

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

Addendum of additional/ amended submission points (Decisions sought)

Summary of Submissions by Submitter

24/07/2023

Martin Jones

Submitter 15

Original Submission No	Plan Change	Provision	Position	Decision Requested
15.7		19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Do not zone Cashmere View Street or surrounds as High Density Residential Zone.

Andrew McNaught

Submitter 34

Original Submission No	Plan Change	Provision	Position	Decision Requested
34.3		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Support	Withdraw provision 14.6.2.1 - Building Height

Susanne Trim

Submitter 37

Original Submission No	Plan Change	Provision	Position	Decision Requested
37.5		9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.7 - Appendix - Residential Heritage Areas - Aerial Maps	Seek Amendment	Retain the proposed [Residential Heritage Areas] except Heaton St.
37.6		9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.8 - Appendix - Residential Heritage Areas - Site Contributions Maps	Seek Amendment	Retain the proposed [Residential Heritage Areas] except Heaton St.
37.7		9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.9 - Appendix - Residential Heritage Areas - Interface Sites and Character Area Overlap Maps	Seek Amendment	Retain the proposed [Residential Heritage Areas] except Heaton St.

Kathleen Crisley

Submitter 63

Original Submission No	Plan Change	Provision	Position	Decision Requested
63.88		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Support	Retain provisions in relation to recession planes in final plan decision.
63.89		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Support	Retain provisions in relation to recession planes in final plan decision.
63.90		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Seek clarification of effects on neighbouring sites arising from compliance with 14.6.2.2(b)
63.91		19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	Add Qualifying Matter relating to presence of private stormwater drainage.
63.92		6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Seek Amendment	Add Qualifying Matter relating to presence of private stormwater drainage.

Rachel Davies

Submitter 67

Original Submission No	Plan Change	Provision	Position	Decision Requested
67.24		19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Prioritize or incentivise high density residential development starting from the city center then working outward, once land there has first been developed.

John Campbell

Submitter 69

Original Submission No	Plan Change	Provision	Position	Decision Requested
69.6		19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Amend existing Residential Suburban zoning [around Riccarton Bush to south of Rata Street and Kauri Street] to Medium Density Residential

Naretta Berry

Submitter 82

Original Submission No	Plan Change	Provision	Position	Decision Requested
82.4		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	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.

Cameron Matthews

Submitter 121

Original Submission No	Plan Change	Provision	Position	Decision Requested
121.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Opposes the sunlight access qualifying matter.

Colin McGavin

Submitter 140

Original Submission No	Plan Change	Provision	Position	Decision Requested
140.5		19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[T]hat the boundary line for High Density Residential zoning [in Papanui] be along Harewood Road and Main North Road to the North and West, and the area to the South and East of this boundary line is zoned Residential Suburban.

Rohan A Collett

Submitter 147

Original Submission No	Plan Change	Provision	Position	Decision Requested
147.8		19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	That all of the CBD is rezoned Mixed Use

Ceres New Zealand, LLC

Submitter 150

Original Submission No	Plan Change	Provision	Position	Decision Requested
150.27		19 - Planning Maps > 19.3 - Commercial Zoning	Support	Remove 87-93 Victoria Street from the Victoria Street Height Precinct and update the planning maps accordingly
150.28		19 - Planning Maps > 19.3 - Commercial Zoning	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.
150.29		19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Oppose	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.

Maureen McGavin

Submitter 156

Original Submission No	Plan Change	Provision	Position	Decision Requested
156.5		19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[T]hat the boundary line for High Density Residential zoning [in Papanui] be along Harewood Road and Main North Road to the North and West, and the area to the South and East of this boundary line is zoned Residential Suburban.

Martin Snelson

Submitter 220

Original Submission No	Plan Change	Provision	Position	Decision Requested
220.10		19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[Retain current zoning in those parts of north Halswell that have already been developed]
220.11		19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[Retain current zoning in those parts of north Halswell that have already been developed]

Cynthia Snelson

Submitter 221

Original Submission No	Plan Change	Provision	Position	Decision Requested
221.10		19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[Retain current zoning in those parts of north Halswell that have already been developed]
221.11		19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[Retain current zoning in those parts of north Halswell that have already been developed]

Kurt Higgison

Submitter 232

Original Submission No	Plan Change	Provision	Position	Decision Requested
232.7		20 - All of Plan	Oppose	Opposes developments in already built areas and seeks that new development areas grow into new areas,

Harvey Armstrong

Submitter 244

Original Submission No	Plan Change	Provision	Position	Decision Requested
244.10		19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Seeks that the Council review all existing vacant land closest to the CBD as to whether it is suitable for residential development.
244.11		19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Seeks that the Council review all existing vacant land closest to the CBD as to whether it is suitable for residential development.

Ara Poutama Aotearoa

Submitter 259

Original Submission No	Plan Change	Provision	Position	Decision Requested
259.10	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.1 - Permitted activities	Seek Amendment	Seeks to amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community is provided for.
259.11	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity status tables > 14.4.1.1 - Permitted activities	Seek Amendment	Seeks to amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community is provided for.

259.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.1 - Permitted activities	Seek Amendment	Seeks to amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community is provided for.
259.13	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.1 - Activity status tables > 14.7.1.1 - Permitted activities	Seek Amendment	Seeks to amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community is provided for.
259.14	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.1 - Activity status tables > 14.8.1.1 - Permitted activities	Seek Amendment	Seeks to amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community is provided for.
259.15	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.1 - Activity status tables > 14.9.1.1 - Permitted activities	Seek Amendment	Seeks to amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community is provided for.
259.16	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.1 - Activity status table > 14.12.1.1 - Permitted activities	Seek Amendment	Seeks to amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community is provided for.

Tricia Ede

Submitter 284

Original Submission No	Plan Change	Provision	Position	Decision Requested
284.3		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.1 - Site density and servicing	Oppose	Seeks three houses on one property be disallowed.

Waipapa Papanui-Innes-Central Community Board

Submitter 288

Original Submission No	Plan Change	Provision	Position	Decision Requested
288.7		6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Support	The Board supports all Qualifying Matters.

288.8		19 - Planning Maps	Support	The Board supports the intensification of the City Centre within the four avenues.
288.9		20 - All of Plan	Seek Amendment	Thoroughly consider the economic and environmental impacts and the social and well-being consequences of the proposed intensification on the community.
288.10		20 - All of Plan	Seek Amendment	Ensure three waters infrastructure is able to appropriately manage and support intensification and development, with flood mitigation projects investigated and implemented where necessary.
288.11		20 - All of Plan	Seek Amendment	To incorporate the goals of the Ōtautahi Christchurch Climate Resilience Strategy and the Ōtautahi Christchurch Urban Forest Plan in the Plan.

Denis Morgan

Submitter 315

Original Submission No	Plan Change	Provision	Position	Decision Requested
315.13		7 - Transport	Support	Supports Objective 7.2.1(iv),
315.14		7 - Transport	Support	
315.15		7 - Transport	Support	Supports Policy 7.2.1.6 (iii) Supports Policy 7.2.1.6 (iii)

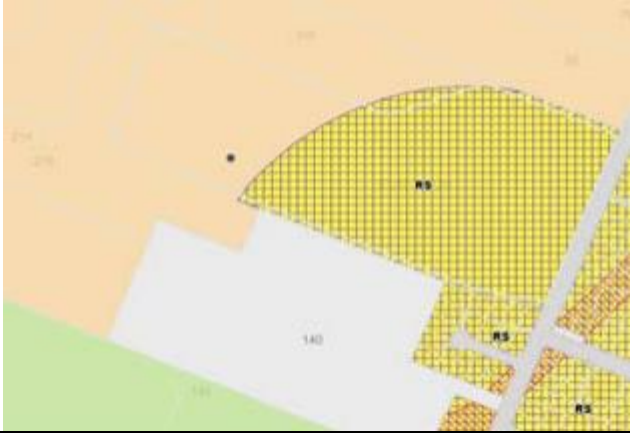

Summerset Group Holdings Limited

Submitter 443

Original Submission No	Plan Change	Provision	Position	Decision Requested
443.2	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.2 - Tree and garden planting	Seek Amendment	amend 14.4.2.2 as follows: ... b. For single and/or multi residential unit developments, other than multi-unit residential complexes and social housing complexes, <u>excluding retirement villages</u> a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may

				be located on any part of the development site, and does not have to be associated with each residential unit.....
443.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Seek Amendment	<p>amend 14.5.2.2 Tree and garden planting Landscaped area and tree canopy cover as follows:</p> <p>...</p> <p>c. For single and/or multi residential unit developments, excluding retirement villages, a minimum tree canopy cover of 20% of the development site area must be provided ...</p> <p>f. All other sites shall include the minimum tree and garden planting as set out in the below table: For all non-residential activities and retirement villages, except permitted commercial activities in the Sumner Master plan Overlay...</p>
443.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Seek Amendment	<p>amend 14.6.2.7 as follows:</p> <p>...</p> <p>d. For single and/or multi residential unit developments, <u>excluding retirement villages</u> a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit..</p>
443.5	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.13 - Tree canopy cover and financial contributions	Seek Amendment	<p>amend 14.7.2.13 as follows:</p> <p>a. For single and/or multi residential unit developments, <u>excluding retirement villages</u> a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit.</p>
443.6	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.13 - Tree and garden planting	Seek Amendment	<p>amend 14.9.2.13 as follows:</p> <p>a. Within the Rural Hamlet Precinct, for multi-unit residential complexes and social housing complexes only <u>and excluding retirement villages</u>, development sites shall include the following minimum tree and garden planting:.....</p> <p>b. For single and/or multi residential unit developments, other than multi-unit residential complexes and social housing complexes, <u>and excluding retirement</u></p>

				<u>villages</u> a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit.
443.7	PC14	14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.2 - Built form standards > 14.11.2.8 - Landscaped areas and trees	Seek Amendment	amend 14.11.2.8 to exclude retirement villages
443.8	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Seek Amendment	amend 14.12.2.7 as follows: d.For single and/or multi residential unit developments, <u>excluding retirement villages</u> a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit.
443.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables	Seek Amendment	Amend the rules in relation to retirement villages and delete rule RD2, replacing this instead with a new controlled activity status provision (C3). Amend all references to matters of control for retirement village within the zone to 14.15.10. With the activity reverting to Restricted Discretionary Activity if the relevant performance standards cannot be met.
443.10	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Extend the MDRZ zoning to the entire Summerseton Cavendish village (147 Cavendish Road,Casebrook, Christchurch) , and legally described asLot 1 DP 519380 (record of title 815809).

