regional Council  
PO Box 345  
Christchurch 8140

**Contact Person:** Jeff Smith, Team Leader – Strategy and Planning, Environment Canterbury

**Email:** [Regional.planning@ecan.govt.nz](mailto:Regional.planning@ecan.govt.nz)

**Telephone:** 0800 324 636

**Declaration:** We made a submission on this Council-initiated plan change – our submitter ID number is **689** and we are a local authority for the relevant area.

**Hearing option:** We **do** wish to be heard in support of our submission and we would consider presenting a joint case with others who have made a similar submission.

Canterbury Regional Council would like to comment on the submissions of:

Submitter & Submitter ID	Address	Submission points
Christchurch International Airport Limited (CIAL)  Submitter <b>852</b>	  Annabelle.Lee@chapmantripp.com	  852.1

*Please find the details of our further submission included in the attached table below.*

Yours faithfully



**Jeff Smith**

Team Leader Planning

**We oppose parts of the following submissions:**

<b>This further submission is in relation to the submission of:</b>	<b>The submission point we support or oppose is:</b>	<b>Our position on this submission point is:</b>	<b>The reasons for my/our support or opposition are:</b>	<b>The decision we want Council to make:</b>
Christchurch International Airport Limited (CIAL)	852.1	Oppose	<p>CIAL submission point 852.1 has been summarised as:  <i>“Amend the spatial extent of the QM on the planning maps to show the outer extent of the updated remodelled S0dBA Ldn Air Noise Annual Average and Outer Envelope contours dated May 2023, and the operative contour ...”</i></p> <p>While the Operative Contour in the CRPS (Ch 6) Map A has been remodelled and peer-reviewed, there is still a public consultation and decision-making process to be followed before the operative contour is superceded.</p> <p>While the technical exercise to remodel the Operative Contour has been completed by CIAL, the purpose of the peer review by the independent expert panel appointed by the Canterbury Regional Council was to review the inputs, assumptions and outcomes of the remodelling. The Independent Expert Panel Report did not make a conclusion on which of the contours in the two sets that were generated (Annual Average and Outer Envelope, each with 50, 55 and 65 dBA Ldn contours) is appropriate to inform land use planning in Greater Christchurch. How and which contours should inform land use planning will be determined through the review of the CRPS. In the meantime, Canterbury Regional Council supports using the operative contour in Chapter 6 of the CRPS.</p>	Reject the relief sought by CIAL on this submission point

## Notice of Further Submission on Plan Change 14 to the Christchurch District Plan – Christchurch City Council

---

### Resource Management Act – Form 6

**Name of submitter:** Canterbury Regional Council

**Physical address:** 200 Tuam Street, Christchurch, 8011

**Address for service:** Canterbury Regional Council  
PO Box 345  
Christchurch 8140

**Contact Person:** Jeff Smith, Team Leader – Strategy and Planning, Environment Canterbury

**Email:** [Regional.planning@ecan.govt.nz](mailto:Regional.planning@ecan.govt.nz)

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**Jeff Smith**

Team Leader Planning

**We oppose parts of the following submissions:**

<b>This further submission is in relation to the submission of:</b>	<b>The submission point we support or oppose is:</b>	<b>Our position on this submission point is:</b>	<b>The reasons for my/our support or opposition are:</b>	<b>The decision we want Council to make:</b>
Christchurch International Airport Limited (CIAL)	852.1	Oppose	<p>CIAL submission point 852.1 has been summarised as:  <i>“Amend the spatial extent of the QM on the planning maps to show the outer extent of the updated remodelled S0dBA Ldn Air Noise Annual Average and Outer Envelope contours dated May 2023, and the operative contour ...”</i></p> <p>While the Operative Contour in the CRPS (Ch 6) Map A has been remodelled and peer-reviewed, there is still a public consultation and decision-making process to be followed before the operative contour is superceded.</p> <p>While the technical exercise to remodel the Operative Contour has been completed by CIAL, the purpose of the peer review by the independent expert panel appointed by the Canterbury Regional Council was to review the inputs, assumptions and outcomes of the remodelling. The Independent Expert Panel Report did not make a conclusion on which of the contours in the two sets that were generated (Annual Average and Outer Envelope, each with 50, 55 and 65 dBA Ldn contours) is appropriate to inform land use planning in Greater Christchurch. How and which contours should inform land use planning will be determined through the review of the CRPS. In the meantime, Canterbury Regional Council supports using the operative contour in Chapter 6 of the CRPS.</p>	Reject the relief sought by CIAL on this submission point

# 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:** 30 Carrington Street

**Suburb:** St Albans

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** amtalaska1925@gmail.com

**Daytime Phone:** 0272552012

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### 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.

## Consultation Document Submissions

**Original Submitter:** #135 Melissa Macfarlane (48 Malvern Street, St Albans, Christchurch, New Zealand, 8014)

**Original Point:** #135.2 Chapter 14 Residential

**Points:** S2035.1

- ☒ 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 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.

Attached Documents

File	
No records to display.	



# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 17/07/2023

**First name:** Tony **Last name:** Dale

**Preferred method of contact** Email

**Postal address:**

**Suburb:** Riccarton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8011

**Email:** tonydale9@gmail.com

**Daytime Phone:** 02102618220

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:** #188 Tony Simons (28 Rata Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #188.1

**Points:** S2036.1

- ☒ 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*

**My submission is that**

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**Original Submitter:** #188 Tony Simons (28 Rata Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #188.2 Chapter 1 Introduction

**Points:** S2036.2

- ☒ 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*

**My submission is that**

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**Original Submitter:** #188 Tony Simons (28 Rata Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #188.3 Chapter 1 Introduction

**Points:** S2036.3

- ☒ 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*

**My submission is that**

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**Original Submitter:** #188 Tony Simons (28 Rata Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #188.4 14.3.3.6 Daylight recession planes

**Points:** S2036.4

- ☒ 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*

**My submission is that**

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**Original Submitter:** #188 Tony Simons (28 Rata Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #188.5 14.13.3.2 Daylight recession planes

**Points:** S2036.5

- ☒ 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*

**My submission is that**

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**Original Submitter:** #188 Tony Simons (28 Rata Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #188.6 14.15.2 Appendix - Recession planes

**Points:** S2036.6

- ☒ 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*

My submission is that

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**Original Submitter:** #188 Tony Simons (28 Rata Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #188.7

**Points:** S2036.7

- ☒ 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*

My submission is that

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**Original Submitter:** #188 Tony Simons (28 Rata Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #188.9

**Points:** S2036.8

- ☒ 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*

My submission is that

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**Original Submitter:** #188 Tony Simons (28 Rata Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #188.10

**Points:** S2036.9

- ☒ 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*

My submission is that

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**Original Submitter:** #188 Tony Simons (28 Rata Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #188.11 Chapter 15 Commercial

**Points:** S2036.10

- ☒ 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*

My submission is that

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**Original Submitter:** #188 Tony Simons (28 Rata Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #188.12

**Points:** S2036.11

- ☒ 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*

**My submission is that**

**Original Submitter:** #188 Tony Simons (28 Rata Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #188.14

**Points:** S2036.12

- ☒ 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*

**My submission is that**

Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 17/07/2023

**First name:** Tony **Last name:** Dale

**Preferred method of contact** Email

**Postal address:**

**Suburb:** Riccarton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8011

**Email:** tonydale9@gmail.com

**Daytime Phone:** 02102618220

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:** #188 Tony Simons (28 Rata Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #188.1

**Points:** S2036.1

- ☒ 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*

**My submission is that**

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**Original Submitter:** #188 Tony Simons (28 Rata Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #188.2 Chapter 1 Introduction

**Points:** S2036.2

- ☒ 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*

**My submission is that**

---

**Original Submitter:** #188 Tony Simons (28 Rata Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #188.3 Chapter 1 Introduction

**Points:** S2036.3

- ☒ 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*

**My submission is that**

---

**Original Submitter:** #188 Tony Simons (28 Rata Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #188.4 14.3.3.6 Daylight recession planes

**Points:** S2036.4

- ☒ 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*

**My submission is that**

---

**Original Submitter:** #188 Tony Simons (28 Rata Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #188.5 14.13.3.2 Daylight recession planes

**Points:** S2036.5

- ☒ 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*

**My submission is that**

---

**Original Submitter:** #188 Tony Simons (28 Rata Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #188.6 14.15.2 Appendix - Recession planes

**Points:** S2036.6

- ☒ 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*

**My submission is that**

---

**Original Submitter:** #188 Tony Simons (28 Rata Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #188.7

**Points:** S2036.7

- ☒ 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*

**My submission is that**

---

**Original Submitter:** #188 Tony Simons (28 Rata Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #188.9

**Points:** S2036.8

- ☒ 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*

**My submission is that**

---

**Original Submitter:** #188 Tony Simons (28 Rata Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #188.10

**Points:** S2036.9

- ☒ 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*

**My submission is that**

---

**Original Submitter:** #188 Tony Simons (28 Rata Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #188.11 Chapter 15 Commercial

**Points:** S2036.10

- ☒ 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*

**My submission is that**

---

**Original Submitter:** #188 Tony Simons (28 Rata Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #188.12

**Points:** S2036.11

- ☒ 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*

My submission is that

**Original Submitter:** #188 Tony Simons (28 Rata Street, Riccarton, Christchurch, New Zealand, 8041)

**Original Point:** #188.14

**Points:** S2036.12

- ☒ 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*

My submission is that

Attached Documents

File
No records to display.



# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 17/07/2023

**First name:** Ross **Last name:** Gray

**Organisation:** Christchurch Civic Trust

**Preferred method of contact** Email

**Postal address:** 52a Jeffreys Road

**Suburb:**

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8052

**Email:** rosslogray@xtra.co.nz

**Daytime Phone:** 0212063620

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### 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.

Additional requirements for hearing:

## Attached Documents

### File

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

File
SUPPORTOppose

18 July 2023: Christchurch Civic Trust addendum to CCT submission 17 July  
Kāinga 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 <b><u>aspirations to actively participate priorities for their well-being and prosperity are recognised and provided for</u></b> in the revitalisation of Ōtautahi, <b><u>including the provision of Papakāinga/Kāinga Nohoanga are recognised</u></b> ; 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)  <b><u>Contrasting building clusters within the cityscape and the wider perspective of the Te Poho-o-Tamatea/the Port Hills and Canterbury plains; and</u></b>  Amend clause (a)(E)(iii) as follows:  1. The cultural traditions and norms of Ngai Tahu mana whenua, <b><u>including the provision of Papakāinga/Kāinga Nohoanga</u></b>  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, <b><u>including the provision of Papakāinga/Kāinga Nohoanga</u></b>  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):  <b><u>Has its areas of special character and amenity value identified and their specifically recognised values appropriately managed; and</u></b>  2. Amend clause (a)(iv)(A) as follows:  <b><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></b>
834.6	PC14	Strategic Directions > Objectives > Objective - Natural and cultural environment	Oppose	Delete proposed clause (a)(ii)(E):  <b><u>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</u></b>
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 HazardManagement Areas from within theDistrict Plan and instead hold thisinformation in non-statutory GISmaps.</p> <p>2. Reduce the Tsunami ManagementArea to a 1:100 year hazard.</p> <p>3. Amend and make consequentialchanges to give effect to thissubmission.</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>5.2.2.5.1Managing 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 HazardManagement Areas from within theDistrict Plan and instead hold thisinformation in non-statutory GISmaps.</p> <p>2. Reduce the Tsunami ManagementArea to a 1:100 year hazard.</p> <p>3. Amend and make consequentialchanges to give effect to thissubmission.</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 HazardManagement Areas from within theDistrict Plan and instead hold thisinformation in non-statutory GISmaps.</p> <p>2. Reduce the Tsunami ManagementArea to a 1:100 year hazard.</p> <p>3. Amend and make consequentialchanges to give effect to thissubmission.</p>
834.25	PC14	General Rules and Procedures	Seek Amendment	6.1A 1. Retain Significant and Other TreeQualifying 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 TreeQualifying Matter.</p> <p>2. Amend Rule 9.4.4.1.1 P12 asfollows:</p> <p>Rule 9.4.4.1.1 P12 - Activities shall beundertaken by, or under the supervisionof, a works arborist. <b>employed orcontracted by the Council or a networkutility operator.</b></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 (Ōtakaro Avon River Corridor) Zone	Oppose	13.14 Specific Purpose(Ōtakaro 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 retainthe controlled activity status for newbuildings that exists in the OperativePlan - 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><b>Tsunami Management Area except that permitted or controlled in Rules 14.4.1 and 14.4.2.</b></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 8.6.3.1(c) as follows:</p> <p><b><u>The creation of vacant allotments that do not contain an existing or consented residential unit - Allotments</u></b> in the Medium Density (including MRZ Hills), and High Density Residential Zones, shall have accommodate a <b><u>minimum dimension shape factor of 10m 8m x 15m.</u></b> <b><u>Within the Medium Density Residential (Residential Hills Precinct) Zone the allotment shall have a minimum dimension of 17m x 12m.</u></b></p> <p><b><u>This shape factor shall be located outside of:</u></b></p> <p><b><u>1. Land which may be subject to instability or is otherwise geotechnically unsuitable;</u></b></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><b>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.</b></p> <p><b>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:</b></p> <p><b>a. At least 10 storey buildings within 1.2km of the Central City and the Metropolitan Centre zones in Hornby, Riccarton and Papanui;</b></p> <p><b>b. At least 6 storey buildings in proximity to town centres and medium and large local centres;</b></p> <p><b>c. At least 3-4 stories everywhere else in the MRZ.</b></p>	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: <b>Within medium and high density zoned areas, increased building heights are anticipated where:</b></p> <p><b>i. The site has good accessibility to public and active transport corridors, public open space, and a town or local commercial centre; and</b></p> <p><b>ii. The design of the building appropriately manages potential shading, privacy, and visual dominance effects on the surrounding environment.</b></p>	O
834.147	PC14	Residential > Objectives and Policies > Objective - High quality residential environments	Seek Amendment	<p>Amend the objective as follows:</p> <p><b>High Good</b> quality, sustainable, residential neighbourhoods which are well designed, have a <b>high level of amenity, enhance local character and reflect to reflect the planned urban character</b> 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 <b>high good</b> 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 <b>high good</b> level of internal and external residential amenity;</p> <p>iv. <b>high good</b> 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 relate 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 – <b>Development of greenfield areas Future Urban Zone</b> Co-ordinated, sustainable and efficient use and development is enabled in the <b>Future Urban Zone greenfield growth areas.</b></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 <b>sites</b> activities to continue to be used <b>for</b> <b>range of non-residential activities</b> and support their redevelopment and expansion provided they do not:</p> <p>i. have a significant adverse effect on the <b>anticipated</b> character and amenity of residential zones; or</p> <p>ii. <b>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.</b></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, <b>Residential Heritage Area, Residential Heritage Area Interface</b></p> <p>ii. <b>Riccarton Bush Interface Area</b></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><b>xiv. Railway Building Setback</b></p>

				<p>xv. Electricity Transmission Corridor and Infrastructure</p> <p><del>xvi. Airport Noise Influence Area</del></p> <p>xvii. Waste Water Constraint Area</p> <p>xviii. Lyttelton Port Influence Area</p> <p><del>xix. Low Public Transport Accessibility Area</del></p> <p><del>xx. City Spine Transport Corridor</del></p> <p><del>xxi. Industrial Interface</del></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. <b>Non-notified:</b></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><b><u>14.5.2.2 landscaped area.</u></b></p> <p><b><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></b></p> <p><b><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></b></p> <p><b><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></b></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 <del>300mm</del> <b>600mm</b> 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, <del>and</del> roof overhangs, <del>and</del> porches to a maximum of <del>300mm</del> <b>600mm</b> 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 200m<sup>2</sup>; 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</u> Where compliance is not achieved with the matters specified in HRZR(a)(i), (ii) and/or (iii).
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: <del>a. Any building that includes a residential unit shall:</del> <del>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</del> <del>ii. Any residential unit shall have at least 50% of any ground floor area as habitable rooms.</del> <del>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</del>  <del>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</del>
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 a 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: <del>a. The maximum building coverage must not exceed 50 % of the net site area;</del> <del>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.</del> 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: <del>14.6.2.14 garaging and carports</del> <del>Where a residential unit fronts towards a road, any garage or</del>

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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 <del>form</del> 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 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: <del>4.</del> reflect the context, character and the anticipated scale of the zone and centre's function by: <del>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;</del> <del>iii.</del> 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 <del>Commercial Central City Business City Centre</del> Zone as the focus of retail activities and offices <del>and limiting the height of buildings to support an intensity of commercial activity across the zone;</del>

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				b. Require a level of private amenity space for residents that is proportionate to the extent of residential activity proposed, <b>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</b> , 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) <b>ii. 1,000m<sup>2</sup> GLFA where located in a Neighbourhood Local Centre identified in Policy 15.2.2.1, Table 15.1</b>	
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 <b>21 22 metres, for buildings located adjacent to the street, or 12 metres for buildings located at the rear of the site.</b>	
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	

				<b><u>The maximum height of all buildings shall be 32m.</u></b>
				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):  <b><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></b>
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;  <b><u>A. On a northern site boundary as defined by Diagram D;</u></b>  <b><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></b>  <b><u>A-C.</u></b> Along the first 20 metres of a side boundary measured from the road boundary; or  <b><u>B-D.</u></b> 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.
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.
65.3	PC14	Residential > Rules - Medium Density Residential Zone > Built form standards > Outdoor living space	Seek Amendment	Provide adequate outdoor space for families.
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.
65.5	PC14	Residential > Rules - High Density Residential Zone > Built form standards > Outdoor living space	Seek Amendment	Provide adequate outdoor space for families.

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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"> <li>specifying cycle parking facilities that lack adequate security and weather proofing;</li> <li>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</li> <li>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.</li> </ul>	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"> <li>specifying cycle parking facilities that lack adequate security and weather proofing;</li> <li>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</li> <li>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.</li> </ul>	
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]
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.
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"> <li>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</li> </ul>

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				<ul style="list-style-type: none"> <li>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.</li> </ul>
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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.
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.

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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"> <li>A minimum 20% tree canopy at maturity for residential subdivision and/ or development in residential zones</li> <li>A 15% tree canopy at maturity for roads reserves vested with CCC</li> </ul>

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				<ul style="list-style-type: none"> <li>Payment of financial contributions to CCC where the above (either in full or part) are not met.</li> </ul>
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"> <li>The monitoring process</li> <li>Increased stormwater generally</li> </ul>
112.17	PC14	Residential	Seek Amendment	Resolve these matters: <ul style="list-style-type: none"> <li>Reduced internal privacy, ie avoid window to window views,</li> <li>Compatible scale with surrounding residential suburb</li> <li>The potential oversupply of one typology that may adversely impact on good urban design, diversity and character.</li> </ul>
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"> <li>• Sunlight Access</li> <li>• Residential Character Area</li> <li>• Airport Noise Contour</li> <li>• Riccarton Bush Interface</li> <li>• Low Public Transport Accessibility Area</li> </ul>

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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.
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.
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.
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

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		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 > Rules - 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.

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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.

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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 9.3.2.2.8: <del>yi. Should demolition be approved, whether the setting should be retained/rescheduled as an open space heritage item.</del> 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 <del>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.</del>	??
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: <i>Heritage NZ Pouhere Taonga Heritage List number &amp; type 3128 Category 2.</i>	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.	O
199.4	PC14	Planning Maps > QM - Low PT	Oppose	The Low Public Transport Accessibility Qualifying Matter should be removed from the proposal.	O
199.5	PC14	Planning Maps > HRZ Zoning	Seek Amendment	Oppose restrictions on buildings above 14 m.	O
199.6	PC14	Residential	Support	More homes, with 3-storey, 3-homes per site.	O
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.	O
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.	O

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	1. Restart process based on accurate projections for future housing needs and population trends, or do no more than what is required 2. Directly address the ongoing (and growing) problem of a lack of affordable housing. 3. 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 32m 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	1. Increase the financial contribution and adopt a 'hard' tree cover target of 25% 2. Require mature vegetation and trees to be kept on new building sites. 3. 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	1. Begin now to establish a Street Running Large Spacing Busway system of public transport. 2. 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.
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

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				- 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
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

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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.
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.
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
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.

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CCT supports may 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... <del>cannot be met</del> (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	SI

		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.
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'.

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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.
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.
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.
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.
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.

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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.	S

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.	S
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 at 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 piecemeal development.	S
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.	S S S
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.	S
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.	

				- 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.	S
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 green space will be provided, particularly in High Density Residential zones, before any changes are made to residential planning regulations."	S
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.	

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.	S

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"> <li>Residential Hills and Residential Suburban in the hill suburbs/Westmorland,</li> <li>Residential Suburban in Hoon Hay, Hei Hei, Ilam, Avonhead, Casebrook, Belfast, Mairehau/St Albans, Westhaven, Parklands, Burwood and Heathcote.]</li> </ul>
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.	S
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 <b>strong</b> objection to. <ul style="list-style-type: none"> <li>• <b>Lack of proper social impact assessment*</b></li> <li>• Lack of community consultation by the NZ House of Representatives.</li> <li>• Every 300 square metre section in HDZ being a candidate.</li> <li>• 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.</li> </ul>	S
315.5	PC14	All of Plan	Not Stated	<b>I have major concerns about quality of life with PC14 changes.</b>	S
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	

				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.	S

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.	S

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 <b>for e-transport</b> (bicycles, cars, scooters etc) and the charging of them.	!
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 &amp; 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 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.	
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.	S
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.	S
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]	

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	S
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).	S
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.	S
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]	

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.	S

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 building is of such a scale that the heritage values and integrity of the heritage item or building would be significantly compromised, <u>and the heritage item would no longer meet the criteria for scheduling in Policy 9.3.2.2.1;</u>
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"> <li>• Armagh Street – Numbers 6, 14, 16, 20 and 22</li> <li>• Gloucester Street – Numbers 4, 6, 8, 13, 14 and 19</li> <li>• Rolleston Avenue – Numbers 54, 64 and 72 (excluding the Heritage Items and Setting 267 at 64 Rolleston Ave).</li> </ul>
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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 <b>more</b> 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	<p>Submission seeks additional two rules to improve visual interest in buildings:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>

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 mechanisms 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 mechanisms 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 mechanisms 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 mechanisms 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

# 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:** 36 Carrington Street

**Suburb:** St Albans

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** nickbristed@gmail.com

**Daytime Phone:** 0212775558

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

## Consultation Document Submissions

**Original Submitter:** #135 Melissa Macfarlane (48 Malvern Street, St Albans, Christchurch, New Zealand, 8014)

**Original Point:** #135.2 Chapter 14 Residential

**Points:** S2038.1

- ☒ 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*

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.

Attached Documents

File
No records to display.

Please click on the link below to view the document

[http://makeasubmissionadmin.ccc.govt.nz/Manage/Docs/PID\\_294/294\\_17122SWTMC7\\_Re\\_Further\\_submission.msg](http://makeasubmissionadmin.ccc.govt.nz/Manage/Docs/PID_294/294_17122SWTMC7_Re_Further_submission.msg)



# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 17/07/2023

**First name:** Megan **Last name:** Power

**Preferred method of contact** Email

**Postal address:** 21 Sandwich Road

**Suburb:** Beckenham

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8023

**Email:** Powersecond9821@outlook.com

**Daytime Phone:** 02040383702

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

## Consultation Document Submissions

**Original Submitter:** #155 Trudi Bishop (36 Corson Avenue, Beckenham, Christchurch, New Zealand, 8023)

**Original Point:** #155.4 Planning Maps

**Points:** S2039.1

- ☒ 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***

**My submission is that**

Support the removal of the proposed Medium Density Residential Zone from the Beckenham Loop Character Area and by default retention of the Residential Suburban Zone for the Beckenham Loop Character Areas and the operative provisions of the District Plan that require resource consent for development as a controlled activity for matters related to urban design outcomes. This will help to ensure the Beckenham Loop Character Area amenity values will be retained should the Waikanae Land Company Limited v

Heritage New Zealand Pouhere Taonga [2023] NZEnvC 056 decison of the Environment Court be upheld at appeal. This decision of the Environment Court potentially undermines the Restricted Discretionary consent requirement for urban design matters that is proposed by Council for the Beckenham Loop and other Character Areas.

Attached Documents

File
No records to display.