				
443.11	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[Remove the Future Urban Zone at] Summerseton Cavendish village (147 Cavendish Road,Casebrook, Christchurch) , and legally described asLot 1 DP 519380 (record of title 815809). 
443.12	PC14	19 - Planning Maps > 19.9 - Any other QMs	Oppose	[Remove the WaterBody Setback QM overlay from the Summerseton Cavendish village site at 147 Cavendish Road,Casebrook, Christchurch].
443.13	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Seek Amendment	Amend the air noise contour identified in relationto the Summerset on Avonhead village (120Hawthornden Road, Avonhead, Christchurch),Avonhead, and legally described as Lot 1 DP516385 and Lots 1 and 2 DP 486786 (records oftitle 804889 and 802079) on all related planningmaps in accordance with that shown on existingzoning maps forming part of the ChristchurchDistrict Plan
443.14	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 - 6.10A Tree	Oppose	Delete chapter 6.10A [as an alternative to the other submission points that relate to Tree Canopy Cover and Financial Contributions, Summerset Grup Holdings supports the position of the Retirement Villages Association]

		Canopy Cover and Financial contributions		
443.16		19 - Planning Maps > 19.10 - Any other zones	Oppose	[Remove the Future Urban Zone at] Summerset on Cavendish village (147 Cavendish Road, Casebrook, Christchurch) , and legally described as Lot 1 DP 519380 (record of title 815809).

Rob Seddon-Smith

Submitter 476

Original Submission No	Plan Change	Provision	Position	Decision Requested
476.9		3 - Strategic Directions > 3.1 - Introduction	Not Stated	That Council should guarantee quality public transport options with direct bus routes to all major destinations.

John Buckler

Submitter 485

Original Submission No	Plan Change	Provision	Position	Decision Requested
485.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Oppose height in relation to boundary rules, seeks to preserve current sunlight.

Janice Hitchon

Submitter 495

Original Submission No	Plan Change	Provision	Position	Decision Requested
495.3		19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	That the Ashfield Place, Maidstone Road should not be changed from its present designation...[o]ppose the changes to height limits in the Ilam residential areas.
495.4		19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	That the Ashfield Place, Maidstone Road should not be changed from its present designation...[o]ppose the changes to height limits in the Ilam residential areas.

Henry Seed

Submitter 551

Original Submission No	Plan Change	Provision	Position	Decision Requested
551.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.

David Moore

Submitter 552

Original Submission No	Plan Change	Provision	Position	Decision Requested
552.11	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.

Northwood Residents' Association

Submitter 592

Original Submission No	Plan Change	Provision	Position	Decision Requested
592.4		19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	To not proceed with the rezoning of part of Northwood subdivision [from Residential Suburban to Medium Density Residential].

Tom Crawford

Submitter 628

Original Submission No	Plan Change	Provision	Position	Decision Requested
628.7		19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter. I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing.

Environment Canterbury / Canterbury Regional Council

Submitter 689

Original Submission No	Plan Change	Provision	Position	Decision Requested
689.79	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Seek Amendment	[That the Airport Noise] Contours as included in the current CRPS [are used] as a Qualifying Matter [until] the finalised remodelled Airport Noise Contours resulting from the peer review of the independent expert panel [have been introduced to the CRPS via a review process].

Christs College

Submitter 699

Original Submission No	Plan Change	Provision	Position	Decision Requested
699.8		9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.7 - Appendix - Residential Heritage Areas - Aerial Maps	Oppose	Delete Qualifying Matter - Residential Heritage Area from the following properties. <ul style="list-style-type: none"> • Armagh Street – Numbers 6, 14, 16, 20 and 22 • Gloucester Street – Numbers 4, 6, 8, 13, 14 and 19 • Rolleston Avenue – Numbers 54, 64 and 72 (excluding the Heritage Items and Setting 267 at 64 Rolleston Ave).
699.9		9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.8 - Appendix - Residential Heritage Areas - Site Contributions Maps	Oppose	Delete Qualifying Matter - Residential Heritage Area from the following properties.

				<ul style="list-style-type: none"> • Armagh Street – Numbers 6, 14, 16, 20 and 22 • Gloucester Street – Numbers 4, 6, 8, 13, 14 and 19 • Rolleston Avenue – Numbers 54, 64 and 72 (excluding the Heritage Items and Setting 267 at 64 Rolleston Ave).
699.10		9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.9 - Appendix - Residential Heritage Areas - Interface Sites and Character Area Overlap Maps	Oppose	Delete Qualifying Matter - Residential Heritage Area from the following properties. <ul style="list-style-type: none"> • Armagh Street – Numbers 6, 14, 16, 20 and 22 • Gloucester Street – Numbers 4, 6, 8, 13, 14 and 19 • Rolleston Avenue – Numbers 54, 64 and 72 (excluding the Heritage Items and Setting 267 at 64 Rolleston Ave).

WDL Enterprises Limited and Birchs Village Limited

Submitter 704

Original Submission No	Plan Change	Provision	Position	Decision Requested
704.8		20 - All of Plan	Support	[S]eeks to ensure that PC14 does not unnecessarily curb the intent of the Amendment Act and MDRS.
704.9		20 - All of Plan	Support	[S]upports application of zoning and other provisions that recognise the need to provide housing capacity and enable this to occur in an efficient manner.

Jonty Coulson

Submitter 717

Original Submission No	Plan Change	Provision	Position	Decision Requested
717.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.

Mark Darbyshire

Submitter 768

Original Submission No	Plan Change	Provision	Position	Decision Requested
768.8		14 - Residential	Seek Amendment	That the Council drops the Low Public Transport Accessibility Area Qualifying Matter. That the Council enables high-density housing near commercial centres as proposed.
768.9		15 - Commercial	Seek Amendment	That consideration be given to incorporating some of the matters of discretion from 14.15.3.a or 14.15.3.c into 15.14.2.6 to ensure consented high-rise buildings in the city centre are sensitive to urban design principles and building dominance effects. That the Council allows buildings up to 90 metres high as proposed (with lower limits in certain areas as proposed). That requirements for green space, tree canopy, lanes, and mid-block pedestrian connections be strengthened.

Retirement Villages Association of New Zealand Inc

Submitter 811

Original Submission No	Plan Change	Provision	Position	Decision Requested
811.5		2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.3 - C	Oppose	delete definition of 'Care-home within a retirement village'
811.6		2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Oppose	delete definition of 'hospital within a retirement village'
811.7		3 - Strategic Directions > 3.3 - Objectives > 3.3.4 - Objective - Housing bottom lines and choice	Support	Retain Objective 3.3.4 as notified.
811.8		3 - Strategic Directions > 3.3 - Objectives > 3.3.7 - Objective -- Well-functioning urban environment	Seek Amendment	<p>[S]eeks to amend Objective 3.3.7 as follows to remove provisions that have the potential to limit the intensification intent of the Enabling Housing Act:</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>i. Within commercial and residential zones, <u>high quality design a distinctive, legible urban form and strong sense of place</u>, expressed through:</p> <p>A. Contrasting building clusters within the cityscape and the wider perspective of the TePoho o Tamatea/the Port Hills and Canterbury Plains; and</p> <p>B. Appropriate scale, form and location of buildings when viewed in context of the city's natural environment and significant open spaces, providing for:</p> <p>i. Larger scale development where it can be visually absorbed within the environment' and</p> <p>ii. Lower heights and design controls for development located in more sensitive environments;</p> <p>C. The pre-eminence of the city centre built form, supported by enabling the highest buildings;</p>

				<p>D. The clustering, scale and massing of development in and around commercial centres, commensurate with the role of the centre and the extent of commercial and community services provided;</p> <p>E. The largest scale and density of development, outside of the city centre, provided within and around town centres, and lessening scale for centres lower in the hierarchy <u>unless a specific need for scale and density exists</u>;</p> <p>ii. Development and change over time to the planned urban environment is <u>anticipated</u>, including to amenity values, in response to the diverse and changing needs of people, communities and future generations. <u>This may detract from current amenity values experienced by some people. These changes are not, of themselves, an adverse effect</u>;</p>
811.9		3 - Strategic Directions > 3.3 - Objectives > 3.3.8 - Objective - Urban growth, form and design	Seek Amendment	<p>amend 3.3.8</p> <p>ii Has its areas of special character and amenity value identified and their specifically recognised values appropriately managed, <u>recognising that the planned urban form and associated amenity values will change over time</u>.</p>
811.10		3 - Strategic Directions > 3.3 - Objectives > 3.3.10 - Objective - Natural and cultural environment	Seek Amendment	Amend 3.3.10a.ii.E. for consistency with the Enabling Housing Act or delete.
811.11		6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 - 6.10A Tree Canopy Cover and Financial contributions	Oppose	Delete chapter 6.10A and rely on the MDRS landscaping provisions.
811.12		7 - Transport > 7.4 - Rules - Transport > 7.4.3 - Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > 7.4.3.7 - Access design	Seek Amendment	[S]eek[s] an amendment to Standard 7.4.3.7(b) to exclude retirement units from this standard.
811.13		7 - Transport > 7.4 - Rules - Transport > 7.4.3 - Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > 7.4.3.8 - Vehicle crossings	Seek Amendment	[S]eek[s] an amendment to Standards 7.4.3.8(h) and 7.4.3.13 that excludes retirement villages from these standards.
811.14		7 - Transport > 7.4 - Rules - Transport > 7.4.3 - Standards - Transport (All zones outside the Specific Purpose (Lyttelton	Seek Amendment	[S]eek[s] an amendment to Standards 7.4.3.8(h) and 7.4.3.13 that excludes retirement villages from