Please click on the link below to view the document

[http://makeasubmissionadmin.ccc.govt.nz/Manage/Docs/PID\\_294/294\\_17123l8M1Y4\\_Re\\_Further\\_submission\\_-\\_Power.msg](http://makeasubmissionadmin.ccc.govt.nz/Manage/Docs/PID_294/294_17123l8M1Y4_Re_Further_submission_-_Power.msg)

## Our proposed Housing and Business Choice Plan Change (14)

### Submitter Details

**Submission Date:** 18/07/2023

**First name:** Malcolm **Last name:** Hollis

**Preferred method of contact** Email

**Postal address:** 4 Heathfield Avenue,

Fendalton, Christchurch

**Suburb:** Fendalton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** malcolm.g.hollis@pwc.com

**Daytime Phone:** 021590422

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

Additional requirements for hearing:

### Attached Documents

File
PC14 Further Submission - Malcolm Hollis

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

Clause 8 of Schedule 1, Resource Management Act 1991

City Planning Team

Christchurch City Council

By email: [PlanChange@ccc.govt.nz](mailto:PlanChange@ccc.govt.nz)

1. I wish to make a further submission on Plan Change 14 – Housing and Business Choice.
2. Name and address for service: Malcolm Hollis  
4 Heathfield Avenue  
Fendalton  
Christchurch  
Phone: 021 590 422  
Email: [malcolm.g.hollis@pwc.com](mailto:malcolm.g.hollis@pwc.com)
3. I am a person who has an interest in the proposal that is greater than the interest the general public has because I am a landowner directly affected by rezoning proposed by the Plan Change.
4. I support or oppose the submissions outlined in the table attached to my submission.
5. The parts of the submissions that I support or oppose and the reasons for my support or opposition are set out in the attached table. The table also indicates whether I seek that the submissions be allowed or disallowed.
6. I wish to speak at the hearing in support of my further submission.
7. If others make a similar submission, I will consider presenting a joint case with them at a hearing.
8. I have used extra sheets for my further submission (see attached table).

  
\_\_\_\_\_  
Malcolm Hollis

17 July 2023

TABLE – FURTHER SUBMISSION POINTS

Submitter	Summary	Support/oppose and reasons	Relief sought
Charles Etherington 108.2 and .3	Remove Medium Density Residential zoning in the inner Suburbs Oppose Medium Density Residential provisions in the inner suburbs.	I support this submission point on the basis that medium density residential zoning is not appropriate across the entire inner suburbs, including in the area bounded by Fendalton Road, Heathfield Avenue, Weka Street and Tui Street.	Allow the submission.
David Hood 356.2	[Seeks to oppose medium density residential development in existing residential environments]	I support this submission point on the basis that medium density residential zoning is not appropriate across the entire inner suburbs, including in the area bounded by Fendalton Road, Heathfield Avenue, Weka Street and Tui Street.	Allow the submission.
Holly Lea 49.1	Amend the Planning Maps to ensure the Water Body Setback Qualifying Matter accurately reflects the current alignment of Fendalton Stream at 123 Fendalton Road.	I oppose this submission point for the reasons set out on the two submission points above in relation to development enabled in the area bounded by Fendalton Road, Heathfield Avenue, Weka Street and Tui Street.	Disallow the submission.
Waimāero Fendalton-Waimairi-Harewood Community Board 354.4 and .6	[Seeks council ensures] that there will be requirements for developers to engage with the local community.	I support this submission point on the basis that engagement with the local community is important in the context of development proposed to be enabled by Plan Change 14.	Allow the submission.

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 18/07/2023

**First name:** Amy **Last name:** Dresser

**Organisation:** Southern Cross Healthcare

Limited

**Preferred method of contact** Email

**Postal address:**

**Suburb:**

**City:** Auckland

**Country:** New Zealand

**Postcode:** 1143

**Email:** amy.dresser@minterellison.co.nz

**Daytime Phone:**

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

Additional requirements for hearing:

## Attached Documents

File

Southern Cross Healthcare Limited\_FS\_PC14\_Christchurch District Plan(901549230\_1)



**FURTHER SUBMISSION ON PLAN CHANGE 12 TO THE CHRISTCHURCH DISTRICT  
PLAN UNDER CLAUSE 8 OF THE FIRST SCHEDULE TO THE RESOURCE  
MANAGEMENT ACT 1991**

**To:** Christchurch City Council  
PO Box 73012  
Christchurch 8154  
  
planchange@ccc.govt.nz

**Name of Submitter:** Southern Cross Healthcare Limited

**Address:** c/- MinterEllisonRuddWatts  
PO Box 105 249  
Auckland 1143  
Attention: B Tree / A Dresser  
  
bianca.tree@minterellison.co.nz  
amy.dresser@minterellison.co.nz

**Scope of submission**

1. Southern Cross Healthcare Limited (**Southern Cross**) appreciates the opportunity to make a further submission on proposed Plan Change 14 to the Christchurch District Plan (**Plan Change 14**).
2. Southern Cross owns and operates the Southern Cross Christchurch Hospital at 131 Bealey Ave, Richmond. The Southern Cross Christchurch Hospital is in the Specific Purpose: Hospital zone under the Christchurch District Plan.
3. Southern Cross has an interest in Plan Change 14 that is greater than the interest that the general public has. This is because:
  - (a) The Environment Court has determined that an “interest greater than the general public” means that the interest must be of some advantage or disadvantage which is not remote.<sup>1</sup> Owning land in the district is not a sufficient interest, however “an interest in property which would be affected

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<sup>1</sup> *Purification Technologies Ltd v Taupo District Council* [1995] NZ RMA 197 at 204.

by the proceedings, or in close proximity to land affected by the dispute, is usually enough to establish standing".<sup>2</sup>

- (b) As noted above, Southern Cross owns and operates the Southern Cross Christchurch Hospital at 131 Bealey Ave, Richmond which is in the Specific Purpose: Hospital zone under the Christchurch District Plan. This zone sets specific height limits for Southern Cross Christchurch Hospital.
  - (c) Plan Change 14 will directly affect the Southern Cross Christchurch Hospital because it proposes to amend the provisions in the Specific Purpose: Hospital zone.
4. This is a further submission by Southern Cross in opposition to the primary submissions by Robert J Manthei and Susanne Antill on Plan Change 14.

#### **Further submission**

5. Southern Cross opposes particular parts of the submissions of Mr Manthei and Ms Antill:
- (a) The particular part of Mr Manthei's submission that Southern Cross opposes is his submission to reduce the proposed height limits in the Specific Purpose: Hospital zone (page 7 of his submission).
  - (b) The particular part of Ms Antill's submission that Southern Cross opposes is her opposition to the proposed increase in the height limits under Plan Change 14 (point 1 of her submission).

#### **Reasons for further submission**

6. The reasons for Southern Cross' opposition to the relevant parts of Mr Manthei and Ms Antill's submissions include:
- (a) Plan Change 14 must give effect to the National Policy Statement on Urban Development 2020 (**NPS-UD**)<sup>3</sup> and the proposed increases in the height

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<sup>2</sup> *Wallace Group Ltd v Auckland Council* [2017] NZEnvC 106 at [24].

<sup>3</sup> Resource Management Act 1991, s 75(3)(a).

limits in the Special Purpose: Hospital zone are consistent with the direction in the NPS-UD to enable social infrastructure,<sup>4</sup> community services<sup>5</sup> and business land<sup>6</sup> (all of which include private hospitals); and

- (b) the increases in the height limits in the Special Purpose: Hospital zone are appropriate to service the additional demand for healthcare services created by an increase in the residential capacity created by Plan Change 14.
7. In particular, Southern Cross opposes Mr Manthei and Ms Antill's submissions to the extent they propose to reduce the proposed height limits for the Special Purpose: Hospital zone applicable to the Southern Cross Christchurch Hospital because:
- (a) the increase to the height limits at Southern Cross Christchurch Hospital proposed under Plan Change 14 is consistent with the height limits proposed in the surrounding High Density Residential Precinct; and
  - (b) Plan Change 14 must give effect to Policy 3(c) to enable building heights of at least 6 storeys within a walkable catchment of the edge of a city centre zone, and Southern Cross Christchurch Hospital is within a walkable catchment of the City Centre zone.
8. In addition to these specific reasons, the reasons for Southern Cross' further submission are to ensure that Plan Change 14:
- (a) will give effect to the NPS-UD;

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<sup>4</sup> Social infrastructure, such as schools and healthcare facilities, are recognised as additional infrastructure. Local authorities must be satisfied that the additional infrastructure to service the development capacity is likely to be available (Clause 3.5).

<sup>5</sup> Hospitals and healthcare are essential community services. Community services in the NPS-UD includes community facilities and commercial activities that serve the needs of the community. To give effect to Objective 3 of the NPS-UD Plan Change 14 must enable more community services to be located in certain areas of urban environments, including where there is high demand for housing or business land.

<sup>6</sup> Private hospitals are in the business of providing healthcare. The Specific Purpose: Hospital zone is 'business land' to the extent that it would allow for business use. The Council must provide at least sufficient development capacity to meet expected demand for business land over the short, medium and long term (Policy 2).

- (b) contributes to well-functioning urban environments;
- (c) will be consistent with the sustainable management of natural and physical resources and is otherwise consistent with the purpose and principles of the Resource Management Act 1991; and
- (d) will meet the reasonably foreseeable needs of future generations;
- (e) will enable people and communities to provide for their social, economic and cultural well-being; and
- (f) is consistent with sound resource management practice.

### **Relief Sought**

9. The relief sought by Southern Cross is:
  - (a) The parts of Mr Manthei and Ms Antill's submissions which seek to reduce the height limits in the Specific Purpose: Hospital zone; and
  - (b) All necessary amendments be made to Plan Change 14 to give effect to each of the submission points set out above.
10. Southern Cross wishes to be heard in support of its further submission.
11. If others make a similar submission, Southern Cross will consider presenting a joint case with them at the hearing.

**DATED** this 17<sup>th</sup> day of July 2023

**Southern Cross Healthcare Limited** by its  
solicitors and duly authorised agents  
MinterEllisonRuddWatts




---

**A Dresser**

**Address for service of submitter:**

Southern Cross Healthcare Limited

c/- Minter Ellison Rudd Watts

PO Box 105 249

AUCKLAND 1143

Attention: B Tree / A Dresser

Telephone No: (09) 353 9700

Fax No. (09) 353 9701

Email: bianca.tree@minterellison.co.nz  
amy.dresser@minterellison.co.nz

TO: planchange@ccc.govt.nz  
bob.manthei@canterbury.ac.nz  
susanneantill@hotmail.com

# 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:** PO Box 4341. Christchurch

8013

**Suburb:** Christchurch Central

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8013

**Email:** lucy.delatour@wynwilliams.co.nz

### Daytime Phone:

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### 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.

Additional requirements for hearing:

## Attached Documents

File

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 17<sup>th</sup> July, 2023

Cambridge 137 Limited



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Michael Quentin Doig

Director

**ADDRESS FOR SERVICE:**

*Wynn Williams*  
*Level 5, Wynn Williams House,*  
*47 Hereford Street,*  
*Christchurch 8013, PO Box 4341,*  
*Attention: Lucy de Latour*  
*Email: lucy.delatour@wynnwilliams.co.nz*

### 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 <sup>2</sup> (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)			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



## 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 17<sup>th</sup> July, 2023

Cambridge 137 Limited



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Michael Quentin Doig

Director

**ADDRESS FOR SERVICE:**

*Wynn Williams  
Level 5, Wynn Williams House,  
47 Hereford Street,  
Christchurch 8013, PO Box 4341,  
Attention: Lucy de Latour  
Email: [lucy.delatour@wynnwilliams.co.nz](mailto:lucy.delatour@wynnwilliams.co.nz)*

### 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
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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
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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

# 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:** PO Box 2510, Christchurch

8140

**Suburb:** Central City

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8140

### Daytime Phone:

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### 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.

Additional requirements for hearing:

## Attached Documents

File

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:

Church Property Trustees  
c/- Lucy Forrester  
Chapman Tripp  
Level 5, PwC Centre  
60 Cashel Street  
PO Box 2510  
Christchurch 8140  
Email address: lucy.forrester@chapmantripp.com

**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
<b>Heritage New Zealand Pouhere Taonga (193)</b>					
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>	
<b>Historic Places Canterbury (835)</b>					
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.		
<b>Ceres New Zealand (150)</b>					
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.
<b>Christchurch Civic Trust (1089)</b>					
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.	

# 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:** PO Box 2510, Christchurch

8140

**Suburb:** Christchurch Central

**City:** Christchurch 8140

**Country:** New Zealand

**Postcode:**

**Email:** lucy.forrester@champmantripp.com

### Daytime Phone:

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
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Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### 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.

Additional requirements for hearing:

## Attached Documents

File

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




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Jo Appleyard  
Partner  
17 July 2023

Address for service of submitter:

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**SCHEDULE 1 – SPECIFIC FURTHER SUBMISSIONS POINTS ON BEHALF OF THE CATHOLIC DIOCESE OF CHRISTCHURCH**

<b>Submission point</b>	<b>Plan Change</b>	<b>Objective/ Policy/ Rule</b>	<b>Summary of decision requested</b>	<b>The Diocese support/oppose</b>	<b>Decision sought by the Diocese</b>
<b>Christchurch City Council (751)</b>					
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"> <li>• 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.</li> <li>• Introduce a new “Figure 4 – Minimum cycle parking dimensions for resident cycle parks”</li> <li>• Amend line x [in Table 7.5.2.1] “Social housing complex” by:</li> </ul>	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"> <li>• Amend line aa. [in Table 7.5.2.1] by adding "private" before the word "garage" in both provisions.</li> <li>• Add an advice note at the end of the Table [7.5.2.1] clarifying the meaning of "private garage".</li> </ul>		
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, <del>or</del> <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, <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; iii. <del>Any measures relevant to the subdivision included in a conservation plan</del> <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 - <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</del>	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	<del>Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"; as shown in Appendix 14.16.5;The Qualifying Matter Tsunami Management Area;</del>		
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> <ol style="list-style-type: none"> <li>1. Where the operative zoning is Residential Suburban, retain this zoning;</li> <li>2. Where the operative zoning is Residential Suburban Density Transition zone, retain this zoning;</li> <li>3. Where the operative zoning is Residential Medium Density, change this to Residential Suburban Density Transition zone.</li> </ol> <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
<b>Kāinga Ora (834)</b>					
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><del>Contrasting building clusters within the cityscape and the wider perspective of the Te Poho-o-Tamatea/the Port Hills and Canterbury plains; and</del></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><del>Has its areas of special character and amenity value identified and their specifically recognised values appropriately managed; and</del></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):  <del>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</del>	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. <del>employed or contracted by the</del>	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
			<del>Council or a network utility operator.</del>		
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, <del>avoid</del> <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, <del>subdivision</del> 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> <del>250m3</del> [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 <del>City's City Centre Zone's</del> 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> <del>in the core of District Centres and Neighbourhood Centres, and of a lesser scale and form on the fringe of these centres.</del>	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. <del>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; ...</del></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 <del>Commercial Central City</del> <u>Business City Centre</u> Zone by enabling <del>high</del> <u>good</u> quality residential development <u>that positively contributes to</u> <del>supports</del> a range of <del>types of residential development typologies, tenures and prices,</del> 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, <del>high</del> <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 <del>Commercial Central City Business City Centre</del> 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
			<del>b. Glazing – 15.14.3.37</del> <del>c. Outlook spaces – 15.14.3.38.</del>		
834.294	PC14	Commercial zones	<p>Amend rule 15.11.1.3(RD5) by deleting clauses (m) and (n) as follows:</p> <p><del>m. Upper floor setbacks, tower dimension and site coverage – Rule 15.14.3.35</del></p> <p><del>n. Wind – Rule 15.14.3.39</del></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.
<b>Heritage New Zealand Pouhere Taonga (193)</b>					
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.	
<b>Historic Places Canterbury (835)</b>					
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.		
<b>Ceres New Zealand (150)</b>					
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.
<b>Addington Neighbourhood Association (205)</b>					
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.
<b>Christchurch Civic Trust (1089)</b>					
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.	
<b>Davie Lovell-Smith (914)</b>					
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.
<b>Annex Developments (248)</b>					
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
<b>Malaghans Investments Limited (818)</b>					
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"> <li>• avoidance of any buildings over the [proposed 3 storey] height limit;</li> <li>• avoidance of the loss of sunlight</li> </ul>	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"> <li>• that any new building must be designed to at least maintain current levels of access to sunlight;</li> <li>• 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.</li> </ul>		
<b>Carter Group Limited (814)</b>					
814	PC13 PC14	Entire submission.	Entire submission.	Support for the reasons set out in the submission.	Adopt.

## 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:** PO Box 2510, Christchurch

8140

**Suburb:** Central Christchurch

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8140

#### Daytime Phone:

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

#### 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.

Additional requirements for hearing:

### Attached Documents

File

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



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Jo Appleyard  
Partner  
17 July 2023

Address for service of submitter:

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Chapman Tripp  
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60 Cashel Street  
PO Box 2510  
Christchurch 8140  
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**SCHEDULE 1 – SPECIFIC FURTHER SUBMISSIONS POINTS ON BEHALF OF CARTER GROUP LIMITED**

<b>Submission point</b>	<b>Plan Change</b>	<b>Objective/ Policy/ Rule</b>	<b>Summary of decision requested (as stated in Council's summary of submissions)</b>	<b>Carter Group support/oppose</b>	<b>Decision sought by Carter Group</b>
<b>Christchurch City Council (751)</b>					
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"> <li>• 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.</li> <li>• Introduce a new “Figure 4 – Minimum cycle parking dimensions for resident cycle parks”</li> <li>• Amend line x [in Table 7.5.2.1] “Social housing complex” by:</li> </ul>	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"> <li>• Amend line aa. [in Table 7.5.2.1] by adding "private" before the word "garage" in both provisions.</li> <li>• Add an advice note at the end of the Table [7.5.2.1] clarifying the meaning of "private garage".</li> </ul>		
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, <del>or</del> <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, <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; iii. <del>Any measures relevant to the subdivision included in a conservation plan</del> <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. 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.	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 - <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</del>	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	<del>Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"; as shown in Appendix 14.16.5;</del> <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"> <li>1. Where the operative zoning is Residential Suburban, retain this zoning;</li> <li>2. Where the operative zoning is Residential Suburban Density Transition zone, retain this zoning;</li> <li>3. Where the operative zoning is Residential Medium Density, change this to Residential Suburban Density Transition zone.</li> </ol> <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.	
<b>Kāinga Ora (834)</b>					
834.3	PC14	Strategic direction – 3.3.7	2. Retain the objective as notified, except for:  Delete clause (a)(i)(A)  <del>Contrasting building clusters within the cityscape and the wider perspective of the Te Poho-o-Tamatea/the Port Hills and Canterbury plains; and</del>	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):  <del>Has its areas of special character and amenity value identified and their specifically recognised values appropriately managed; and</del>	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><del>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</del></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. <del>employed or contracted by the Council or a network utility operator.</del>	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					
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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, <del>avoid</del> <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"> <li>1. Delete all references in all rules in this section that refer to maps.</li> <li>2. Include a rule to provide for a Controlled Activity to subdivide within the Tsunami Management Area.</li> <li>3. Amend Rule 5.4A.5 NC3 as follows: <ol style="list-style-type: none"> <li>a. Development, <del>subdivision</del> 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.</li> </ol> </li> <li>4. Any consequential amendments to zones, overlays, precincts, and qualifying matters to reflect the relief sought in the submission.</li> </ol>	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> <del>250m3</del> [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 <del>City's</del> <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 <del>Commercial Central City Business City Centre</del> Zone by enabling <del>high</del> <u>good</u> quality residential development <del>that positively contributes to supports</del> a range of <del>types of residential development typologies, tenures</del>	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, <del>high</del> <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 <del>Commercial Central City Business City Centre</del> and Central City Mixed Use Zones – Rule 15.134.2.9  b. <del>Glazing – 15.14.3.37</del>  c. <del>Outlook spaces – 15.14.3.38.</del>	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. <del>Upper floor setbacks, tower dimension and site coverage – Rule 15.14.3.35</del>  n. <del>Wind – Rule 15.14.3.39</del>	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					
<b>Heritage New Zealand Pouhere Taonga (193)</b>					
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>	
<b>Historic Places Canterbury (835)</b>					
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.		
<b>Ceres New Zealand (150)</b>					
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
<b>Addington Neighbourhood Association (205)</b>					
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.
<b>Christchurch Civic Trust (1089)</b>					
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.
<b>Davie Lovell-Smith (914)</b>					
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.	
<b>Malaghans Investments Limited (818)</b>					
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"> <li>• avoidance of any buildings over the [proposed 3 storey] height limit;</li> <li>• avoidance of the loss of sunlight within all areas of the New Regent Street Precinct;</li> <li>• that any new building must be designed to at least maintain current levels of access to sunlight;</li> <li>• 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.</li> </ul>		
<b>Winton Land Limited (556)</b>					
556.9	PC14	Residential Zone Rules	Amend 14.6.1.3 RD7 as follows: <del>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 50m<sup>2</sup>per 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</del>	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><del>b. a</del> Any building exceeding <u>six stories</u> 20<u>3</u> metres in height up to 32 metres in height above ground level <del>(except within the High Density Residential Precinct, Large Local Centre Intensification Precinct, or Town Centre Intensification Precinct)</del>, where the following standards are met: <del>i. The standards in RD7.a. i.;</del> 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>		
<b>The Catholic Diocese of Christchurch (823)</b>					
823	PC13 PC14	Entire submission.	Entire submission.	Support for the reasons set out in the submission.	Adopt.



## Our proposed Housing and Business Choice Plan Change (14)

### Submitter Details

**Submission Date:** 18/07/2023

**First name:** Helen **Last name:** Broughton

**Preferred method of contact** Email

**Postal address:**

**Suburb:**

**City:**

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I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

Additional requirements for hearing:

### Attached Documents

File
HelenBroughton

**Martin, Aimee**

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**From:** Helen Broughton <helen@broughton.co.nz>  
**Sent:** Monday, 17 July 2023 9:09 pm  
**To:** PlanChange  
**Subject:** Fwd: Plan Change Residential Port Hills Banks Peninsula

**Categories:** To Enter C24

helen@broughton.co.nz appears similar to someone who previously sent you email, but may not be that person. [Learn why this could be a risk](#)

I have an interest greater than general public interest . I own land in the vicinity of Corsair Bay  
 I am not a trade competitor..

This is a personal submission . I was supportive of rules relating to Residential Banks Peninsula Zone and did not lodge an initial submission.

Having seen the number of objections to the Qualifying Matter Of Low Public Transport Availability I have reconsidered the zoning of the area where we have owned land for over forty years.

The land is in the vicinity of Corsair Bay and I can only speak for this side of the Port Hills.

#### **14.7.2.2. Building Height**

253.1 John Simpson - Support . No reason to change notified building heights.

#### **Changing Zoning To Medium Density,**

834.235. Kainga Ora- Oppose removal of Qualifying Matter and rezoning all these areas to Medium Density across all areas on this side of Port Hills. Such a dramatic change would require would need a lot more investigation re land stability, erosion, coastal hazards.

834.83. Kainga Ora - Oppose . Not appropriate to delete Residential Port Hills Zone

I have no objection to the development of Rapaki or other Maori land..

I will lodge this objection and provide further detail.

Helen Broughton  
 Ph 0276404935

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# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 18/07/2023

**First name:** Ivan **Last name:** Thomson

**Preferred method of contact** Email

**Postal address:** 287 Centaurus Road

**Suburb:** Hillsborough

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8022

**Email:** thomsoni.hamiltonj@gmail.com

**Daytime Phone:** 0274376425

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### 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.

Additional requirements for hearing:

## Attached Documents

File
Ivan Thomson Further Submissions Change 14
Attachment Further submission Ivan Thomson

**FURTHER SUBMISSION ON BEHALF OF IVAN THOMSON ON CHANGE 14 OF THE  
CHRISTCHURCH DISTRICT PLAN**

To: Christchurch City Council  
Name: Ivan Thomson, Submitter ID 324  
Postal Address: 287 Centaurus Road  
Ph: 0274376425  
Email: thomsoni.hamiltonj@gmail.com

This is a further submission in support of (or in opposition to) a submission on Proposed Plan Change 14 to the Christchurch District Plan (the proposal)

I oppose/support the submissions of the parties listed in the attached schedule that forms part of this further submission.

I am a person who has an interest in the proposal that is greater than the interest the general public has because my/our property is directly affected by the further submissions in the attached schedule..

The particular parts of the submissions that are opposed are as detailed in the attached schedule that forms part of this further submission.

The reasons for opposing supporting the submissions are as detailed in the attached schedule that forms part of this further submission.

I do wish to be heard in support of its further submission.