		Port) Zone) > 7.4.3.13 - Co-location of vehicle crossings		these standards.
811.15		14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply	Support	Retain Policy 14.2.1.1 as notified.
811.16		2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.18 - R	Seek Amendment	Amend 'retirement unit' definition to: Retirement Unit Means any unit within a retirement village that is used or designed to be used for a residential activity (whether or not it includes cooking, bathing, and toilet facilities). A retirement unit is not a residential unit. Consequential amendments to the plan to ensure no unintended consequences arise from excluding retirement units from the definition of "residential unit".
811.17		2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.5 - E	Not Stated	Amend definition of Elderly Person's Housing Unit to clarify that such units are not part of retirement villages.
811.18		2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.15 - O	Not Stated	Amend definition of Older Person's Housing Unit to clarify that such units are not part of retirement villages. Older person's housing unit means one of a group of residential units developed or used for the accommodation of older persons, where the group is held under either one title or unit titles under the Unit Titles Act 2010 with a body corporate, and which is encumbered by a bond or other appropriate legal instrument which ensures that the use of the unit is confined to older persons. It includes any unit previously defined as an elderly person's housing unit <u>and excludes units as part of a retirement village</u> .
811.19		2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.18 - R	Oppose	Amend 'retirement village' definition to PC14 and replace with the National Planning Standard definition, and delete the existing Retirement Village definition: <u>Retirement Village</u> <u>Means a comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.</u>

811.21		14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.1 - Policy - Housing distribution and density	Support	Retain Policy 14.2.1.1 as notified.
811.22		14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.1 - Policy - Housing distribution and density	Seek Amendment	Amend zone descriptions [in Table 14.2.1.1a] to include reference to retirement villages.
811.23		14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.6 - Policy - Provision of housing for an aging population	Seek Amendment	Amend Policy 14.2.1.6 as follows: 14.2.1.68 Policy - Provision of housing for an aging population a. Provide for a diverse range of independent housing options that are suitable for the particular needs and characteristics of older persons throughout residential areas. b. Provide for comprehensively designed and managed, well-located, higher density accommodation options and accessory services for older persons and those requiring care or assisted living, throughout all residential zones. c. Recognise that housing for older persons can require higher densities than typical residential development, in order to be affordable and, where required, to enable efficient provision of assisted living and care services. d. Recognise that housing for the older person provide for shared spaces, services and facilities and enable affordability and the efficient provision of assisted living and care services. Note: This policy also implements Objective 14.2.2
811.24		14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2	Support	Retain Objective 14.2.3 as notified.
811.25		14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS	Support	Retain Policy 14.2.3.1 as notified.

		Objective 2 > 14.2.3.1 - Policy - MDRS Policy 1		
811.26		14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.2 - Policy - MDRS Policy 2	Support	Retain Policy 14.2.3.2 as notified.
811.27		14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.3 - Policy - MDRS Policy 5	Support	Retain Policy 14.2.3.5 as notified.
811.28		14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.4 - Policy - MDRS Policy 3	Support	Retain Policy 14.2.3.3 as notified.
811.29		14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.5 - Policy - MDRS Policy 4	Support	Retain Policy 14.2.3.4 as notified.
811.30		14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.6 - Framework for building heights in medium and high density areas	Support	Retain Policy 14.2.3.6 as notified.
811.31		14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.7 - Management of increased building heights	Oppose	Delete Policy 14.2.3.7.
811.32		14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments	Seek Amendment	Amend Objective 14.2.5 as follows: High quality, sustainable, residential neighbourhoods which are well designed, to reflect to respond to the planned urban character and the Ngāi Tahu heritage of Ōtautahi.
811.33		14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.1 - Policy - Neighbourhood character, amenity and safety	Seek Amendment	[S]eeks either to exclude retirement villages from Policy 14.2.5.1, or amend for consistency with the MDRS and remove provisions that have the potential to refine / limit the

				intensification provisions of the Enabling Housing Act.
811.34		14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.2 - Policy - High quality, medium density residential development	Seek Amendment	Amend Policy 14.2.5.2(a) as follows: Encourage innovative approaches to comprehensively designed, high quality, medium density residential development, which is attractive to residents, responsive to housing demands, and reflects responds to the planned urban built character of an area... Amend Policy 14.2.5.2(a)(vi) as follows: vi. recognising that built form standards may not always support the best design and enable the efficient use of a site for medium density development, particularly for larger sites where opportunities for intensification exist.
811.35		14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.3 - Policy - Quality large scale developments	Seek Amendment	Amend Policy 14.2.5.3 to be clear the policy does not apply to retirement villages.
811.36		14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.5 - Policy - Assessment of wind effects	Oppose	Delete Policy 14.2.5.5
811.37		14 - Residential > 14.2 - Objectives and Policies > 14.2.6 - Objective - Medium Density Residential Zone	Seek Amendment	Amend Objective 14.2.6 as follows: Medium density residential areas of predominantly including MDRS-scale development of three- or four-storey buildings, including semi-detached and terraced housing and low-rise apartments, with innovative approaches to comprehensively designed residential developments, whilst providing for other compatible activities.
811.38		14 - Residential > 14.2 - Objectives and Policies > 14.2.6 - Objective - Medium	Support	Retain Policy 14.2.6.1 as notified.

		Density Residential Zone > 14.2.6.1 - Policy - MDRS Policy 1		
811.39		14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone	Seek Amendment	Amend objective 14.2.7 to be in line with Policy 3 NPSUD.
811.40		14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.1 - Policy - Provide for a high density urban form	Seek Amendment	Amend polic[y] 14.2.7.1 to be in line with Policy 3 NPSUD.
811.41		14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.2 - Policy - High density location	Seek Amendment	Amend polic[y] 14.2.7.2 to be in line with Policy 3 NPSUD.
811.42		14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.4 - Policy - Large Local Centre Intensification Precinct	Seek Amendment	Amend polic[y] 14.2.7.4 as follows: Enable the development of 6-story multi-storey flats and apartments in, residential buildings...
811.43		14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.5 - Policy - High Density Residential Precinct	Seek Amendment	Amend polic[y]14.2.7.5 as follows: Enable the development of 6-story multi-storey flats and apartments in, residential buildings...
811.44		14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.6 - Policy - High Density Residential development	Oppose	Delete Policy 14.2.7.6.
811.45		14 - Residential > 14.2 - Objectives and Policies > 14.2.8 - Objective - Future Urban Zone > 14.2.8.3 - Policy - Development density	Seek Amendment	Amend Policy 14.2.8.3(d) as follows: d. <u>Where practicable</u> encourage higher density housing to be located to support, and have ready access to, commercial centres, community facilities, public transport and open space; and to support well connected walkable communities.

811.46		14 - Residential > 14.2 - Objectives and Policies	Seek Amendment	<p>Insert new Policy</p> <p><u>Changing communities: To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the Medium Density Residential Zone will change over time to enable a variety of housing types with a mix of densities.</u></p>
811.47		14 - Residential > 14.2 - Objectives and Policies	Seek Amendment	<p>Insert a new policy is inserted in the relevant residential zones[:]</p> <p><u>New Policy Role of density standards: Enable the density standards to be utilised as a baseline for the assessment of the effects of developments other than in areas where the Plan provides location-specific density standards.</u></p>
811.48		19 - Planning Maps > 19.4 - QM - Low PT	Oppose	<p>[S]eeks the deletion of the Low Public Transport Accessibility qualifying matter and the subsequent upzoning of those areas of Residential Suburban Zone. In the alternative, the RVA seeks the provision of a retirement village specific regime in the RSZ, that applies the MDRS.</p>
811.49		6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	<p>delete Low Public Transport Accessibility qualifying matter,</p>
811.50		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.1 - Permitted activities	Seek Amendment	<p>insert a new Rule in the Medium Density Residential Zone[:]</p> <p><u>MRZ-RX Retirement Villages</u> <u>Activity status: PER</u> <u>1. Any retirement village.</u> <u>Activity status when compliance not achieved: N/A</u></p>
811.51		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 -	Seek Amendment	<p>[S]eeks to amend Rule 14.5.1.3 (RD2) to provide for the construction of</p>

		<p>Activity status tables > 14.5.1.3 - Restricted discretionary activities</p>	<p>retirement villages provided as a restricted discretionary activity and to remove reference to Rule 14.15.9, and include a set of focused matters of discretion that are applicable to retirement villages, to provide for and acknowledge the differences that retirement villages have from other residential activities.</p> <p><u>Rule 14.5.1.3 (RD2) Construction or alteration of or addition to any building or other structure for a retirement village Matters for discretion The exercise of discretion in relation to Rule 14.5.1.3 (RD2) is restricted to the following matters:</u></p> <ol style="list-style-type: none"> <u>1. The extent and effects arising from exceeding any of the relevant built form standards (both individually and cumulatively).</u> <u>2. The effects of the retirement village on the safety of adjacent streets or public open spaces.</u> <u>3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.</u> <u>4. The extent to which articulation, modulation and materiality addresses visual dominance effects associated with building length.</u> <u>5. The matters in 14.2.1.6, 14.2.3.1, 14.2.3.2, 14.2.3.3, 14.2.3.4, 14.2.3.5, 14.2.3.6, 14.2.3.7, 14.2.5.1, 14.2.5.2, 14.2.5.3, 14.2.5.4, 14.2.6.1, 14.2.7.1, 14.2.7.6, 14.2.8.3 and the proposed new policies as inserted.</u> <u>6. The extent to which service, storage and waste management spaces are provided for on site;</u> <u>7. The positive effects of the construction, development and use of</u>
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				<p>the retirement village.</p> <p><u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village. Notification:</u></p> <p><u>An application for resource consent associated with a retirement village made in respect of Rule 14.5.1.3 (RD2) is precluded from being publicly notified.</u></p> <p><u>An application for resource consent associated with a retirement village made in respect of Rule 14.5.1.3 (RD2) that complies with the relevant external amenity standards is precluded from being limited notified.</u></p>
811.52		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.1 - Site density and servicing	Oppose	Delete 14.5.2.1.
811.53		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Seek Amendment	<p>amend Standard 14.5.2.2 as follows, to provide for retirement units and to remove the requirement for residential developments to provide tree canopy cover:</p> <p>14.5.2.2 Landscaped area and tree canopy cover</p> <p>a. A residential unit <u>or retirement unit</u> 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.</p> <p>b. 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>or retirement unit</u>.</p> <p>c. ... [remove remainder of standard..]</p> <p>d. ...</p>