If others are making a submission or further submission, I would consider presenting a joint case with them at the hearing.

Signed Ivan Thomson

Date: 17th July 2023

## Further Submissions By Ivan Thomson On Change 14 To The Christchurch District Plan

Name of Submitter	Submission Number	Oppose/Support	Reason for Oppose/Support	Decision I wish the Council to make
Kainga Ora	834.82 (1) and (2)	Oppose	<p>Rezoning the residential areas subject to this QM to MRZ would have potential adverse effects on the environment which have not been assessed by the submitter.</p> <p>The proposed qualifying matter will not have an impact on the long short medium or term plan enabled development capacity o Christchurch City.</p> <p>There will be no implications for enabling intensification as directed by Policy 3</p> <p>Retaining heights and densities to be kept at the current level potentially minimises the number people who are not within convenient walking distance of a frequent and direct public</p>	Reject these submission points.

Name of Submitter	Submission Number	Oppose/Support	Reason for Oppose/Support	Decision I wish the Council to make
			<p>transport service. There are alternative approaches or mitigations that could be put in place to avoid the need to reduce intensification would require and extension to the number 17 route with commensurate level of service. This is not practical due to there being no safe turning point for buses.</p> <p>There are no trade-offs of not intensifying as directed in terms of housing affordability. Kainga Ora may need to go through a consenting process to develop social housing that exceeds the current RS built form standards however this will not impede their obligations to deliver social housing in the City because of other options that currently exist to redevelop and renew existing housing stock.</p>	

Name of Submitter	Submission Number	Oppose/ Support	Reason for Oppose/Support	Decision I wish the Council to make
Waka Kotahi	805.17	Oppose	<p>There are valid reasons for the Low Public Transport Accessibility Qualifying Matter. Rezoning the residential areas subject to this QM to MRZ would have potential adverse effects on the environment which have not been assessed by the submitter.</p> <p>The proposed qualifying matter will not have an impact on the long short medium or term plan enabled development capacity o Christchurch City.</p> <p>There will be no implications for</p>	Reject this submission point

Name of Submitter	Submission Number	Oppose/Support	Reason for Oppose/Support	Decision I wish the Council to make
			<p>enabling intensification as directed by Policy 3</p> <p>Retaining heights and densities to be kept at the current level potentially minimises the number people who are not within convenient walking distance of a frequent and direct public transport service. There are alternative approaches or mitigations that could be put in place to avoid the need to reduce intensification would require an extension to the number 17 route with commensurate level of service. This is not practical due to there being no safe turning point for buses.</p> <p>There are no trade-offs of not intensifying as directed in terms of housing affordability.</p>	



Name of Submitter	Submission Number	Oppose/Support	Reason for Oppose/Support	Decision I wish the Council to make
	805.37	Oppose	<p>Increasing the walkable catchment to 1500m is not supported by research and trip data.</p> <p>It would have potential significant effects on the environment that have not been assessed in terms of Christchurch's urban growth strategy.</p> <p>.</p>	Reject this submission point.
Waihoru Spreydon- Cashmere- Heathcote Community Board	804.6	Oppose	A 30 minute service does not provide good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport as required by Policy 1. of the NPS 2020.	Reject this submission point.

Name of Submitter	Submission Number	Oppose/Support	Reason for Oppose/Support	Decision I wish the Council to make
Cameron Matthews	121.2	Oppose	The suggestions made under this submission point have no basis in terms of Policy 3 of the NPS – UD 2020.	
	121.5 121.27 121.28 121.29	Oppose in part  Oppose in part  Oppose in part  Oppose in Part.	Unless properly staged and managed such provisions would have unintended consequences eg drawing demand away from the CBD and lead to sporadic development across the City.	Reject these submission points
Mark Nichols	287.2	Support	Having an integrated and staged intensification approach to giving effect to the NPS-UD will better achieve Council's functions under S 31 of the Act.  It will enable the Council to monitor	Accept this submission point.

Name of Submitter	Submission Number	Oppose/ Support	Reason for Oppose/Support	Decision I wish the Council to make
			the outcomes of adopting, say a 400m walkable catchment which can be extended to achieve Policy 3.c.	
CCC	751.99	Remove LTPPA over most sites within 800m from Orbiter bus stops, including where the route is planned to be changed, and change the underlying zoning of the now unimpacted parcels to MRZ.in areas	<p>Such a change Pushes MRZ further up Huntsbury Hill. No account taken of topography or accessibility (in both directions).</p> <p>There is no evidence that increasing the walkable catchment definition would have any marked increase in accessibility for most people.</p> <p>Intensification should be encouraged where accessibility is maximised eg to two or more public transport routes.</p>	

Name of Submitter	Submission Number	Oppose/ Support	Reason for Oppose/Support	Decision I wish the Council to make
		currently zoned Residential Hills, also add the Residential Hills Precinct when changing to MRZ. [Maps 32, 46, 45, 30, 24, 25] [Refer to ATTACHMEN T 3 and updated planning maps].		

# Our proposed Housing and Business Choice Plan Change (14)

## Submitter Details

**Submission Date:** 18/07/2023

**First name:** Adele **Last name:** Radburnd

**Organisation:** ChristchurchNZ

**Preferred method of contact** Email

**Postal address:**

**Suburb:**

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8011

**Email:** Adele.Radburnd@christchurchnz.com

**Daytime Phone:** 0212229700

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**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.

Additional requirements for hearing:

## Attached Documents

File

Form 6 Further Submission\_PC14\_CNZ

CNZ\_PC14 Further Submission\_17 July 23

## Form 6

## Further Submission on Notified Proposed Plan Change 14

## Clause 8 of Schedule 1, Resource Management Act 1991

To: Christchurch City Council (emailed to [PlanChange@ccc.govt.nz](mailto:PlanChange@ccc.govt.nz))

Date: Monday 17 July 2023

1. This further submission is made by Christchurch NZ (**submitter ID#760**).
2. It is made in opposition or support of submissions on proposed Plan Change 14 (Housing and Business Choice) to the Christchurch District Plan.
3. CNZ has an interest in Plan Change 14 that is greater than the interest of the general public because ChristchurchNZ is a council-controlled organisation (CCO) with a general remit to undertake Council's economic development (including urban development) functions.

Whilst we operate at arms-length of Council, the Council sets out its expectations for us in a Letter of Expectation, with our responding Statement of Intent<sup>1</sup>, including areas of focus and priorities. For urban development we are mandated to *"create and implement long-term growth and development plans with multi-sector partners and to lead and invest in implementation projects to create attractive and thriving places"*. Priority focus areas currently include Sydenham, New Brighton and parts of the Central City; all areas impacted by the proposed plan change provisions.

4. Our further submissions are set out in **Attachment 1**.
5. We wish to speak at the hearing in support of this further submission.
6. If others make a similar submission, we will consider presenting a joint case with them at the hearing.

Signed for and on behalf of ChristchurchNZ.



Laura Dawson, A/CEO

**Address for service of submitter:**

ChristchurchNZ

C/- Adele Radburnd

Email address: [adele.radburnd@christchurchnz.com](mailto:adele.radburnd@christchurchnz.com)

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<sup>1</sup> [Statement of Intent 2023-26](#), page 11.

CNZ FURTHER SUBMISSION  
ATTACHMENT 1

2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.3 - C

Sub. No.	Submitter	Position	Decision Requested	CNZ Further Submission Support/Oppose (and reason)	Decision Sought
751.2	Christchurch City Council	Amend	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."	<b>Support.</b> CNZ submitted seeking a similar change to the definition so that it applies also to Comprehensive Residential Development in the Mixed Use Zone at Sydenham and Waltham.  We favour the Council's proposed change to the definition, over the relief set out in our original submission.	<b>Allow</b>

15 - Commercial > 15.2 - Objectives and policies > 15.2.3 - Objective - Office parks and mixed use areas outside the central city

Sub. No.	Submitter	Position	Decision Requested	CNZ Further Submission Support/Oppose	Decision Sought
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CNZ FURTHER SUBMISSION  
ATTACHMENT 1

834.241	Kāinga Ora – Homes and Communities	Amend	<p>Amend the objective as follows:</p> <p>15.2.3 Objective - Office parks and mixed use areas <del>outside the central city</del> <u>(except the Central City Mixed Use and Central City Mixed Use (South) Zones)</u>.</p> <p><u>a.</u> Recognise the existing nature, scale and extent of commercial activity within the Commercial Office and <del>Commercial</del> Mixed Use Zones, but avoid the expansion of existing, or the development of new office parks <del>and/or mixed use areas</del>.</p> <p><u>b.</u> Mixed use zones located <u>within a 15min walking distance of close to</u> <del>the City Centre Zone</del> transition into high density residential neighbourhoods that contribute to an improved diversity of housing type, tenure and affordability <del>and support a reduction in greenhouse gas emissions</del>.</p>	<p><b>Oppose.</b></p> <p>The proposed wording to the title is unnecessarily long for a title. The definition of ‘central city’ in chapter 2 is essentially the ‘land within the four avenues’ and so is well understood and defined without this change.</p> <p>The proposed introduction of the words “within a 15 min walking distance” is not necessary for this objective given that the implementing policy (Policy 15.2.3.2) defines what ‘close to the city centre’ means.</p> <p>Reference in the objective to promoting a reduction in greenhouse gas emissions directly responds to Objective 8 and Policy 1 of the NPSUD and is needed to support subsequent plan provisions for the MUZ at Sydenham and Waltham. Those provisions relate to not just the location of intensification areas (in and around centres and along transport corridors) but also the development framework more generally (including car and cycle parking rules and assessment matters). Including this reference within the objective and policies also provides policy support for low emissions proposals (such as carbon zero buildings) and other innovations in low emissions urban development, encouraged by the government’s Emissions Reduction Plan. This emphasis is necessary to accelerate the pace of change required to meet our pressing climate change targets and directly</p>	<b>Disallow.</b>
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CNZ FURTHER SUBMISSION  
ATTACHMENT 1

				responds to the plan's call for action "across every sector of the economy to create a low-emissions future".	
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**15 – Commercial > 15.2 – Objectives and policies > 15.2.3.2 – Policy – Mixed use areas outside the central city**

Sub. No	Submitter	Position	Decision Requested	CNZ Further Submission Support/Oppose	Decision Sought
248.1	Annex Development	Amend	<p>add a new clause to proposed policy 15.2.3.2 as follows:</p> <p><b><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></b></p>	<p><b>Oppose.</b> This policy relates to mixed use zones. The relevant part of the plan for consideration of brownfield redevelopment is Chapter 16. Plan users should be able to understand the planning framework for industrial land (with a brownfield overlay) from the industrial zone chapter without having to search through the rest of the plan for additional provisions. The relief sought would be inconsistent with the plan clarity sought by strategic objective 3.3.2.</p> <p>Moreover, the Council's assessment of new brownfield overlay areas within the walking catchments of centres (s32) has been based on the appropriateness for housing not commercial activity and any such assessment would need to be broadened to consider the centre's-based framework of the operative district plan which remains relevant irrespective of PC14.</p>	<b>Disallow.</b>

CNZ FURTHER SUBMISSION  
ATTACHMENT 1

834.242	Kāinga Ora – Homes and Communities	Amend	<p>Amend as follows:(a) 15.2.3.2 Policy – Mixed use areas <del>outside the central city</del> <u>(except the Central City Mixed Use and Central City Mixed Use(South) Zones)</u></p> <p><u>a. Recognise the existing nature, scale and extent of retail activities and offices in mixed use zones outside the central city in Addington, New Brighton, off Mandeville Street and adjoining Blenheim Road, while limiting their future growth and development to ensure commercial activity in the City is focussed within the network of commercial centres.</u></p> <p><u>b. Support mixed use zones at Sydenham, Addington, off Mandeville Street, and Philipstown located within a 15minute walking distance of the City Centre Zone, to transition into high good quality residential neighbourhoods by:</u></p> <p>i. enabling comprehensively designed <del>high good</del>-quality, high-density residential activity;</p> <p>ii. ensuring that the location, form and layout of residential</p>	<p><b>Oppose.</b></p> <p>The proposed wording to the title makes it unnecessarily long for a title. The definition of ‘central city’ in chapter 2 is essentially the ‘land within the four avenues’ and so is well understood and defined without this change.</p> <p>The proposed change to (b) is arguably out of scope as it seeks to make changes to mixed use zones that are not within the walking catchments of the city centre zone (Policy 3(c)(ii) of the NPSUD). We note however that the proposed change may be in scope if council accepts submissions seeking that Riccarton be classified as a Metropolitan Centre and therefore this may need to be considered in that context.</p> <p>We prefer the outcome of ‘high quality’ over ‘good quality’ for the reasons set out in council’s section 32 report and in particular that achieving high quality living and mixed use environments is an outcome consistently sought through in the Canterbury Regional Policy Statement along with District Plan Strategic Objective 3.3.7.</p> <p>We support retention of the reference to reducing greenhouse gas emissions for the same reasons we cited above in response to Kainga Ora’s submission point #834.241.</p>	<b>Disallow.</b>
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CNZ FURTHER SUBMISSION  
ATTACHMENT 1

			<p>development <del>supports the objective of reducing greenhouse gas emissions and</del> provides for greater housing diversity including alternative housing models;</p> <p>iii. requiring developments to achieve a <del>high good</del> standard of on-site residential amenity <del>to offset and improve the current low amenity industrial environment</del> and mitigate potential conflicts between uses;</p> <p><u>iv. encourage small-scale building conversions to residential use where they support sustainable re-use and provide high good quality living space. And contribute to the visual interest of the area.</u></p> <p>[Delete c. and d.]</p>	<p>More fundamentally, there is a disconnect between the relief sought here by the submitter (seeking good quality comprehensive housing), and the implementing rules (as proposed by the submitter). Kainga Ora appears to be relying on Rule 15.10.1.1 P27 to implement the policy, since it has proposed the deletion of reference to the Comprehensive Housing Precinct (see #834.282). Aside from the scope issue which the Comprehensive Housing Precinct mechanism resolves, <i>P27 only permits housing above ground floor level and to the rear of permitted (mostly industrial) activities</i>. This would not achieve high or even good quality, high density comprehensive housing that contributes to a perimeter block urban form. Elsewhere (#834.244) the submitter supports the outcome for comprehensive residential development in the Mixed Use Zone to contribute to a perimeter block urban form. Reliance on P27 would not achieve that outcome, nor would it achieve a well-functioning urban environment.</p>	
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**15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale and design outcomes**

Sub. No.	Submitter	Position	Decision Requested	CNZ Further Submission Support/Oppose	Decision Sought
814.184	Carter Group Limited	Amend	Amend clause (a)(iv) and (vi) as follows: iv. manages adverse effects ( <u>including reverse sensitivity effects</u> )	<b>Support.</b> Agree wording suggested is an improvement on the notified wording.	<b>Allow.</b>

CNZ FURTHER SUBMISSION  
ATTACHMENT 1

			on the <u>site and</u> surrounding environment, <del>including effects that contribute to climate change</del> ; and... vi. Promotes a zoning and development framework that <del>s</del> <u>Supports a reduction in greenhouse gas emissions.</u>		
823.150	The Catholic Diocese of Christchurch	Amend	Amend clause (a)(iv) and (vi) as follows: iv. manages adverse effects ( <u>including reverse sensitivity effects</u> ) on the <u>site and</u> surrounding environment, <del>including effects that contribute to climate change</del> ; and ... vi. <b>Promotes a zoning and development framework that</b> <del>s</del> <u>Supports a reduction in greenhouse gas emissions.</u>	<b>Support.</b> Agree wording suggested is an improvement on the notified wording.	<b>Allow.</b>

15 - Commercial > 15.2 - Objectives and policies > 15.2.4.2 - Policy - Design of new development

Sub. No.	Submitter	Position	Decision Requested	CNZ Further Submission Support/Oppose	Decision Sought
814.186	Carter Group Limited	Amend	Amend Policy 15.2.4.2 clause (a) as follows: a. Require new development to be well-designed and laid out by:...  viii. achieving a visually <u>appealing</u> <del>attractive</del> setting when viewed from the street and other public spaces, <del>that embodies a human scale and fine</del>	<b>Oppose</b> relief seeking deletion of clauses (a)(xiv) and (a)(xv) as relates to the Mixed Use Zone at Sydenham and Waltham.	<b>Disallow and retain</b> clauses (a) (xiv) and (a)(xv) as notified.

CNZ FURTHER SUBMISSION  
ATTACHMENT 1

			<p><del>grain</del>, while managing effects on adjoining environments;</p> <p>[delete proposed clauses x-xv.]</p> <p>Retain the balance of the policy and amendments as proposed.</p>		
823.152	The Catholic Diocese of Christchurch	Amend	<p>Amend clause (a) of the policy as follows:</p> <p>a. Require new development to be well-designed and laid out by:</p> <p>...</p> <p>viii. achieving a visually <b>appealing</b> <del>attractive</del>-setting when viewed from the street and other public spaces, <b>that embodies a human scale and fine grain</b>, while managing effects on adjoining environments;</p> <p>[delete proposed clauses x-xv.]</p> <p>Retain the balance of the policy and amendments as proposed.</p>	<b>Oppose</b> relief seeking deletion of clauses (a)(xiv) and (xv) as relates to the Mixed Use Zone at Sydenham and Waltham.	<b>Disallow and retain</b> clauses (a)(xiv) and (a)(xv) as notified.
834.245	Kāinga Ora – Homes and Communities	Oppose	<p>Delete all inclusions introduced and retain existing Operative Plan Policy 15.2.4.2.</p>	<b>Oppose</b> relief seeking deletion of clauses (a)(i), (a)(xiv) and (a)(x) as relates to the Mixed Use Zone at Sydenham and Waltham.	<b>Disallow and retain</b> clauses (a)(i), (a)(xiv) and (a)(xv) as notified.

CNZ FURTHER SUBMISSION  
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15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.1 - Permitted activities

Sub. No.	Submitter	Position	Decision Requested	CNZ Further Submission Support/Oppose	Decision Sought
834.282	Kāinga Ora – Homes and Communities	Amend	1. Amend P27 to delete clause (b) relating to the Comprehensive Housing Precinct.	<p><b>Oppose.</b></p> <p>P27 only applies to the parts of the MUZ that fall <i>outside</i> of the walkable catchment of the City Centre Zone (i.e. not the Sydenham and Waltham Mixed Use Zones). This (proposed) text is necessary to reflect the limited scope of this plan change.</p> <p>More fundamentally, the proposed amendment to delete the comprehensive housing provisions in reliance on P27 to enable housing, would not appropriately implement policies and objectives seeking quality comprehensive perimeter block housing that responds to its (existing industrial) context and would not contribute to a well-functioning urban environment.</p>	<b>Disallow.</b>
	Kāinga Ora – Homes and Communities	Amend	2. Add additional activity rules enabling a suite of community activities i.e. rules 14.5.1.1 P5-P13, P20.	<p><b>Oppose in part.</b></p> <p>Question whether the relief sought is within the scope of PC14 because it would have the implication of amending provisions for the mixed use zone throughout the city i.e. not just within the walkable catchment of the city centre zone, as directed by NPSUD – Policy 3.</p> <p>If within scope, or if scope can be limited to the Sydenham and Waltham MUZ that is clearly within</p>	<p><b>Disallow.</b></p> <p>Consider any further enablement of community (and commercial activities including home occupations) in a</p>

CNZ FURTHER SUBMISSION  
ATTACHMENT 1

				<p>the scope of PC14, we agree that some further enablement of community activities would be appropriate having regard to the objectives for this area to transition to high density residential/mixed use. We note however that the very reason that this area is within the scope of PC14 is because of its excellent accessibility / walkability to the city centre zone which provides for a wide variety of community activities. Furthermore, the operative MUZ provisions also already provide for preschools, healthcare facilities and emergency services, in addition to cafes and bars and gyms.</p> <p>There is not therefore, a strong need for further enablement of community activities in this zone.</p>	subsequent plan change.
834.284	Kāinga Ora – Homes and Communities	Oppose	<p>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.</p>	<p><b>Oppose.</b></p> <p>The proposed suite of provisions is appropriate (with the amendments sought by our submission) and represents an appropriate and best practice approach to urban development that responds to its unparalleled opportunity in the city context. Whilst the limited scope of the plan change does create some complexity, the rules package is not too dissimilar to a permitted activity pathway with a suite of standards to provide clarity about the intended built form outcomes, with alternative pathways available for alternative proposals. The only significant difference between a permitted and the proposed RD approach is that RD (as notified) enables consents to be considered and declined on the basis of reverse sensitivity impacts or poor</p>	<b>Disallow.</b>

CNZ FURTHER SUBMISSION  
ATTACHMENT 1

				<p>urban design; checks and balances which are appropriate given the context of an existing light industrial environment where greater care to consider such issues is essential.</p> <p>Whilst we would support a more nuanced approach via a structure plan process to achieve greater block permeability, the proposed provisions seeking to protect key parts of blocks for future connections are important, and the rules package achieves this without limiting the development potential of the land (as would be the case if these areas were left unzoned). Designation would delay the enablement of intensification in this area by many years and at further expense. The submitter's suggestion of negotiated purchase can still occur, through the use of development contributions, whilst minimising the risk that land would be sterilised (by development that precludes a future connection). Retention of the large block structure would not constitute a well-functioning urban environment, particularly because it does not promote walkability (which is the basis for the rezoning).</p>	
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**15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.5 - Non-complying activities**

Sub. No.	Submitter	Position	Decision Requested	CNZ Further Submission Support/Oppose	Decision Sought
834.288	Kāinga Ora – Homes and Communities	Oppose	NC3 Delete all existing provisions and provide a suite of workable and clear rules that encourage and enable large	<b>Oppose</b> as per further submission to #834.284 above.	<b>Disallow.</b>



CNZ FURTHER SUBMISSION  
ATTACHMENT 1

			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.		
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15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.1 - Maximum building height

Sub. No.	Submitter	Position	Decision Requested	CNZ Further Submission Support/Oppose	Decision Sought
834.283	Kāinga Ora – Homes and Communities	Amend	<p>Amend rule 15.10.2.1 as follows:</p> <p>Maximum building height</p> <p>a. The maximum height of any building shall be 15 metres, unless specified below.</p> <p>b. The maximum height of any Comprehensive Residential Development located within the Comprehensive Housing Precinct (shown on the planning maps) shall be <del>21</del> <b>22</b> metres, <del>for buildings located adjacent to the street, or 12 metres for buildings located at the rear of the site.</del></p>	<p><b>Oppose in part.</b> Support lower height limits for rear of sites (as notified) to support townhouses that can create diversity, cross-subsidise apartment development on the balance of the site and support the amenity objectives for perimeter block comprehensive housing development (on the host and adjoining sites).</p> <p>We are neutral in respect to whether the general height of development is 21 or 22 metres other than a desire for the height to complement and be consistent with the strategic approach to heights in and around centres.</p>	<b>Disallow</b> unless necessary to provide a logical urban form in response to the strategic approach to centre heights citywide.

CNZ FURTHER SUBMISSION  
ATTACHMENT 1

**15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.4 - Sunlight and outlook at boundary with a residential zone**

Sub.no.	Submitter	Position	Decision Requested	CNZ Further Submission Support/Oppose	Decision Sought
444.2	Joseph Corbett-Davies	Amend	Provide exemptions from Height in relation to boundary rules for multi-unit residential buildings on the front portion of the site in the Mixed Use Zone, as in the High Density Residential Zone and Local Centre Intensification precincts	<p><b>Oppose.</b> This change is not required because it does not apply to Comprehensive residential development (see Rule 15.10.2.4 (d)).</p> <p>The relevant sunlight access rule for multi-unit development in the MUZ is set out in Rule 15.10.2.9 and only applies to boundaries with Medium Density Residential Zones, i.e. not transport zones which adjoin the front of properties on the MUZ (Comprehensive Housing Precinct).</p>	<b>Disallow.</b>

**15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.9 - Minimum standards for Comprehensive Residential Development**

Sub.no.	Submitter	Position	Decision Requested	CNZ Further Submission Support/Oppose	Decision Sought
762.32	New Zealand Institute of Architects Canterbury Branch	Amend	[T]hat the minimum site size is to be reduced to 1500m <sup>2</sup> or at most 1800m <sup>2</sup> .	<b>Support.</b> Our feasibility testing indicates that the objectives for the Comprehensive Housing Development precinct can be met	<b>Allow - amend</b> minimum site size to 1,800sqm.