				e. ... f.
811.54		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Support	Retain Standard 14.5.2.3 as notified.
811.55		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.4 - Site coverage	Seek Amendment	Amend Standard 14.5.2.4 as follows: a.... b. For retirement villages, the percentage coverage by buildings <u>building coverage shall be calculated over the net site area of the entire complex or group, rather than over the net area of any part of the complex or group.</u> c....
811.56		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.5 - Outdoor living space	Seek Amendment	Amend Standard 14.5.2.5 as notified with the exclusion of retirement villages, or amend to include the retirement unit specific carve out as follows: <u>f) For retirement units, standard 14.5.2.5a and 14.5.2.5b apply with the following modifications:</u> <u>i. The outdoor living space may be in whole or in part grouped cumulatively in 1 or more communally accessible location(s) and/or located directly adjacent to each retirement unit; and</u> <u>ii. A retirement village may provide indoor living spaces in one or more communally accessible locations in lieu of up to 50% of the required outdoor living space.</u>
811.57		14 - Residential > 14.12 - Rules - Future Urban Zone	Seek Amendment	[S]eeks for clause b) of the standard to be amended to that it does not apply to boundaries adjoining open space and recreation zones, commercial and mixed use zones, and special purpose zones.

811.58		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	[S]eeks to amend the standard as follows: 14.5.2.6 Height in relation to boundary a. No part of any building shall project beyond a <u>60 degree recession plane measured from a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D</u> from a points 3 <u>4</u> m above ground level along all boundaries, as shown in Appendix 14.16.12 diagram <u>D</u> . 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.
811.59		14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	[Amend MRZ & HRZ recession plane to] 60 [degrees] measured from a point 4 m above ground level along all boundaries,
811.60		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Seek Amendment	[S]eeks to amend the standard to delete clause iv) entirely and to amend clause (iii) to be clear this is intended as an exclusion to the setback standard where the dimensions are met.
811.61		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.8 - Outlook space per unit	Seek Amendment	[S]eeks to amend Standard 14.5.2.8 as follows to provide for outlook space requirements that are appropriate for retirement villages: 14.5.2.8 Outlook space per unit ... <u>j. For retirement units, clause a applies with the following modification: The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal living room and all other habitable rooms.</u>

811.62		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	Seek Amendment	amend Standard 14.5.2.10 as follows to provide for retirement units: 14.5.2.10 Windows to street a. Any residential unit <u>or retirement unit</u> , facing the <u>a public</u> street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.
811.63		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.13 - Service, storage, and waste management spaces	Seek Amendment	Either delete Built Form Standard 14.5.2.13. or amend Standard 14.5.2.13 as follows to provide for retirement units: 14.5.2.13 Service, storage and waste management spaces [Standard as notified] <u>This standard does not apply to retirement villages or their associated units within.</u>
811.64		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.15 - Garaging and carport building location	Seek Amendment	[S]eek[s] to amend Standard 14.5.2.15 to exclude retirement units.
811.66		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	RVA seeks to remove reference to Rule 14.15.10, and include an updated set of matters of discretion to be included in the Plan for the construction of or alteration/addition to a retirement village: <u>HRZ – MATX Retirement Villages</u> <u>1. The extent and effects arising from exceeding any of the relevant density standards (both individually and cumulatively);</u> <u>2. The effects of the retirement village on the safety of adjacent streets or public open spaces;</u> <u>3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;</u> <u>4. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length;</u>

				<p><u>5. The matters in 14.2.1.6, 14.2.3.1, 14.2.3.2, 14.2.3.3, 14.2.3.4, 14.2.3.5, 14.2.3.6, 14.2.3.7, 14.2.5.1, 14.2.5.2, 14.2.5.3, 14.2.5.4, 14.2.6.1, 14.2.7.1, 14.2.7.6, 14.2.8.3 and the proposed new policies as inserted.</u></p> <p><u>6. The positive effects of the construction, development and use of the retirement village.</u> <u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</u> a. Any new building, or alteration or addition to an existing building for a retirement village that meet the following built form standards: i.... ii.... iii. Rule 14.6.2.34-setbacks iv.... ... </p>
811.67		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Not Stated	<p>[S]eeks to remove reference to Rule 14.15.10, and include an updated set of matters of discretion to be included in the Plan for the construction of or alteration/addition to a retirement village in the High Density Zone: <u>HRZ – MATX Retirement Villages</u> <u>1. The extent and effects arising from exceeding any of the relevant density standards (both individually and cumulatively);</u> <u>2. The effects of the retirement village on the safety of adjacent streets or public open spaces;</u> 4. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length; 5. The matters in 14.2.1.6, 14.2.3.1, 14.2.3.2, 14.2.3.3, 14.2.3.4, 14.2.3.5, 14.2.3.6, 14.2.3.7, 14.2.5.1, 14.2.5.2, 14.2.5.3, 14.2.5.4, 14.2.6.1, 14.2.7.1, 14.2.7.6, 14.2.8.3 and the proposed new policies as inserted. 6. The positive effects of the construction, development and use of</p>

			<p>the retirement village. For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village and adjacent streets or public open spaces</p> <p><u>3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;</u></p> <p><u>4. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length;</u></p> <p><u>5. The matters in 14.2.1.6, 14.2.3.1, 14.2.3.2, 14.2.3.3, 14.2.3.4, 14.2.3.5, 14.2.3.6, 14.2.3.7, 14.2.5.1, 14.2.5.2, 14.2.5.3, 14.2.5.4, 14.2.6.1, 14.2.7.1, 14.2.7.6, 14.2.8.3 and the proposed new policies as inserted. 6. The positive effects of the construction, development and use of the retirement village.</u></p> <p><u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</u></p> <p>....</p> <p>a.Any new building, or alteration or addition to an existing building for a retirement village that meet the following built form standards:</p> <p>i....</p> <p>ii....</p> <p>iii.Rule 14.6.2.43 setbacks</p> <p>iv....</p> <p>b.....</p> <p>c.Any application arising from Rule14.6.2.13 shall not be publicly notified)-and shall be limited notified only to Fire and Emergency New Zealand (absent its written approval</p>
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811.68		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.1 - Permitted activities	Support	Retain Rule 14.6.1.1 (P10) as notified.
811.69		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Support	Retain Standard 14.6.2.10 as notified.
811.70		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	[S]eeks to amend the standard as follows: a. No part of any building below a height of 12 m shall project beyond a <u>60 degree recession plane measured from a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D</u> from <u>a</u> points 4-3 m above ground level along all boundaries, <u>as shown in Appendix 14.16.12 diagram D.</u> w <u>Where</u> 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.
811.71		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	Not Stated	Retain Standard 14.6.2.3 as notified.
811.72		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.4 - Outlook space	Support	Retain Standard 14.6.2.4 as notified.
811.73		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[Retain Standard 14.6.2.7 as notified]
811.74		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built	Support	Retain Standard 14.6.2.8 as notified.

		form standards > 14.6.2.8 - Windows to street		
811.75		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.10 - Outdoor living space	Support	Retain Standard 14.6.2.10 as notified.
811.76		15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.1 - Policy - Role of centres	Seek Amendment	Amend Row B and C of Table 15.1 to refer to “at least medium” density housing being contemplated in Town Centres. Amend Row B and C of Table 15.1 to delete the reference to “above ground floor level”.
811.77		15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.7 - Residential activity in Town and Local centres	Support	Retain Policy 15.2.2.7 (and associated Rule 15.14.2.2(f)) as amended by the Plan Change 5B appeal process.
811.78		15 - Commercial > 15.2 - Objectives and policies > 15.2.3 - Objective - Office parks and mixed use areas outside the central city	Support	Retain Objective 15.2.3 as notified.
811.79		15 - Commercial > 15.2 - Objectives and policies > 15.2.3 - Objective - Office parks and mixed use areas outside the central city > 15.2.3.2 - Policy - Mixed use areas outside the central city	Seek Amendment	[S]eeks to amend Policy 15.2.3.2 as follows to remove provisions that have the potential to refine / limit the intensification provisions of the Enabling Housing Act: Policy 15.2.3.2 a. ... b. Support mixed use zones located within a 15 minute walking distance of the City Centre Zone, to transition into high quality residential neighbourhoods by: i. ... ii. ... iii. <u>Encouraging</u> developments to achieve a high standard of on-site residential amenity to offset and improve the current low amenity industrial environment and mitigate potential conflicts between uses; iv.