CNZ FURTHER SUBMISSION  
ATTACHMENT 1

				<p>on sites smaller than 2,000m<sup>2</sup>, whilst applying the other built form standards set out in proposed Rule 15.10.2.0. We note however that 2,000m<sup>2</sup> does provide additional flexibility to accommodate the design and amenity outcomes sought for the zone. Whether the minimum site size is 2,000m<sup>2</sup> or 1,800m<sup>2</sup> / 1,500m<sup>2</sup> is a relatively minor matter given that resource consent is required for all Comprehensive Housing Development anyway so would not trigger significant transaction costs. That said, reducing the minimum site size would enable slightly more sites to be redeveloped without the need for parcel amalgamation.</p>	
834.286	Kāinga Ora – Homes and Communities	Oppose	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.	<b>Oppose</b> as per further submission to #834.284 above.	<b>Disallow.</b>

CNZ FURTHER SUBMISSION  
ATTACHMENT 1

842.65	Fire and Emergency	Support	<p>Amend 15.10.2.9-Minimum standards for Comprehensive Residential Development as follows:</p> <p>a. All shared pedestrian access ways within and through a site shall:</p> <p>i. have a minimum width of A. 3 metres on a straight accessway including excluding planting. B. 6.2 metres on a curved or cornered accessway C. 4.5m space to position the ladder and perform operational tasks.</p> <p>ii. <del>The width for pedestrian access</del> shall be clear of any fencing, storage or servicing, except security gates, where necessary.</p> <p>iii. provide wayfinding for different properties on a development are clear in day and night.</p>	<p><b>Support in part.</b> The need for appropriate access for the Fire and Emergency services is accepted. We ask the Council to consider the inter-relationship between this rule and the rule in Appendix 7.5.7 (also proposed to be amended by FENZ submission).</p>	<p><b>Allow</b> and ensure alignment with rule in Appendix 7.5.7.</p>
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15 - Commercial > 15.15 - Appendices

Sub. No.	Submitter	Position	Decision Requested	CNZ Further Submission Support/Oppose	Decision Sought
834.289	Kāinga Ora – Homes and Communities	Oppose	Appendix 15.15.12 –Sydenham and Appendix 15.15.13. Appendix 15.15.14	<b>Oppose</b> as per further submission to #834.284 above.	<b>Disallow.</b>

CNZ FURTHER SUBMISSION  
ATTACHMENT 1

			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.		
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**15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.3 - Matters of discretion for built form standards > 15.14.3.40 - Comprehensive residential development in the Mixed Use Zone**

Sub. No.	Submitter	Position	Decision Requested	CNZ Further Submission Support/Oppose	Decision Sought
834.287	Kāinga Ora – Homes and Communities	Oppose	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.	<b>Oppose</b> as per further submission to #834.284 above.	<b>Disallow.</b>
834.330	Kāinga Ora – Homes and Communities	Oppose	15.14.3.40 – Comprehensive Residential Development in the Mixed Use Zones - Delete assessment matters	<b>Oppose.</b> The assessment matters are needed and appropriate to provide a workable set of plan provisions for the proposed new mixed use zone (Comprehensive Housing Precinct). We support Council’s proposed objectives to transition this area over time into a high	<b>Disallow.</b>

CNZ FURTHER SUBMISSION  
ATTACHMENT 1

				quality walkable mixed use neighbourhood that responds to the government directions to reduce greenhouse gas emissions through the promotion of innovative regeneration projects and low emissions development (ERP, Chapter7).	
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**15 - Commercial > 15.15 - Appendices > 15.15.12 - Appendix - Comprehensive Housing Development Plan - Sydenham**

Sub. No.	Submitter	Position	Decision Requested	CNZ Further Submission Support/Oppose	Decision sought
751.86	Christchurch City Council	Amend	Add "Sites subject to' to the key of Appendix15.15.12 3 so it reads "Sites subject to shared pedestrian/cycleway 8mwide connection" and "Sites subject to greenway 12m wide connection".	<b>Support.</b> Assists with clarity.	<b>Allow.</b>

**15 - Commercial > 15.15 - Appendices > 15.15.13 - Appendix - Comprehensive Housing Precinct Development Plan – Lancaster Park**

Sub. No.	Submitter	Position	Decision Requested	CNZ Further Submission Support/Oppose	Decision sought
751.87	Christchurch City Council	Amend	Add "Sites subject to' to the key of Appendix 15.15.13 so it reads "Sites subject to shared pedestrian/cycleway 8mwide connection" and "Sites subject to greenway 12m wide connection".	<b>Support.</b> Assists with clarity.	<b>Allow.</b>

**Planning Maps**

CNZ FURTHER SUBMISSION  
ATTACHMENT 1

Sub. No.	Submitter	Position	Decision Requested	CNZ Further Submission Support/Oppose	Decision sought
751.114	Christchurch City Council	Amend	Change Industrial Zoning at 4,6,8 Lismore Street (Map 39) to Mixed Use Zone with Comprehensive Housing Precinct. [Refer to ATTACHMENT 24].	<b>Support.</b> Inclusion of these properties into the MUZ (CHP) provides a logical zoning approach.	<b>Allow.</b>
751.145	Christchurch City Council	Amend	Change the zone of Buchan Park from PC 14 Proposed Mixed Use Zone to Operative OpenSpace Community Parks Zone.	<b>Support.</b> Retention of the operative zoning is appropriate to support the needs of a future residential population.	<b>Allow.</b>

# 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:** PO Box 2510, Christchurch

8140

**Suburb:** Central Christchurch

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8140

**Email:** lucy.forrester@chapmantripp.com

### Daytime Phone:

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### 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.

Additional requirements for hearing:

## Attached Documents

File

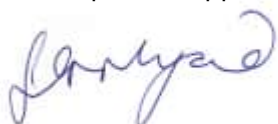
LMM - Further submission on PC14



**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: **LMM Investments 2012 Limited** (*LMM*)
- 2 This is a further submission in support of, and in opposition to submissions (as specified in the table at **Schedule 1**) on proposed plan change 14 (*PC14*) to the Operative District Plan (the *District Plan*).
- 3 LMM is a person who has an interest in PC14 that is greater than the interest the general public has. LMM made an original submission on PC14.
- 4 The attached table in **Schedule 1** sets out:
  - 4.1 The submissions or parts of submissions that LMM supports or opposes;
  - 4.2 LMM's reasons for support or opposition; and
  - 4.3 The relief sought by LMM in relation to those submissions or parts of submissions.
- 5 LMM wishes to be heard in support of this further submission.

**Signed** for and on behalf of LMM Investments 2012 Limited by its solicitors and authorised agents Chapman Tripp




---

Jo Appleyard  
Partner  
17 July 2023

Address for service of submitter:

LMM Investments 2012 Limited  
c/- Lucy Forrester  
Chapman Tripp  
Level 5, PwC Centre  
60 Cashel Street  
PO Box 2510  
Christchurch 8140  
Email address: lucy.forrester@chapmantripp.com

**SCHEDULE 1 – SPECIFIC FURTHER SUBMISSIONS POINTS ON BEHALF OF LMM INVESTMENTS 2012 LIMITED**

<b>Submission point</b>	<b>Plan Change</b>	<b>Objective/ Policy/ Rule</b>	<b>Summary of decision requested</b>	<b>LMM support/oppose</b>	<b>Decision sought by LMM</b>
<b>Christchurch City Council (751)</b>					
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"> <li>• 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.</li> <li>• Introduce a new “Figure 4 – Minimum cycle parking dimensions for resident cycle parks”</li> <li>• Amend line x [in Table 7.5.2.1] “Social housing complex” by:</li> </ul>	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	LMM support/oppose	Decision sought by LMM
			<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"> <li>• Amend line aa. [in Table 7.5.2.1] by adding "private" before the word "garage" in both provisions.</li> <li>• Add an advice note at the end of the Table [7.5.2.1] clarifying the meaning of "private garage".</li> </ul>		
751.66	PC14	14.4.1.1 - Residential Suburban Zone and Residential Suburban Density Transition Zone Rules	<p>[In P10, P11 and P12] 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; The Qualifying Matter Tsunami Management Area;</del></p>	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	LMM support/oppose	Decision sought by LMM
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"> <li>1. Where the operative zoning is Residential Suburban, retain this zoning;</li> <li>2. Where the operative zoning is Residential Suburban Density Transition zone, retain this zoning;</li> <li>3. Where the operative zoning is Residential Medium Density, change this to Residential Suburban Density Transition zone.</li> </ol> <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	LMM support/oppose	Decision sought by LMM
<b>Kāinga Ora (834)</b>					
834.3	PC14	Strategic direction – 3.3.7	2. Retain the objective as notified, except for:  Delete clause (a)(i)(A)  <del>Contrasting building clusters within the cityscape and the wider perspective of the Te Poho-o-Tamatea/the Port Hills and Canterbury plains; and</del>	Support for the reasons set out in the submission.	Adopt.
834.6	PC14	Strategic directions – 3.3.10	Delete proposed clause (a)(ii)(E):  <del>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</del>	Support for the reasons set out in the submission.	Adopt.
834.20 834.21 834.22 834.23	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	LMM support/oppose	Decision sought by LMM
834.24					
834.26	PC14	Significant and other trees – 9.4	<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. <del>employed or contracted by the Council or a network utility operator.</del></p>	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	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	LMM support/oppose	Decision sought by LMM
834.36					
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.

Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	LMM support/oppose	Decision sought by LMM
834.79 834.80 834.81 834.82 834.83 834.84 834.85 834.86	PC14	Qualifying matter – Low public transport accessibility	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.  2. Rezone all areas subject to this QM to MRZ	Support for the reasons set out in the submission.	Adopt.
834.110	PC14	Natural hazards	Policy 5.2.2.5.1 – Managing development in Qualifying Matter Coastal Hazard Management Areas  Amend the policy as follows:  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	Support for the reasons set out in the submission.	Adopt.



Submission point	Plan Change	Objective/ Policy/ Rule	Summary of decision requested	LMM support/oppose	Decision sought by LMM
			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, <del>avoid</del> <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	LMM support/oppose	Decision sought by LMM
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"> <li>1. Delete all references in all rules in this section that refer to maps.</li> <li>2. Include a rule to provide for a Controlled Activity to subdivide within the Tsunami Management Area.</li> <li>3. Amend Rule 5.4A.5 NC3 as follows: <ol style="list-style-type: none"> <li>a. Development, <del>subdivision</del> 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.</li> </ol> </li> <li>4. Any consequential amendments to zones, overlays, precincts, and qualifying matters to reflect the relief sought in the submission.</li> </ol>	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	LMM support/oppose	Decision sought by LMM
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.
834.132	PC14	Subdivision, Development and Earthworks	Amend Table 9(d) so the maximum volume is <u>50m<sup>3</sup>±50m<sup>3</sup></u> [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	LMM support/oppose	Decision sought by LMM
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.
<b>Addington Neighbourhood Association (205)</b>					
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.
<b>Davie Lovell-Smith (914)</b>					
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.

## Our proposed Housing and Business Choice Plan Change (14)

### Submitter Details

**Submission Date:** 18/07/2023

**First name:** Fiona **Last name:** Aston

**Organisation:** Miles Premises Ltd

**Preferred method of contact** Email

**Postal address:** PO Box 1435

**Suburb:**

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8140

**Email:**

**Daytime Phone:** 027 5332213

I could not  
Gain an advantage in trade competition through this submission

I am not  
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 or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### 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.

Additional requirements for hearing:

### Attached Documents

File
1194Miles Premises Ltd PC14 further submissions

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, A SUBMISSION  
ON PROPOSED PLAN CHANGE 14 TO THE CHRISTCHURCH DISTRICT PLAN**

1. FURTHER SUBMITTER DETAILS

Name: Miles Premises Ltd  
Contact name: Fiona Aston  
Contact organization: Aston Consultants  
Contact email: info@astonconsultants.co.nz  
Contact address: PO Box 1435 Christchurch 8140  
Contact phone no. 027 533 2213

2. SUBMITTER STATUS

We have interest in the proposal which is greater than the interest that the general public has.

Grounds for above status:

Miles Premises Ltd owns property in Christchurch City including land at 475 Memorial Avenue, 400 Russley Road and 500 and 520 Avonhead Road, and in central Christchurch, so is a ratepayer in Christchurch City. We lodged a submission on PC14 and are affected by a number of submissions on PC14 including but not limited to several related to proposed qualifying matters, as set out in our further submission below.

3. HEARING OPTIONS

We wish to be heard in support of our submission.

If others are making a similar submission, we would consider presenting a joint case with them at the hearing.

4. FURTHER SUBMITTER DETAILS

See attached form.

Signature of Submitter:

A handwritten signature in black ink, appearing to read 'Fiona Aston', is written over a light blue horizontal line.

Signed Fiona Aston (on behalf of submitter)

Principal, Aston Consultants

Date: 17/7/23

## FURTHER SUBMISSIONS BY MILES PREMISES LTD ON CHANGE 14 TO THE CHRISTCHURCH DISTRICT PLAN

This submission is in relation to the submission of (name & #)	The submission point I/we support/oppose is	I/we support in full or part/ oppose in full or part	Reasons for my/our support/opposition are:	Decision I/we wish the Council to make
Christchurch International Airport Limited (CIAL) 852	The submission in its entirety, in particular but not limited to the submission points listed below.	Oppose the submission in general, unless specified within the particular issues addressed below.	As below and in accordance with the submitter's original submission.	Reject submission.
	<p>Submission points supporting or advancing the inclusion of the Airport Noise QM, including but not limited to -</p> <p>852.1 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.</p> <p>852.2 and 852.3 Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ.</p>	Oppose the inclusion of an Airport Noise QM, and the position that constraints on development are required within the 50dBA Ldn contour to protect amenity and quality of life for residents, or Christchurch Airport operations.	Airport noise can be addressed through building design and appropriate noise protection measures. More generally (and without prejudice to its position that the Airport Noise QM should be deleted), Miles Premises Ltd supports updating of the noise contours, but opposes the use of the outer envelope contours. The Annual Average Contour should apply if the Airport Noise QM is retained. All relevant updated contours	



			should be provided in the Plan, including the 55 and 65dBA Ldn contours currently included, and the 57dBA contour as necessary to implement the original submission by Miles Premises Ltd.	
	<p>852.4</p> <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><u>v. reduced density of development for sensitive activities where a Qualifying Matter applies.</u></p>	Oppose	Airport noise can be addressed through building design and appropriate noise protection measures.	
Kainga Ora 834	The submission in its entirety, in relation to airport noise and Low Public Transport Accessibility Qualifying Matters, and in particular but not limited to the submission points listed below	Support, in particular with respect to airport noise and Low Public Transport Accessibility qualifying matters and to the extent that the relief sought is consistent with the relief sought by the Miles Premises Ltd submission (submission 883)	LPTA should not be the determinant of where MDRS/HRZ is appropriate. Airport Noise should not be a QM. There are other methods for mitigating possible effects on airport noise on sensitive activities.	Accept submission Delete LPTA and Airport Noise as QMs.

Waka Kotahi 805	805.17-19 Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14.	Support	LPTA should not be the determinant of where MDRS/HRZ is appropriate.	Accept submission Delete LPTA as a QM
Carter Group Limited 814	814.41 Amend Objective 3.3.7 by deleting the text following the words 'into the future' as follows: 3.3.7 Objective – Well-functioning urban environment 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; <del>including by recognising and providing for; i. Within commercial and residential zones...iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change</del>	Support	The proposed objective is overly prescriptive. The broader drafting proposed by the submitter is more appropriate within a strategic objective.	Accept the submission.
Kāinga Ora – Homes and Communities 834	834.57 Qualifying matters - Airport Noise Influence Area Delete this qualifying matter and all proposed provisions	Support	Airport Noise should not be a qualifying matter as building design will provide noise protection.	Delete the Airport Noise QM.
Waka Kotahi (NZ Transport Agency) 805	805.29 6.1.6.2.7 - Additional activity standards for aircraft operations and on-aircraft engine testing at Christchurch International Airport > 6.1.6.2.7.2 - Acoustic treatment and advice Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.	Support	Airport Noise should not be a qualifying matter as building design will provide noise protection.	Delete the Airport Noise QM.

Jack Gibbons 676	676.15 Activity standards: 6.1.7.2.2 – Activities near Christchurch Airport Airport Noise QM - Change the Airport noise contour to place additional requirements on noise proofing [for buildings], and let builders / the market decide if it is still worth building in this area.	Support in part	Support the intent that the Airport Noise QM is removed and acoustic insulation requirements are relied on to address potential adverse effects relating to airport noise and reverse sensitivity.	Delete the Airport Noise QM. Rely on requirements for indoor design sound levels for sensitive activities.
Waka Kotahi (NZ Transport Agency) 805	805.23-805.28, 805.30-805.31 Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.	Support	Airport Noise should not be a qualifying matter as building design will provide noise protection.	Delete the Airport Noise QM and apply the MR zoning to land within the Airport Noise Influence Area.
Waka Kotahi (NZ Transport Agency) 805	805.36 General Rules and Procedures > Noise > Rules - Activities near infrastructure > Activity standards > Sensitive activities near roads and railways. Retain noise provisions as per PC5E.	Support	The noise standards applying to sensitive activities near roads and railways are appropriate	Support noise provisions as per PC5E
Ministry of Housing and Urban Development 859	859.7 That the following qualifying matters are deleted and the appropriate underlying zoning is applied : a. Low Public Transport Accessibility Qualifying Matter. b. Sunlight Access c. Airport Noise Contours d. Key Transport Corridors – City Spine	Support in part with respect to a. and c. ie. Low Public Transport Accessibility Qualifying Matter and Airport Noise Contours	LPTA should not be the determinant of where MDRS/HRZ is appropriate. Airport Noise should not be a qualifying matter as building design will provide noise protection.	Accept submission Delete LPTA and Airport Noise as Qualifying Matters
Kāinga Ora – Homes and Communities	834.163 1. Delete references to FUZ and relabel existing urban zoned but undeveloped residential land as MRZ (or	Support	MRZ rather than FUZ is a more appropriate zoning for greenfield	Accept submission

834	<p>HRZ if appropriately located proximate to a large commercial centre). 2. Retain the 14.2.8 section as it provides useful direction on how the buildout of greenfield residentially zoned areas is to occur.</p> <p>3. Amend the objective as follows:</p> <p>14.2.8 Objective – <b><u>Development of greenfield areas</u></b></p> <p><del>Future Urban Zone</del> Coordinated, sustainable and efficient use and development is enabled in the <del>Future Urban Zone</del> <b><u>greenfield growth areas.</u></b></p>		residential areas, consistent with the intent of the Resource Management Enabling Housing Amendment Act.	
Cameron Matthews 121	<p>121.8, 121.9, 121.14</p> <p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> <li>• make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or,</li> <li>• re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan</li> </ul>	<p>Oppose in part – in relation to a restricted discretionary rule. There should be a permitted activity pathway for activities that meet indoor design sound levels. Support in part to the extent that the relief sought is consistent with the interests of and the relief sought in the Miles Premises submission (submission 883)</p>	<p>Airport Noise should not be a qualifying matter as building design will provide noise protection. Indoor design sound levels should be a permitted activity standard, requiring restricted discretionary consent for all activities is unnecessary.</p>	<p>Delete Airport Noise QM. Requirements for indoor design sound levels for sensitive activities are provided as permitted activity standards.</p>
Waka Kotahi (NZ Transport Agency) 805	<p>805.26 and 805.28</p> <p>Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.</p>	<p>Support</p>	<p>Airport Noise should not be a qualifying matter as building design will provide noise protection.</p>	<p>Delete Airport Noise QM</p>

Kāinga Ora – Homes and Communities 834	834.86 1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ.	Support	LPTA QM should not determine the location of MRZ development	Delete the LPTA QM and rezone areas as appropriate to give effect to the MDRS
Kāinga Ora – Homes and Communities 834	834.246 Amend policy 15.2.4.6 [to delete "within the 50 dB Ldn Air Noise Contour"].	Support	Airport Noise should not be a qualifying matter as building design will provide noise protection.	Delete Airport Noise QM
Kāinga Ora – Homes and Communities 834	834.22 2. Rezone to MRZ areas that are proposed as RS/ RSDT zones under the Public Transport Accessibility and Airport Noise Influence Area QMs.	Support	Airport Noise should not be a qualifying matter as building design will provide noise protection. PTA should not be the determinant for the location of MDRS/HRZ	Delete Airport Noise QM Delete the LPTA QM
Brooke McKenzie 183	183.2 Land within the 54 dbn and 57 dbn be a 'Soft Fringe Buffer Zone' to with 1 acre lots	Support to the extent that the relief sought is consistent with the interests of and the relief sought in the Miles Premises submission (submission 883) NB MDR is appropriate for land outside the 57 dBA Ldn airport noise contour.	Airport Noise should not be a qualifying matter as building design will provide noise protection. Rezoning of land for urban development including sensitive activities within the 50dBA contour should be enabled.	Delete Airport Noise QM, enable rezoning of land for urban development including sensitive activities within the 50 -57dBA Ldn contour to MDRZ
Victor Ong 210	210.2	Support to the extent that the relief sought is	Airport Noise should not be a qualifying	Delete Airport Noise QM, enable rezoning

	Extend Airport Noise Boundary to 60 dba – a lower boundary of 60dBA should be acceptable for residential development without significant adverse effects on the well-being of residents.	consistent with the interests of and the relief sought in the Miles Premises submission (submission 883) NB MDR is appropriate for land outside the 57 dBA Ldn airport noise contour.	matter as building design will provide noise protection. Residential development, including the rezoning of land to residential zones, should be enabled.	of land for urban development including sensitive activities within at least the 57dBA contour
Environment Canterbury / Canterbury Regional Council 689	689.79 That the Airport Noise Contours are updated following the publication] of the most up to date Airport Noise Contours [in an upcoming] peer review of the inputs, assumptions and outcomes of the remodelling [undertaken by] Christchurch International Airport Limited.	Support to the extent that the relief sought is consistent with the interests of and relief sought by the Miles Premises Ltd submission (submission 883)	Airport Noise should not be a qualifying matter as building design will provide noise protection. More generally (and without prejudice to its position that the Airport Noise QM should be deleted), Miles Premises Ltd supports updating of the noise contours, but opposes the use of the outer envelope contours. The Airport Noise QM should be based on the Annual Average Contour, and a maximum 30 year assessment period having regard	Delete Airport Noise QM. Update noise contours to the revised Annual Average contour. Include additional contours as necessary (eg 57dBA contour) to enable implementation of relief sought by Miles Premises Ltd.

			to matters such as future growth projections, predicted flight paths and expected fleet mix. All relevant updated contours should be provided in the Plan, including the 55 and 65dBA Ldn contours currently included, and the 57dBA contour as necessary to implement the original submission by Miles Premises Ltd.	
Environment Canterbury 689	689.78 1. [T]hat the “Low Public Transport Accessibility Overlay” better reflects areas where there is low access to public transport, by excluding areas (e.g. Sumner) where high frequency public transport is already available or planned; or 2. [R]enam[e] the “Low Public Transport Accessibility Overlay” to something that better reflects the reason development is being restricted, [eg] s “Low Connectivity Areas”.	Support in part if the LPTA Qualifying Matter is retained with amendments	LPTA QM will be based on more accurate information regarding PT accessibility (if it is retained, which is not supported by Miles Premises Ltd)	Adopt amendments sought if the LPTA QM is retained with amendments.
Ministry of Housing and Urban Development 859	859.5 That the Airport Noise Contours Qualifying Matter be deleted	Support	Airport Noise should not be a qualifying matter as building design will provide noise protection.	Delete Airport Noise QM

Waipuna Halswell Hornby-Riccarton Community Board 902	902.14 [T]contours be extended further - The Board understands a final noise contours proposal will be produced shortly. The Board supports noise contours being a qualifying matter. The Board suggests that contours be extended further as some residents seek clarification as to why one side of the street was included and not the other. The Board will seek more clarification of the modelling.	Oppose	Airport Noise should not be a qualifying matter as building design will provide noise protection.	Reject the submission.
Jane Harrow	887.4 part The Airport Noise QM should be based on a maximum 30 year assessment period having regard to matters such as future growth projections, predicted flight paths and expected fleet mix; and an assessment of the annual average noise.	Support in part	Without prejudice to its position that the Airport Noise QM should be deleted, Miles Premises Ltd supports the Airport Noise QM being based on a maximum 30 year assessment period having regard to matters such as future growth projections, predicted flight paths and expected fleet mix; and an assessment of the annual average noise	If retained the Airport Noise QM should be based on a maximum 30 year assessment period having regard to matters such as future growth projections, predicted flight paths and expected fleet mix; and an assessment of the annual average noise