811.80		15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale and design outcomes	Seek Amendment	Amend Objective 15.2.4 to recognise that environments change and develop over time: 15.2.4 Objective – Urban form, scale and design outcomes a. A scale, form and design of development that is consistent with the role of a centre and its contribution to city form, and the intended built form outcomes for mixed use zones, and which: i. ... ii. contributes to an urban environment that is visually attractive, safe, easy to orientate, conveniently accessible, and responds positively to anticipated local character and context, <u>recognising that urban environments develop and change over time</u> ; iii. recognises the functional and operational requirements of activities and the anticipated <u>and changing</u> built form; ...
811.81		15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale and design outcomes > 15.2.4.2 - Policy - Design of new development	Seek Amendment	[S]eeks to amend Policy 15.2.4.2 to reflect the NPSUD and to remove provisions that unduly restrict the development of a diversity of housing typologies, including retirement villages.
811.82		15 - Commercial > 15.2 - Objectives and policies > 15.2.6 - Objective - Role of the City Centre Zone > 15.2.6.3 - Policy - Amenity	Seek Amendment	[S]eeks to amend Policy 15.2.6.3 as follows to reflect the NPSUD and to remove provisions that have the potential to refine / limit the intensification provisions of the Enabling Housing Act: Policy 15.2.6.3 a. Promote a high standard of amenity and discourage activities from establishing where they will have an adverse effect on the <u>developing and changing</u> evolving amenity values of the Central City by: ...
811.83		15 - Commercial > 15.2 - Objectives and policies > 15.2.6 - Objective - Role of the City Centre Zone > 15.2.6.4 - Policy - Residential intensification	Support	Retain Policy 15.2.6.4 as notified.
811.84		15 - Commercial > 15.2 - Objectives and policies > 15.2.6 - Objective - Role of the City Centre Zone > 15.2.6.5 - Policy - Pedestrian focus	Seek Amendment	Delete the reference to “wind generation” in Policy 15.2.6.5.
811.85		15 - Commercial > 15.2 - Objectives and policies > 15.2.7 - Objective - Role of the Central City Mixed Use Zone > 15.2.7.1 - Policy - Diversity of activities	Seek Amendment	[S]eeks to amend Policy 15.2.7.1 as follows to remove provisions that have the potential to refine / limit the intensification provisions of the Enabling Housing Act:

				<p>Policy 15.2.7.1</p> <p>a. Enhance and revitalise the Central City Mixed Use Zone by enabling:</p> <p>...</p> <p>i. Opportunities for taller buildings to accommodate residential activity and visitor accommodation, to support the vibrancy of the City Centre Zone., where co-located with the large-scale community facilities, Te Kaha and Parakiore.</p>
811.86		15 - Commercial > 15.2 - Objectives and policies > 15.2.8 - Objective - Built form and amenity in the Central City Mixed Use Zone	Seek Amendment	<p>[S]eeks to amend Objective 15.2.8 as follows to reflect the provisions of the NPSUD:</p> <p>Objective 15.2.8</p> <p>a. Ensure a form of built development that contributes positively to the <u>developing and changing</u> evolving amenity values of the area, including people’s health and safety, and to the quality and enjoyment of the environment for those living, working within or visiting the area.</p>
811.87		15 - Commercial > 15.2 - Objectives and policies > 15.2.8 - Objective - Built form and amenity in the Central City Mixed Use Zone > 15.2.8.2 - Policy - Amenity and effects	Not Stated	<p>[S]eeks changes to address possible overlap between Policy 15.2.8.2 and Policy 15.2.6.3 and amendments to Policy 15.2.8.2 as follows to reflect the provisions of the NPSUD:</p> <p>Policy 15.2.8.2</p> <p>a. Promote a high standard of built form and amenity and discourage activities from establishing where they will have an adverse effect on the <u>developing and changing</u> evolving amenity values of Central City, by: ...</p>
811.88		15 - Commercial > 15.2 - Objectives and policies > 15.2.8 - Objective - Built form and amenity in the Central City Mixed Use Zone > 15.2.8.3 - Policy - Residential development	Seek Amendment	<p>[S]eeks to amend Policy 15.2.8.3(b) as follows:</p> <p>(b) Require <u>Encourage</u> a level of private amenity space for residents that is proportionate to the extent of residential activity proposed, and which compensates for the predominantly commercial nature of the area, through:</p> <p>i. ...</p>
811.89		15 - Commercial > 15.2 - Objectives and policies	Seek Amendment	<p>insert a new objective in the Commercial Zones objectives that provides for the housing and care needs of the ageing population.</p> <p><u>Objective 15.2.12 Ageing population Provide a diverse range of housing and care options that are suitable for the particular needs and characteristics</u></p>

				<u>of older persons such as retirement villages.</u>
811.90		15 - Commercial > 15.2 - Objectives and policies	Seek Amendment	<p>Insert new [policy]</p> <p><u>New Policy – Housing in Commercial Zones</u> <u>Provide for retirement villages in commercial zones (other than the Commercial Office Zone, the Commercial Retail Park Zone and within the Lyttelton Port Influences Overlay Area in the Commercial Banks Peninsula Zone), and</u> <u>recognise that retirement villages can provide for higher densities than other</u> <u>forms of residential developments, because they provide for shared spaces, services and facilities, and enable</u> <u>affordability and the efficient provision of assisted living and care services.</u> <u>Advice Note: All other objectives and policies relevant to residential activity in commercial zones also apply to retirement villages.</u></p>
811.91		15 - Commercial > 15.2 - Objectives and policies	Seek Amendment	<p>Insert the following new policy: <u>New Policy Larger sites</u> <u>Recognise the intensification opportunities provided by larger sites within the Commercial Zones by</u> <u>providing for more efficient use of those sites.</u></p>
811.92		15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.1 - Activity status tables - Town Centre Zone > 15.4.1.1 - 15.4.1.1 Permitted activities	Seek Amendment	<p>[S]eeks that a new rule is inserted in the Town Centre Zone that provides for retirement villages as permitted activities. <u>TCZ-RX – Retirement village</u> <u>Activity status: PER Activity status when compliance not achieved: N/A</u></p>
811.93		15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.1 - Activity status tables - Town Centre Zone > 15.4.1.3 - 15.4.1.3 Restricted discretionary activities	Seek Amendment	<p>[S]eeks that a new rule is inserted in the Town Centre Zone that provides for the construction of retirement villages as a restricted discretionary activity and to include a set of focused matters of discretion that are applicable to retirement villages. <u>TCZ-RX Retirement Villages</u> <u>Construction or alteration of or addition to any building or other structure for a retirement village.</u></p>

				<p><u>Activity Status: Restricted Discretionary</u> <u>Matters for discretion</u> <u>The exercise of discretion in relation to TCZ-RX is restricted to the following matters:</u></p> <ol style="list-style-type: none"> <u>1. The extent and effects arising from exceeding any of the relevant built form standards (both individually and cumulatively).</u> <u>2. The effects of the retirement village on the safety of adjacent streets or public open spaces.</u> <u>3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.</u> <u>4. The extent to which articulation, modulation and materiality addresses visual dominance effects associated with building length.</u> <u>5. The relevant objectives and policies in 15.2 (specifically 15.2.2.7) and the proposed new policies as inserted.</u> <u>6. The positive effects of the construction, development and use of the retirement village.</u> <p><u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</u></p> <p><u>Notification:</u> <u>An application for resource consent associated with a retirement village made in respect of TCZ-RX is precluded from being publicly notified. An application for resource consent associated with a retirement village made in respect of Rule TCZ-RX that complies with the relevant external amenity standards is precluded from being limited notified.</u></p>
811.94		15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.1 - Permitted activities	Support	Retain Rule 15.11.1.1 (P16) as notified.
811.95		15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status	Seek Amendment	[S]eek[s] the amendment of Rule 15.12.1.3 (RD3) to provide for the

		<p>tables - City Centre Zone > 15.11.1.3 - Restricted discretionary activities</p>	<p>construction of retirement villages as a restricted discretionary activity and to include a set of focused matters of discretion that are applicable to retirement villages: 15.12.1.3 (RD3)</p> <p><u>Construction or alteration of or addition to any building or other structure for Retirement villages. that do not meet any one or more of the built form standards, unless otherwise specified.</u></p> <p><u>Matters for discretion</u></p> <p><u>The exercise of discretion in relation to Rule 15.12.1.3 (RD3) is restricted to the following matters:</u></p> <ol style="list-style-type: none"><u>1. The extent and effects arising from exceeding any of the relevant built form standards (both individually and cumulatively).</u><u>2. The effects of the retirement village on the safety of adjacent streets or public open spaces.</u><u>3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.</u><u>4. The extent to which articulation, modulation and materiality addresses visual dominance effects associated with building length.</u><u>5. The relevant objectives and policies in 15.2 (specifically 15.2.8.3) and the proposed new policies as inserted.</u><u>6. The positive effects of the construction, development and use of the retirement village.</u> <p><u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a</u></p>
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				<p>retirement village.</p> <p><u>Notification:</u></p> <p><u>An application for resource consent associated with a retirement village made in respect of Rule 15.12.1.3 (RD3) is precluded from being publicly notified.</u></p> <p><u>An application for resource consent associated with a retirement village made in respect of Rule 15.12.1.3 (RD3) that complies with the relevant external amenity standards is precluded from being limited notified.</u></p>
811.96		15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.1 - Activity status tables - Central City Mixed Use Zone > 15.12.1.1 - Permitted activities	Support	Retain Rule 15.12.1.1 (P21) as notified.
811.97		15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.1 - Activity status tables - Central City Mixed Use Zone > 15.12.1.3 - Restricted discretionary activities	Seek Amendment	<p>[S]eek[s] the amendment of Rule 15.12.1.3 (RD3) to provide for the construction of retirement villages as a restricted discretionary activity and to include a set of focused matters of discretion that are applicable to retirement villages:</p> <p>15.12.1.3 (RD3)</p> <p><u>Construction or alteration of or addition to any building or other structure for</u></p> <p><u>Retirement villages. that do not meet any one or more of the built form standards, unless otherwise specified.</u></p> <p><u>Matters for discretion</u></p> <p><u>The exercise of discretion in relation to Rule 15.12.1.3 (RD3) is restricted to the following matters:</u></p> <ol style="list-style-type: none"> <u>1. The extent and effects arising from exceeding any of the relevant built form standards (both individually and cumulatively).</u> <u>2. The effects of the retirement village on the safety of adjacent streets or public open spaces.</u> <u>3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.</u> <u>4. The extent to which articulation, modulation and materiality addresses visual dominance effects associated with building length.</u>

				<p>5. <u>The relevant objectives and policies in 15.2 (specifically 15.2.8.3) and the proposed new policies as inserted.</u></p> <p>6. <u>The positive effects of the construction, development and use of the retirement village. For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</u></p> <p><u>Notification:</u> <u>An application for resource consent associated with a retirement village made in respect of Rule 15.12.1.3 (RD3) is precluded from being publicly notified. An application for resource consent associated with a retirement village made in respect of Rule 15.12.1.3 (RD3) that complies with the relevant external amenity standards is precluded from being limited notified.</u></p>
811.98		15 - Commercial > 15.2 - Objectives and policies	Seek Amendment	<p>Insert the following new policy: <u>New Policy Role of density standards</u> <u>Enable the density standards to be utilised as a baseline for the assessment of the effects of developments other than in areas where the Plan provides location-specific density standards.</u></p>
811.99		15 - Commercial > 15.2 - Objectives and policies	Seek Amendment	<p>Insert the following new policy: <u>New Policy Changing communities</u> <u>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the Commercial zones will change over time to enable a variety of housing types with a mix of densities.</u></p>
811.100		15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.1 - Activity status tables – Local Centre Zone > 15.5.1.1 - Permitted activities	Seek Amendment	<p>insert new rule is in the Local Centre Zone that provides for retirement villages as permitted activities. <u>LCZ-RX – Retirement village</u> <u>Activity status: PER</u> <u>Activity status when compliance not achieved: N/A</u></p>

811.101		15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.1 - Activity status tables – Local Centre Zone > 15.5.1.3 - Restricted discretionary activities	Not Stated	<p>insert new rule in the Local Centre Zone that provides for the construction of retirement villages as a restricted discretionary activity and to include a set of focused matters of discretion that are applicable to retirement villages:</p> <p><u>LCZ-RX Retirement Villages</u> <u>Construction or alteration of or addition to any building or other structure for a retirement village.</u> <u>Activity Status: Restricted</u> <u>Discretionary</u> <u>Matters for discretion</u> <u>The exercise of discretion in relation to LCZ-RX is restricted to the following matters:</u></p> <ol style="list-style-type: none"> <u>1. The extent and effects arising from exceeding any of the relevant built form standards (both individually and cumulatively).</u> <u>2. The effects of the retirement village on the safety of adjacent streets or public open spaces.</u> <u>3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.</u> <u>4. The extent to which articulation, modulation and materiality addresses visual dominance effects associated with building length.</u> <u>5. The relevant objectives and policies in 15.2 (specifically 15.2.2.7) and the proposed new policies as inserted.</u> <u>6. The positive effects of the construction, development and</u>
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				<p><u>use of the retirement village.</u> <u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</u> <u>Notification:</u> <u>An application for resource consent associated with a retirement village made in respect of Rule LCZ-RX is precluded from being publicly notified.</u> <u>An application for resource consent associated with a retirement village made in respect of Rule LCZ-RX that complies with the relevant external amenity standards is precluded from being limited notified.</u></p>
811.102		15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.1 - Activity status tables - Neighbourhood Centre Zone > 15.6.1.1 - Permitted activities	Seek Amendment	<p>insert new rule in the Neighbourhood Centre Zone that provides for retirement villages as permitted activities. <u>NCZ-RX – Retirement village</u> <u>Activity status: PER</u> <u>Activity status when compliance not achieved: N/A</u></p>
811.103		15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.1 - Activity status tables - Neighbourhood Centre Zone > 15.6.1.3 - Restricted discretionary activities	Not Stated	<p>insert new rule in the Neighbourhood Centre Zone that provides for the construction of retirement villages as a restricted discretionary activity and to include a set of focused matters of discretion that are applicable to retirement villages: <u>NCZ-RX Retirement Villages</u> <u>Construction or alteration of or addition to any building or other structure for a retirement village.</u> <u>Activity Status: Restricted</u> <u>Discretionary</u> <u>Matters for discretion</u> <u>The exercise of discretion in relation to LCZ-RX is restricted to the following</u></p>

			<p><u>matters:</u></p> <p><u>1. The extent and effects arising from exceeding any of the relevant built form standards (both individually and cumulatively).</u></p> <p><u>2. The effects of the retirement village on the safety of adjacent streets or public open spaces.</u></p> <p><u>3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.</u></p> <p><u>4. The extent to which articulation, modulation and materiality addresses visual dominance effects associated with building length.</u></p> <p><u>5. The relevant objectives and policies in 15.2 (specifically 15.2.11.3) and the proposed new policies as inserted.</u></p> <p><u>6. The positive effects of the construction, development and use of the retirement village.</u></p> <p><u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</u></p> <p><u>Notification:</u></p> <p><u>An application for resource consent associated with a retirement village made in respect of NCZ-RX is precluded from being publicly notified.</u></p> <p><u>An application for resource consent associated with a retirement village made in respect of NCZ-RX that complies with the relevant external amenity standards is precluded from being limited notified.</u></p>
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811.104		15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.1 - Permitted activities	Seek Amendment	<p>insert new rule in the Mixed Use Zone that provides for retirement villages as permitted activities.</p> <p><u>MUZ-RX – Retirement village</u></p> <p><u>Activity status: PER</u></p> <p><u>Activity status when compliance not achieved: N/A</u></p>
811.105		15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.2 - Controlled activities	Seek Amendment	<p>insert new rule in the Mixed Use Zone that provides for the construction of retirement villages as a restricted discretionary activity and to include a set of focused matters of discretion that are applicable to retirement villages:</p> <p><u>MUZ-RX Retirement Villages</u></p> <p><u>Construction or alteration of or addition to any building or other structure for a retirement village.</u></p> <p><u>Activity Status: Restricted</u></p> <p><u>Discretionary</u></p> <p><u>Matters for discretion</u></p> <p><u>The exercise of discretion in relation to MUZ-RX is restricted to the following matters:</u></p> <p><u>1. The extent and effects arising from exceeding any of the relevant built form standards (both individually and cumulatively).</u></p> <p><u>2. The effects of the retirement village on the safety of adjacent streets or public open spaces.</u></p> <p><u>3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.</u></p> <p><u>4. The extent to which articulation, modulation and materiality addresses visual dominance effects associated with building</u></p>

				<p><u>length.</u></p> <p><u>5. The relevant objectives and policies in 15.2 (specifically 15.2.3.2) and the proposed new policies as inserted.</u></p> <p><u>6. The positive effects of the construction, development and use of the retirement village.</u></p> <p><u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</u></p> <p><u>Notification:</u></p> <p><u>An application for resource consent associated with a retirement village made in respect of MUZ-RX is precluded from being publicly notified.</u></p> <p><u>An application for resource consent associated with a retirement village made in respect of MUZ-RX that complies with the relevant external amenity standards is precluded from being limited notified.</u></p>
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Carter Group Limited

Submitter 814

Original Submission No	Plan Change	Provision	Position	Decision Requested
814.247		9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Amend heritage setting 336 for New Regent Street heritage item 404 in Appendix 9.3.7.2 so that northern extent of the setting ends at the southernmost point of Armagh Street.

The Catholic Diocese of Christchurch

Submitter 823

Original Submission No	Plan Change	Provision	Position	Decision Requested
823.139	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Amend Rule 14.6.2.2 and Appendix 14.16.2, to align with Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Amendment Act.

Ministry of Housing and Urban Development

Submitter 859

Original Submission No	Plan Change	Provision	Position	Decision Requested
859.8	PC14	19 - Planning Maps > 19.9 - Any other QMs	Oppose	That the IHP should carefully consider whether these restrictions only apply to the extent necessary to accommodate the matter.
859.9	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone	Oppose	That the IHP should carefully consider whether these restrictions only apply to the extent necessary to accommodate the matter.
859.10	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	That the IHP should carefully consider whether these restrictions only apply to the extent necessary to accommodate the matter.

Otautahi Community Housing Trust

Submitter 877

Original Submission No	Plan Change	Provision	Position	Decision Requested
877.36		14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.1 - Residential design principles	Oppose	<p>or the 'non-notified' rules [requested as part of this submission], the matters for assessment should be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape.</p> <p>For the rules that potentially affect neighbouring sites set out above, additional matters relating to consideration of the amenity of neighbouring sites are appropriate.</p> <p>For height, additional matters relating to urban form and proximity to services and public and active transport modes are appropriate, along with consideration of wind effects for buildings over 22m in height.</p> <p>For the 4+ unit urban design rule, matters of discretion should be as follows:</p> <p><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></p> <p><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></p> <p><u>g) Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable room windows and balconies;</u></p> <p><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></p> <p><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></p>

Transpower New Zealand Limited

Submitter 878

Original Submission No	Plan Change	Provision	Position	Decision Requested
878.29		14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity status tables > 14.4.1.5 - Non-complying activities	Support	Supports National Grid as existing qualifying matter.
878.30		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.5 - Non-complying activities	Support	Supports National Grid as existing qualifying matter.
878.31		14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.1 - Activity status tables > 14.7.1.5 - Non-complying activities	Support	Supports National Grid as existing qualifying matter.
878.32		14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.1 - Activity status table > 14.12.1.5 - Non-complying activities	Support	Supports National Grid as existing qualifying matter.
878.33		6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Support	Supports National Grid as existing qualifying matter.

John Hudson

Submitter 901

Original Submission No	Plan Change	Provision	Position	Decision Requested
901.7	PC14	20 - All of Plan	Oppose	Opposes application of NPS UD and plan change 14.

Declan Bransfield

Submitter 905

Original Submission No	Plan Change	Provision	Position	Decision Requested
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905.4		14 - Residential	Oppose	Maintain residential zone on Deans Bush Interface all else to High Density ,Proximity to schools shops public transport routes hospitals etc Hagley Park not affected by high rise developments All other areas around Deans Bush to be high Density.
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Tom Reece

Submitter 1029

Original Submission No	Plan Change	Provision	Position	Decision Requested
1029.1	PC13	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.2 - Objective and policies > 9.3.2.2 - Policies > 9.3.2.2.5 - Policy - Ongoing use of scheduled historic heritage	Seek Amendment	

Ross Boswell

Submitter 1045

Original Submission No	Plan Change	Provision	Position	Decision Requested
1045.1	PC13	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	The submitter requests that Council add the memorial in Jane Deans Close to the list of recognised heritage sites.

Christchurch City Council

Submitter 1058

Original Submission No	Plan Change	Provision	Position	Decision Requested
1058.2	PC13	13 - Specific Purpose Zones > 13.2 - Specific Purpose (Cemetery) Zone > 13.2.6 -	Seek Amendment	Insert in PC13 District Plan text amendments (rules package), Appendices 13.2.6.1 and 13.2.6.2 , adding cross references

		Appendices > 13.2.6.1 - Appendix 13.2.6.1 List of cemeteries and crematoria		toAppendix 9.3.7.2 in the listings for Linwood, Sydenham, and Akaroa French cemeteries.
1058.3	PC13	13 - Specific Purpose Zones > 13.2 - Specific Purpose (Cemetery) Zone > 13.2.6 - Appendices > 13.2.6.2 - Appendix 13.2.6.2 List of closed cemeteries	Seek Amendment	Insert in PC13 District Plan text amendments (rules package), Appendices 13.2.6.1 and 13.2.6.2 , adding cross references to Appendix 9.3.7.2 in the listings for Linwood, Sydenham, and Akaroa French cemeteries.

Christian Jordan

Submitter 1086

Original Submission No	Plan Change	Provision	Position	Decision Requested
1086.2	PC13	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Oppose	[Oppose] this plan review to be used to remove any Historic Sites from the register even if the site is damaged or destroyed.
1086.3	PC13	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Seeks new qualifying matter requiring an assessment of the heritage value for any pre 1940 building intended for demolition.
1086.4	PC13	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.4 - Rules - Historic heritage	Seek Amendment	Seeks a new qualifying matter requiring an assessment of the heritage value for any pre 1940 building intended for demolition.
1086.5	PC13	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.7 - Appendix - Residential Heritage Areas - Aerial Maps	Seek Amendment	Further heritage areas need to be assessed and created across the city to protect Christchurch's remaining built history.
1086.6		9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.8 - Appendix - Residential Heritage Areas - Site Contributions Maps	Seek Amendment	Further heritage areas need to be assessed and created across the city to protect Christchurch's remaining built history.
1086.7		9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.9 - Appendix - Residential Heritage Areas - Interface Sites and Character Area Overlap Maps	Seek Amendment	Further heritage areas need to be assessed and created across the city to protect Christchurch's remaining built history.

New Zealand Police

Submitter 2005

Original Submission No	Plan Change	Provision	Position	Decision Requested
2005.2		2 - Abbreviations and Definitions > 2.2 - Definitions List	Support	Retain as notified
2005.3		6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.1 - Introduction	Seek Amendment	Delete references to Appendices, otherwiseretain as notified.
2005.4		6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.2 - Objective and policies > 6.12.2.1 - Objective — Protection of radiocommunication pathway corridors	Support	Retain as notified
2005.5		6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.2 - Objective and policies > 6.12.2.1 - Objective — Protection of radiocommunication pathway corridors > 6.12.2.1.1 - Policy - Avoidance of physical obstructions - Cashmere/Victoria Park, Sugarloaf and Mt Pleasant	Seek Amendment	Delete references to Appendices, otherwiseretain as notified.
2005.6		6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.4 - Rules - Radiocommunication Pathway Protection Corridors > 6.12.4.1 - Activity status tables - Radiocommunication Pathway Protection Corridors > 6.12.4.1.1 - Permitted activities	Seek Amendment	Delete references to Appendices, otherwiseretain as notified.
2005.7		6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.4 - Rules - Radiocommunication Pathway Protection Corridors > 6.12.4.1 - Activity status tables - Radiocommunication Pathway Protection Corridors > 6.12.4.1.5 - Non-complying activities	Seek Amendment	Delete references to Appendices, otherwiseretain as notified
2005.8		6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.4 - Rules - Radiocommunication Pathway Protection Corridors > 6.12.4.2 - Radiocommunication pathway protection corridors	Seek Amendment	Delete references to Appendices, otherwiseretain as notified.
2005.9		19 - Planning Maps	Support	Planning map 39 - retain as notified.

Ian Cumberpatch Architects Ltd

Submitter 2076

Original Submission No	Plan Change	Provision	Position	Decision Requested
2076.1		8 - Subdivision, Development and Earthworks	Seek Amendment	Implement a requirement to have all residential units which are attached (touching in some way) to be subdivided under Unit Title (or some memorandum of agreement) and not Fee Simple.
2076.2		2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.2 - B	Seek Amendment	Seeks further clarification on Subclause (f) [to clarify if (f) is referring to area in plan or vertical surface area of a retaining wall].
2076.3		2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.2 - B	Seek Amendment	Seeks further clarification on Subclause (o) [to clearly define 'roofed']
2076.4		5 - Natural Hazards	Seek Amendment	[Seeks] that the Christchurch City Council take this opportunity when the District Plan is being rewritten to require buildings to have their lifetime carbon footprint calculated and be required to not exceed a sinking lid maximum.
2076.5		6 - General Rules and Procedures > 6.5 - Scheduled Activities > 6.5.4 - Rules > 6.5.4.2 - Rules - Built form standards > 6.5.4.2.1 - Building height	Seek Amendment	Increase the maximum heights in clause 6.5.4.2.1 to match the surrounding zone
2076.6		7 - Transport > 7.5 - Appendices > 7.5.7 - Appendix 7.5.7 Access design and gradient	Seek Amendment	Amend Table 7.5.7.1(a) back to 3m for minimum legal width, and 2.7m for minimum formed width.
2076.7		8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks > 8.9.2 - Activity status tables > 8.9.2.1 - Permitted activities	Seek Amendment	Seeks to increase the [earthworks volume] limits to a much higher level, or at least streamlining the process for these simple Resource Consents.
2076.8		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	Seek Amendment	Add a rule requiring that at least every 'X'm width of a street facing façade there is a minimum 400mm step in the building line.
2076.9		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	Seek Amendment	Within each street facing frontage, a minimum area of the façade is to protrude or intrude by a at least 200mm for 'Y'% of the façade.

2076.10		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards	Seek Amendment	If a garage is provided, it should be of a size that allows for an 85th percentile car to be parked in it.
2076.11		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Seek Amendment	The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.
2076.12		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Seek Amendment	The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.
2076.13		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Add a subclause (b) to read, "Unless c. applies, buildings must not exceed 12 metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 30° or more, as shown on the following diagram:."
2076.14		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.4 - Site coverage	Seek Amendment	Rewrite subclause (c) to, "Eaves, roof overhangs and / or guttering up to a total of 300mm (300mm or 500mm?) in width from the outside extent of a building shall not be included in the building coverage calculation."
2076.15		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	To ensure the amenity of Residential Suburban, Residential Suburban Density Transition or Residential Hills sites that abut MRZ zones, the more restrictive recession planes should apply along the shared boundary of the MRZ site.
2076.16		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Amend subclause (c)(i) to, "A boundary with a road where the property boundary across the road is further than .
2076.17		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Seek Amendment	[referin to 14.5.2.7(a)(i)] [Seeks to] add a further subclause to restrict garage doors to those that do not extend past the property boundary.
2076.18		14 - Residential > 14.5 - Rules - Medium Density Residential Zone >	Seek Amendment	[Referring to 14.5.2.7(a)(iii)]

		14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks		Rewrite subclause (a)(iii) to, "Only road boundary: Eaves, roof overhangs and / or guttering to a total maximum of 300mm in width measured from the outside extent of a building."
2076.19		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Seek Amendment	[Referring to 14.5.2.7(a)(iv)] Rewrite the rule to, "Only for side and rear boundaries where the building/s shall be no greater than 3 metres in height above ground level, and have a total length that does not exceed 6.2m." Clarify if this is limited to 1 garage only per boundary and if more than 1 what separation is required.
2076.20		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.8 - Outlook space per unit	Seek Amendment	Add a further subclause to subclause (i) reading, "be contained within the property boundaries."
2076.21		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.8 - Outlook space per unit	Seek Amendment	Rewrite the subclause to, "be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room); and"
2076.22		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.9 - Street scene amenity and safety - fences	Seek Amendment	[Rule 14.5.2.9 (a)] Rewrite the rule to, "Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level." This one would have a large impact on the existing sections which could be surrounded by 2.8m high fencing if new development all around. Would council have some recommendations on some middle ground here.
2076.23		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.9 - Street scene amenity and safety - fences	Seek Amendment	[Rule 14.5.2.9 (a)] Rewrite the rule heading to, "Fencing and Screening".
2076.24		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	Seek Amendment	Amend subclause (c) from 12m to 6m
2076.25		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	Seek Amendment	The area is measured on the visible interior faces of walls. This is the area of wall that occupants experience so it is a more realistic measure.

2076.26		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	Seek Amendment	The area of measurement is more clearly defined, is it from finished floor level to finished ceiling level, or from ground level?
2076.27		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	Seek Amendment	Amend subclause (e) from 17.5% to 15%.
2076.28		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	Seek Amendment	That the area calculation excludes any garage walls. This is the approach taken by, for example, the Selwyn District Council.
2076.29		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.16 - Building reflectivity	Seek Amendment	Amend subclause (a) from 30% to 45% LRV.
2076.30		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.17 - Location of outdoor mechanical ventilation	Seek Amendment	Amend subclause (a) to require outdoor units visible from the street to be screened.
2076.31		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	Seek Amendment	Add a rule requiring that at least every 'X'm width of a street facing façade there is a minimum 400mm step in the building line
2076.32		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	Seek Amendment	Within each street facing frontage, a minimum area of the façade is to protrude or intrude by a at least 200mm for 'Y'% of the façade.
2076.33		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.14 - Garaging and carport location	Seek Amendment	If a garage is provided, it should be of a size that allows for an 85th percentile car to be parked in it
2076.34		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.
2076.35		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 -	Seek Amendment	Amend subclause (a) to, "Buildings must not exceed the height above ground level [as follows]: Bordering the City Centre - 22m; Bordering a

		Built form standards > 14.6.2.1 - Building height		Town Centre - 16m; Neighbouring a Town Centre at riccarton, Hornby or Papanui - 18m; Bordering a local centre - 12m; Bordering a Neighbourhood Centre - 12m.
2076.36		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Not Stated	Amend subclause (b) to, "Residential units shall not be less than the maximum height permitted in the MRZ."
2076.37		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Add a subclause to (b) reading, "the upper 50% of a gable roof, measured vertically", with an appropriate illustration to remove ambiguity.
2076.38		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Amend subclause (c)(i) to, "A boundary with a road where the property boundary across the road is further than .
2076.39		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	Seek Amendment	[14.6.2.3 (a)(i)] Add a further subclause to restrict garage doors to those that do not extend past the property boundary.
2076.40		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	Seek Amendment	Develop a mechanism where public property can accommodate tree planting, for example a financial contribution to aid in street planting upgrades in lieu of building setbacks.
2076.41		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	Seek Amendment	[14.6.2.3 (b)(iii)] we believe this is not the intent. The reliance of this amenity to occur solely through private land may not lead to the desired outcomes.
2076.42		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.4 - Outlook space	Seek Amendment	Add a further subclause to subclause (i) reading, "be contained within the property boundaries."
2076.43		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.4 - Outlook space	Seek Amendment	Rewrite the subclause to, "be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room)"
2076.44		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.5 - Building separation	Seek Amendment	Amend the clause to read, "Residential units above 12 metres in height above ground level must be separated from any other residential units on the same site by at least 10 metres measured horizontally, except where a common wall is included."

2076.45		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.6 - Fencing and screening	Seek Amendment	Rewrite the rule to, "Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level."
2076.46		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	Seek Amendment	Amend subclause (c) from 12m to 6m
2076.47		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	Seek Amendment	The area be measured on the visible interior faces of walls. This is the area of wall that occupants experience so is a more realistic measure.
2076.48		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	Seek Amendment	The area of measurement be more clearly defined, is it from finished floor level to finished ceiling level, or from ground level?
2076.49		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	Seek Amendment	That the area calculation exclude any garage walls.
2076.50		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	Seek Amendment	Amend subclause (e) from 17.5% to 15%.
2076.51		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.11 - Service, storage and waste management	Seek Amendment	Amend subclause (a)(i) to, "Each residential unit shall have sufficient accessible, useable and screened space for the storage and use of three wheelie bins, or provision for shared waste storage facilities."
2076.52		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 - Building coverage	Seek Amendment	Amend subclause (a) to, "The maximum building coverage must not exceed 60% of the net site area."
2076.53		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 - Building coverage	Seek Amendment	Rewrite subclause (a)(i) to, "Eaves, roof overhangs and / or guttering up to a total of 300mm in width from the outside extent of a building shall not be included in the building coverage calculation."
2076.54		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 -	Seek Amendment	Amend subclause (a)(ii)(C) to, "A minimum development site dimension of 12m is achieved."

		Built form standards > 14.6.2.12 - Building coverage		
2076.55		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.15 - Location of outdoor mechanical ventilation	Seek Amendment	Amend subclause (a) to require outdoor units visible from the street to be screened
2076.56		14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.2 - Built form standards > 14.8.2.1 - Site density	Seek Amendment	Amend subclause 14.8.3.2.2(a) to be 250m2
2076.57		14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.2 - Built form standards > 14.8.2.3 - Site coverage	Seek Amendment	amend subclause 14.8.3.2.4(a) to be 60%.
2076.58		15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale and design outcomes > 15.2.4.1 - Policy - Scale and form of development	Seek Amendment	Add a subclause to 15.2.4.1 limiting building height along the Te Papa Otakaro corridor, and implement appropriate built form standards.
2076.59		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Add a subclause to (b) reading, “the upper 50% of a gable roof, measured vertically”, with an appropriate illustration to remove ambiguity. Add a subclause to (b) reading, “the upper 50% of a gable roof, measured vertically”, with an appropriate illustration to remove ambiguity.

Christchurch Casinos Limited

Submitter 2077

Original Submission No	Plan Change	Provision	Position	Decision Requested
2077.1		14 - Residential > 14.6 - Rules - High Density Residential Zone	Support	[Supports] the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres, and supports any provisions or changes to the District Plan that will achieve this outcome;

2077.2		15 - Commercial	Support	[Supports] the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres, and supports any provisions or changes to the District Plan that will achieve this outcome;
2077.3		20 - All of Plan	Oppose	[Opposes] any provisions or changes that will adversely affect the outcome of Policy 3(a) of the NPS-UD - [the submitter supports the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres, and supports any provisions or changes to the District Plan that will achieve this outcome]
2077.4		15 - Commercial	Seek Amendment	[Seeks that] provisions [are] included to enable the range of matters outlined as follows that together assist with ensuring PC14 gives effects to the NPS-UD through intensifying development; increasing height limits in and around the central city, and in suburban centres; changes to rules within commercial zones to ensure high quality urban environments and be more enabling of activities without the need for resource consent; medium and high density residential zones with new rules are being introduced across all urban residential areas; rezoning of industrial areas near the central city for housing and mixed-use activities; introducing qualifying matters to reduce the scale and density of buildings enabled by the MDRS and NPS-UD is reduced; and amending objectives, policies, and other provisions throughout the District Plan.
2077.5		14 - Residential	Seek Amendment	[Seeks that] provisions [are] included to enable the range of matters outlined as follows that together assist with ensuring PC14 gives effects to the NPS-UD through intensifying development; increasing height limits in and around the central city, and in suburban centres; changes to rules within commercial zones to ensure high quality urban environments and be more enabling of activities without the need for resource consent; medium and high density residential zones with new rules are being introduced across all urban residential areas; rezoning of industrial areas near the central city for housing and mixed-use activities; introducing qualifying matters to reduce the scale and density of buildings enabled by the MDRS and NPS-UD is reduced; and amending objectives, policies, and other provisions throughout the District Plan.
2077.6		19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	[seeks] that [the] part of the submitter's site that is proposed to be zoned High Density Residential [72 Sailsbury Street and 373 Durhm Street North] be rezoned to enable mixed use development, such as the Central City Zone (CCZ)
2077.7		19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	[seeks] that [the] part of the submitter's site that is proposed to be zoned High Density Residential [72 Sailsbury Street and 373 Durhm Street North] be rezoned to enable mixed use development, such as the Central City Zone (CCZ)
2077.8		20 - All of Plan	Support	[Seeks to support] any other additional or consequential relief to the District Plan, including but not limited to, the maps, issues, objectives, policies, rules, controls/discretions, assessment criteria and explanations that will give effect to the matters raised in this submission and the relevant planning legislation.
2077.9		15 - Commercial	Support	[Seeks to support] any other additional or consequential relief to the District Plan, including but not limited to, the maps, issues, objectives, policies, rules,

				controls/discretions, assessment criteria and explanations [of the commercial Central City Zone or such there of] that will give effect to the matters raised in this submission and the relevant planning legislation.
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Daphne Robson

Submitter 2078

Original Submission No	Plan Change	Provision	Position	Decision Requested
2078.1		14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards	Seek Amendment	High density housing should have the following [standards]: <ul style="list-style-type: none"> a. have underground carparks for community cars, bicycles, ev charging points and in the short term private cars. b. separation from low rise suburban housing. c. noise consideration with triple glazed acoustic windows. d. external heat pumps in a plant room with acoustic insulation.
2078.2		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Oppose three storey buildings.
2078.3		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.1 - Site density and servicing	Oppose	Oppose tiny high [rise] developments. Seek that 10 or more contiguous sections be designed as a precinct.

Jim and Janeen Nolan

Submitter 2079

Original Submission No	Plan Change	Provision	Position	Decision Requested
2079.1		19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Oppose MDRS replacing current RS zones.
2079.2		20 - All of Plan	Oppose	Oppose the application of NPS-UD through plan change 14.
2079.3		6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Opposes application of qualifying matter for walking distances to public transport being the measures of as to whether the area is RS or MDRS.
2079.4		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Opposes notified building heights.
2079.5		14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Oppose	Opposes notified setback rules.

NTP Development Holdings Limited

Submitter 2080

Original Submission No	Plan Change	Provision	Position	Decision Requested
2080.1		19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[Seeks that the site at 276 Cranford Street zoned under PC14 as Residential Suburban Zone, be amended to be zoned Medium Density Residential Zone]
2080.2		14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone	Seek Amendment	[Seeks that the area zoned Residential Suburban Zone at 276 Cranford Street be amended to be zoned Medium Density Residential Zone]
2080.3		19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[Seeks that the area zoned Special Purpose (School) Zone at 257 Breezes Road be amended to be zoned Medium Density Residential Zone]

2080.4		13 - Specific Purpose Zones > 13.6 - Specific Purpose (School) Zone	Seek Amendment	[Seeks that the area zoned Special Purpose (School) Zone at 257 Breezes Road be amended to be zoned Medium Density Residential Zone]
2080.5		14 - Residential > 14.12 - Rules - Future Urban Zone	Seek Amendment	[Seeks that the site at 109 Prestons Road zoned Future Urban Zone and Medium Density Residential Zone be amended to be zoned only Future Urban Zone]
2080.6		19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[Seeks that the site at 109 Prestons Road zoned Future Urban Zone and Medium Density Residential Zone be amended to be zoned only Medium Density Residential Zone]
2080.7		13 - Specific Purpose Zones > 13.6 - Specific Purpose (School) Zone	Seek Amendment	[Seeks that the site at 91 Banks Avenue zoned under PC14 as Special Purpose (School) Zone be amended to be zoned Medium Density Residential Zone]
2080.8		19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[Seeks that the site at 91 Banks Avenue zoned under PC14 as Special Purpose (School) Zone be amended to be zoned Medium Density Residential Zone]